

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

SOUTHPOINTE OF MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (“**Board**”) for the Southpointe of Manatee County Community Development District (“**District**”) will hold the following two public hearings and a regular meeting on **August 12, 2026 at 11:00 a.m., at Holiday Inn Express Bradenton-East Lakewood Ranch, 564 Lena Road, Bradenton, Florida 34211.**

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units or Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Residential Unit	526	1.0	\$262.62

*includes collection costs and early payment discounts

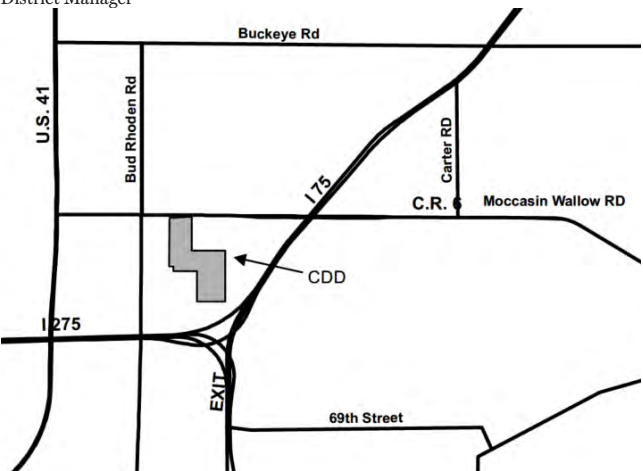
The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2026/2027. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE IS-**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 (“District Manager’s Office”)**. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

District Manager



July 17, 202626-01274M

FIRST INSERTION

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors (“**Board**”) for the Harrison Ranch Community Development District (“**District**”) will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 5, 2026

TIME: 6:30 p.m.

LOCATION: Harrison Ranch Clubhouse
5755 Harrison Ranch Boulevard
Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Attached Villas	30	1.00	\$1,556.05
Single Family 55/60	785	1.15	\$1,789.46
Single Family 70	264	1.30	\$2,022.86
Single Family 80	30	1.40	\$2,178.47

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County (“**County**”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

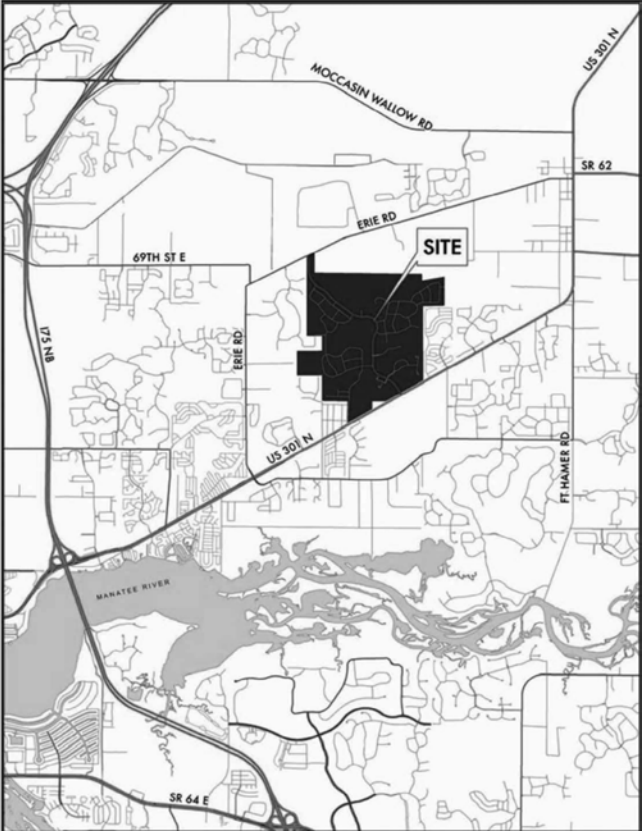
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (888) 208-5008 (“**District Manager’s Office**”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

Matt O’Nolan



July 17, 202626-01235M

FIRST INSERTION

NOTICE OF PUBLIC SALE

ALL U CAN STORAGE LLC, 6112 28TH ST. E. BRADENTON, FL. 34203. 941-727-1700. TIME 9:00 AM SALE TO BE HELD AT LOCKERFOX.COM. JOSE CISNEROS UNIT A37. HOUSEHOLD ITEMS AND TOOLS.

July 17, 24, 202626-01265M

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Benevia Homes located at 400 N Tampa St Ste 1550 # 385882, in the County of Manatee, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 08th day of July, 2026.

NR COMMERCE LLC

July 17, 202626-01248M

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on August 20, 2026 at 11:00 a.m., ROCKY BLUFF, INC., a Florida corporation d/b/a PALM GROVE MOBILE HOME PARK will sell the following mobile home at public auction, pursuant to F.S. §715.109, single wide mobile home located at 6505 US Highway 301 N, Lot A8, Ellenton, FL bearing VIN Number 444, and all contents therein, owned by Joseph Domme. Sale to be held at the Palm Grove Park office, 6505 US Highway 301 N, Ellenton, FL 34222. NOTE: THIS SALE IS TAKING PLACE ON PRIVATE PROPERTY THEREFORE, THE SHERIFF IS NOT REQUIRED TO CONDUCT SUCH SALE.

Purchase must be made with cash only and paid at the above-referenced location in order to complete the transaction. Any Purchaser will be responsible to apply and be approved as an owner and/or tenant, as well as comply with all Rules, Regulations and the Declaration of Palm Grove Mobile Home Park.

July 17, 24, 202626-01289M

Notice of Public Hearing and Board of Supervisors Meeting of the Harbourage at Braden River Community Development District

The Board of Supervisors (the “**Board**”) of the Harbourage at Braden River Community Development District (the “**District**”) will hold a public hearing and a meeting Monday, August 10, 2026, at 12:30 p.m., the Harbourage Recreation Center located at 5705 Key West Place, Bradenton, Florida 34203.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at www.harbouragecdd.org at least 2 days before the meeting or may be obtained by contacting the District Manager’s office via email at SDeLuna@rizzetta.com or via phone at (813) 533-2950.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Stephanie DeLuna

District Manager

July 17, 202626-01240M

FIRST INSERTION

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS AS WELL AS DEBT SERVICE ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for Waterlefe Community Development District will hold a Public Hearing and a regular meeting on August 17, 2026 at 2:00 p.m. at the Community Room, 1022 Fish Hook Cove, Bradenton, FL 34212.

The first purpose of the Public Hearing is to receive public comment and testimony on the Fiscal Year 2026/2027 Proposed Budget(s). The additional purpose of the Public Hearing is to consider the imposition of special assessments to fund the District’s proposed budget for Fiscal Year 2026/2027 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The Public Hearing is being conducted pursuant to Chapter 190, Florida Statutes, and additional applicable law. At the conclusion of the Public Hearing, the Board will, by Resolution, adopt a budget and levy assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll which describes each property to be assessed and the amount to be assessed, and/or the agendas for the Public Hearing and meeting may be obtained at the Office of the District Manager, via email at MONolan@rizzetta.com.

In accordance with Chapter 189, Florida Statutes, the Proposed Budget will be posted on the District’s website www.waterlefecdd.com at least two days before the Budget Public Hearing date.

The Public Hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The Public Hearing and/or meeting may be continued without additional notice to a date, time, and location to be specified on the record at the Public Hearing or meeting.

Any person requiring special accommodations at this Public Hearing or meeting because of a disability or physical impairment should contact the District Manager’s office at least forty-eight (48) hours prior to the Public Hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or toll free at 1-800 955-8770 for aid in contacting the District Manager at least three (3) days prior to the date of the Public Hearing and meeting.

Each person who decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at the Public Hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Matt O’Nolan

District Manager

July 17, 24, 202626-01238M

PUBLIC SALES

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE
WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Water's Edge Community Development District (“**District**”) hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 2026-01.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants’ Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 334-4844 (the “**District Manager’s Office**”).

Amanda Ferguson, District Manager
Water's Edge Community Development District
July 17, 2026

26-01243M

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Eagle
Pointe Community Development District

The Board of Supervisors (the “**Board**”) of the Eagle Pointe Community Development District (the “**District**”) will hold a public hearing and a meeting Thursday, August 6, 2026, at 5:00 p.m. at Eagle Pointe Clubhouse located at 11450 Moonsail Dr. Parrish, FL 34219.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at <https://www.eaglepointecdd.org/> at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at Andy@hikai.com or via phone at (813) 404-3507

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andy Mendenhall
District Manager
July 17, 2026

26-01241M

FIRST INSERTION

LEXINGTON COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF
PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAIN-
TENANCE AND OPERATION SPECIAL ASSESSMENTS AS WELL
AS DEBT SERVICE ASSESSMENTS, ADOPTION OF AN ASSES-
SMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCE-
MENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors for the Lexington Community Development District will hold a Public Hearing and a regular meeting on August 4, 2026, at 6:30 p.m. at the Rocky Bluff Library, located at: 6750 U.S. Hwy 301 North, Ellenton, FL 34222.

The first purpose of the Public Hearing is to receive public comment and testimony on the Fiscal Year 2026/2027 Proposed Budget(s). The additional purpose of the Public Hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2026/2027 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The Public Hearing is being conducted pursuant to Chapter 190, Florida Statutes, and additional applicable law. At the conclusion of the Public Hearing, the Board will, by Resolution, adopt a budget and levy assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll which describes each property to be assessed and the amount to be assessed, and/or the agendas for the Public Hearing and meeting may be obtained at the Office of the District Manager, via email at Samantha.zanoni@inframark.com or via phone at 656-237-8299.

In accordance with Chapter 189, Florida Statutes, the Proposed Budget will be posted on the District's website www.lexingtoncdd.org at least two days before the Budget Public Hearing date.

The Public Hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The Public Hearing and/or meeting may be continued without additional notice to a date, time, and location to be specified on the record at the Public Hearing or meeting.

Any person requiring special accommodations at this Public Hearing or meeting because of a disability or physical impairment should contact the District Manager's office at least forty-eight (48) hours prior to the Public Hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or toll free at 1-800 955-8770 for aid in contacting the District Manager at least three (3) days prior to the date of the Public Hearing and meeting.

Each person who decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at the Public Hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Samantha Zanoni
District Manager
July 17, 2026

26-01239M

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Villages of
Glen Creek Community Development District

The Board of Supervisors (the “**Board**”) of the Villages of Glen Creek Community Development District (the “**District**”) will hold a public hearing and a meeting Tuesday, August 11, 2026, at 6:30 p.m. at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12th Street West, Bradenton, Florida 34205.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “**O&M Assessments**”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at www.villagesofglencreekcdd.org at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at MONolan@rizzetta.com or via phone at (813) 533-2950.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT Table of Proposed Fiscal Year 2026-2027 Operation and Maintenance Assessments			
TOTAL O&M BUDGET		\$1,271,616.00	
COLLECTION COSTS @ 3%		\$41,019.87	
EARLY PAYMENT DISCOUNT @ 4.0%		\$54,693.16	
TOTAL O&M ASSESSMENT		\$1,367,329.03	

LOT SIZE	UNITS	PER LOT OPERATION & MAINTENANCE ASSESSMENT	
Townhomes	598	\$926.78	
Single Family 42’	82	\$1,563.94	
Single Family 52’	225	\$1,930.79	
Single Family 62’	109	\$2,297.64	

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at

FIRST INSERTION

WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE
IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSES-
SMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COL-
LECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGU-
LAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) for the Water's Edge Community Development District (“**District**”) will hold the following public hearings and regular meeting:

DATE: August 27, 2026
TIME: 6:00 PM
LOCATION: Parrish Fire Station #2 Training Room
3804 N Rye Road
Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units or Acres	EAU/ERU Factor	Proposed O&M Assessment
Single Family 52’	114	1	2,535.79
Single Family 62’	71	1.188	3,003.40
Single Family 80’	124	1.242	3,114.37

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND
USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDEN-
TIAL UNIT (“EAU/ERU”) FACTORS, AND O&M ASSESSMENT AMOUNTS
AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Manatee County (“**County**”) Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of

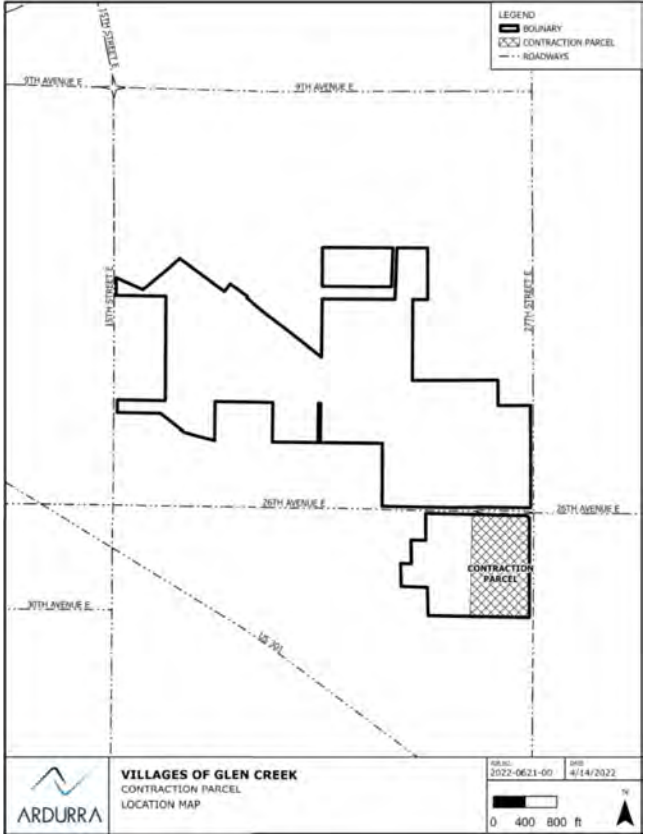
FIRST INSERTION

the hearing or meeting. There may be occasions when staff or Board members may
participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Matt O’Nolan
District Manager



July 17, 2026

26-01242M

FIRST INSERTION

title. The District's decision to collect O&M Assessments on the County tax roll or
by direct billing does not preclude the District from later electing to collect those or
other assessments in a different manner at a future time.

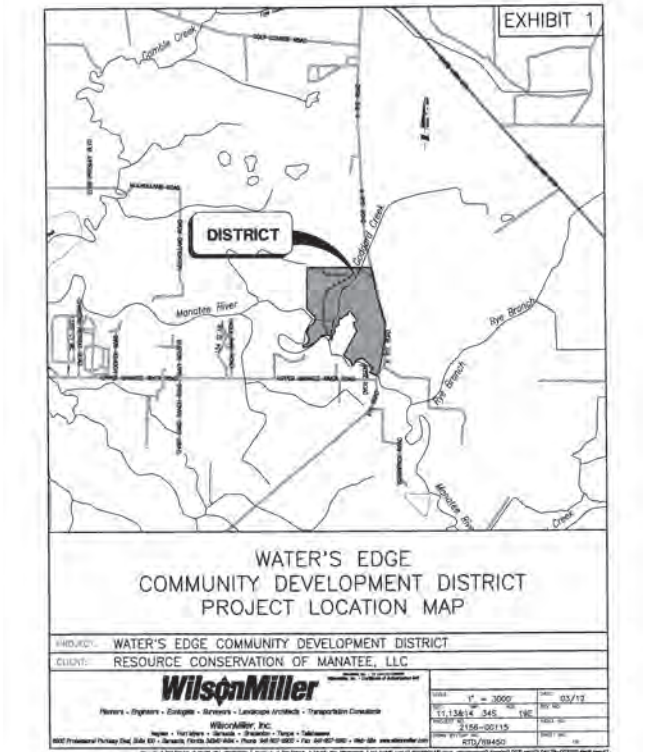
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 334-4844 (“**District Manager’s Office**”), during normal business hours, or by visiting the District's website at <https://www.wecdd.org>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Amanda Ferguson
District Manager



July 17, 2026

26-01290M

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Parrish Plantation Community Development District

The Board of Supervisors (the “**Board**”) of the Parrish Plantation Community Development District (the “**District**”) will hold a public hearing and a meeting Thursday, August 20, 2026, at 3:00 p.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “**O&M Assessments**”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at <https://www.parrishplantationcdd.com/> at least two (2) days before the meeting or may be obtained by contacting the District Manager’s office via email at assessments@inframark.com or via phone at 954-603-0034.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Assessment Summary

Lot Size	EAU Value	Unit Count	Total EAUs	FY 2027				FY 2026				Total Increase / (Decrease) in Annual Assmt.	Percentage of Increase / (Decrease) in Annual Assmt.
				GF 001 O&M Per Unit (Point)	GF 002 O&M Per Unit (Ranch)	Debt Service Per Unit (Post Paydown)	Total Assessment	GF 001 O&M Per Unit (Point)	GF 002 O&M Per Unit (Ranch)	Debt Service Per Unit (Post Paydown)	Total Assessment		
CROSSWIND POINT Series 2021 - AA1													
Single Family 35'	0.875	114	99.75	\$1,003.79		\$844.30	\$1,848.29	\$862.07		\$844.30	\$1,706.57	\$141.72	8.30%
Single Family 40'	1.000	150	150.00	\$1,147.19		\$965.14	\$2,112.33	\$965.22		\$965.14	\$1,950.36	\$161.97	8.30%
Single Family 50'	1.250	160	200.00	\$1,433.99		\$1,206.43	\$2,640.42	\$1,231.53		\$1,206.43	\$2,437.96	\$202.46	8.30%
Single Family 65'	1.625	48	78.00	\$1,864.18		\$1,568.36	\$3,432.54	\$1,600.98		\$1,568.36	\$3,169.34	\$263.20	8.30%
Subtotal		472	527.75										
Area Not Subject to Bonds (3)													
Vacant Acreage	0.015	34.10	0.51	\$17.21		\$0.00	\$17.21	\$0.00		\$0.00	\$0.00	\$17.21	0.00%
Total Crosswind Point		506	528.26										
CROSSWIND RANCH Series: 2022 - AA2													
Single Family 55' (IA)	1.375	72	99.00		\$1,598.68	\$1,609.04	\$3,207.72		\$1,339.71	\$1,609.04	\$2,948.75	\$258.97	8.78%
Single Family 65' (IA)	1.625	33	86.13		\$1,889.35	\$1,901.60	\$3,790.94		\$1,583.29	\$1,901.60	\$3,484.89	\$306.05	8.78%
Subtotal		125	185.13										
CROSSWIND RANCH Series 2024 - AA3													
Single Family 50' (IB)	1.250	21	26.25		\$1,453.34	\$1,206.43	\$2,659.77		\$1,217.92	\$1,206.43	\$2,424.35	\$235.43	9.71%
Single Family 60' (IB)	1.500	17	25.50		\$1,744.01	\$1,508.04	\$3,252.05		\$1,461.50	\$1,508.04	\$2,969.54	\$282.51	9.51%
Single Family 65' (IB)	1.625	9	14.63		\$1,889.35	\$1,568.36	\$3,457.71		\$1,583.29	\$1,568.36	\$3,151.65	\$306.05	9.71%
Single Family 70' (IB)	1.750	9	15.75		\$2,034.68	\$1,764.41	\$3,799.09		\$1,705.08	\$1,764.41	\$3,469.49	\$329.60	9.50%
Single Family 50' (II)	1.250	1	1.25		\$1,453.34	\$1,206.43	\$2,659.77		\$1,217.92	\$1,206.43	\$2,424.35	\$235.43	9.71%
Single Family 60' (II)	1.500	13	19.50		\$1,744.01	\$1,508.04	\$3,252.05		\$1,461.50	\$1,508.04	\$2,969.54	\$282.51	9.51%
Single Family 70' (II)	1.750	96	168.00		\$2,034.68	\$1,764.41	\$3,799.09		\$1,705.08	\$1,764.41	\$3,469.49	\$329.60	9.50%
Single Family 60' (VA)	1.500	92	138.00		\$1,744.01	\$1,508.04	\$3,252.05		\$1,461.50	\$1,508.04	\$2,969.54	\$282.51	9.51%
Single Family 70' (VA)	1.750	8	14.00		\$2,034.68	\$1,764.41	\$3,799.09		\$1,705.08	\$1,764.41	\$3,469.49	\$329.60	9.50%
Single Family 60' (VB)	1.500	26	39.00		\$1,744.01	\$1,508.04	\$3,252.05		\$1,461.50	\$1,508.04	\$2,969.54	\$282.51	9.51%
Single Family 70' (VB)	1.750	27	47.25		\$2,034.68	\$1,764.41	\$3,799.09		\$1,705.08	\$1,764.41	\$3,469.49	\$329.60	9.50%
Subtotal		319	509.13										
CROSSWIND RANCH Series: 2024 - AA4													
Townhomes 18' (III)	0.450	94	42.30		\$523.20	\$574.47	\$1,097.67		\$438.45	\$574.47	\$1,012.92	\$84.75	8.37%
Townhomes 22' (III)	0.550	42	23.10		\$639.47	\$702.13	\$1,341.60		\$535.68	\$702.13	\$1,238.01	\$103.59	8.37%
Single Family 40' (III)	1.000	62	62.00		\$1,162.67	\$1,276.60	\$2,439.27		\$974.33	\$1,276.60	\$2,250.93	\$188.34	8.37%
Single Family 50' (III)	1.250	39	73.75		\$1,453.34	\$1,595.74	\$3,049.09		\$1,217.92	\$1,595.74	\$2,813.66	\$235.43	8.37%
Single Family 60' (III)	1.500	2	3.00		\$1,744.01	\$1,914.89	\$3,658.91		\$1,461.50	\$1,914.89	\$3,376.39	\$282.51	8.37%
Subtotal		259	204.15										
CROSSWIND RANCH - AA5													
Townhomes (IV)	0.450	98	44.10		\$523.20	\$0.00	\$523.20		\$438.45	\$0.00	\$438.45	\$84.75	19.33%
Single Family 40' (IV)	1.000	109	109.00		\$1,162.67	\$0.00	\$1,162.67		\$974.33	\$0.00	\$974.33	\$188.34	19.33%
Single Family 50' (IV)	1.250	107	133.75		\$1,453.34	\$0.00	\$1,453.34		\$1,217.92	\$0.00	\$1,217.92	\$235.43	19.33%
Single Family 60' (IV)	1.500	37	85.50		\$1,744.01	\$0.00	\$1,744.01		\$1,461.50	\$0.00	\$1,461.50	\$282.51	19.33%
Subtotal		371	372.35										
Total Crosswind Ranch		1,074.00	1,270.75										
Undeveloped													
Future Assessment Areas	0.015	322.67	4.84		\$17.44	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1,275.59													

- (1) Crosswind Ranch operations cost for FY 2027 reflect ongoing development.
(2) Crosswind Ranch private vacant land without development activity is assessed on remaining gross acreage for a portion of administration and operations only.

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2026 property tax bill. The amount shown above includes all applicable collection costs. The property owner is eligible for a discount of up to 4% if paid early.

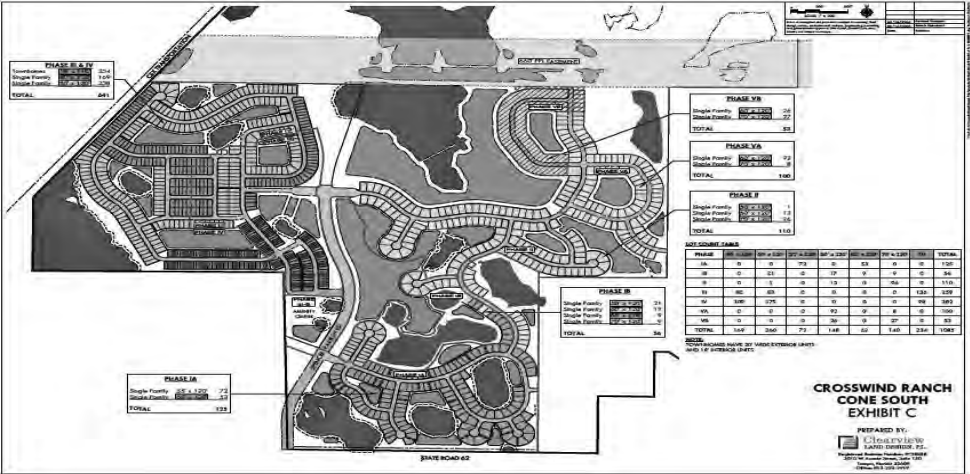
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TYY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Angel Montagna
District Manager



July 17, 2026

26-01246M

FIRST INSERTION

Lakewood Ranch Stewardship District
Request for Proposals for Annual Audit Services

The Lakewood Ranch Stewardship District (the “District”) hereby requests proposals for annual financial auditing services. The proposals must provide for the auditing of the District’s financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional annual renewals. The District is a special-purpose form of local government established pursuant to and governed by provisions of Chapter 2005-338, Laws of Florida and Chapter 189, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Sarasota and Manatee Counties. The District currently has an annual operating budget of approximately \$15,317,091.00, exclusive of debt service. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than April 15, 2027.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes; and be qualified to conduct audits in accordance with “Government Auditing Standards,” as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposals packages, which include additional qualification requirements, evaluation

criteria and instructions to proposers, are available from the District’s Manager at the address and telephone number listed below.

Proposers must provide one (3) hard copies and one (1) electronic copy (flash drive) of their proposals to Lakewood Ranch Stewardship District c/o PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, in an envelope marked on the outside “Auditing Services, Lakewood Ranch Stewardship District” Attention: Jane Gaarlandt. Proposals must be received by 12:00 p.m. on Friday, July 31, 2026, at the offices listed above. Please direct all questions regarding this Notice to the District Manager, who can be reached at (407) 723-5900.

Any protest regarding the terms of this Notice, or the proposal packages on file with the District Manager, must be filed in writing at the offices of the District Manager within seventy-two (72) calendar hours (excluding weekends) after publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or proposal package provisions.

PFM Management Services LLC
Jane Gaarlandt, District Manager
July 17, 2026

26-01278M

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Charles Edward Carpenter, Sam Andrews, and Preston G. Carpenter, Jr. will on the 3rd day of August 2026 at 10:00 a.m., on property at 603 63rd Aven W., Lot E15, Bradenton, Manatee County, Florida 34207, in Baysshore Windmill Village be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1969 MANAT Mobile Home
VIN No.: 0699661824
Title No.: 3619392
And All Other Personal Property Therein
PREPARED BY:
Rosia Winter Haven
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
July 17, 24, 2026

26-01264M

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of JENIFER L. PENDER will, on July 29, 2026, at 10:00 a.m., at 3715 14th Street West, Lot #101, Bradenton, Manatee County, Florida 34205; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1950 LUXO MOBILE HOME, VIN: 70281, TITLE NO.: 0009464705
and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#4337-11022)
July 17, 24, 2026

26-01257M

--- PUBLIC SALES ---

FIRST INSERTION

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Willow Walk Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Leesburg, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Stephanie DeLuna ("District Manager"), Rizzetta & Company, 3434 Colwell Dr. Suite 200, Tampa FL 33614 (or by email sdeluna@rizzetta.com and asierra@rizzetta.com), in an envelope marked on the outside "Auditing Services, Willow Walk Community Development District." Proposals must be received by 3:00 p.m. on August 7, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Stephanie DeLuna
District Manager
July 17, 202626-01272M

FIRST INSERTION

WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Woodland Preserve Community Development District ("District") will hold a public hearing on **August 11, 2026, at 10:30 a.m., and at the Waterscapes Pools & Spas located at 8141 Lakewood Main Street, Suite 209A Lakewood Ranch, FL 34202** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2026/2027"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.woodlandpreservedd.com/

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Andy Mendenhall
July 17, 202626-01244M

FIRST INSERTION

NOTICE OF HEARING TO REIMPOSE AND PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS IN THE TRAILER ESTATES PARK AND RECREATION DISTRICT TO FUND THE SEAWALL IMPROVEMENT PROJECT

Notice is hereby given that the Board of Trustees for the Trailer Estates Park and Recreation District will conduct a public hearing to consider reimposition of special assessments against residential properties within the District for the funding of the reconstruction and replacement of the seawall system adjacent to the District marina (the "Seawall Improvement Project"). The hearing will be held at 9:30 A.M., or as soon thereafter as the matter can be heard, on August 18, 2026, in Mark's Hall, 1903 69th Avenue West, Bradenton, Florida 34207, for the purpose of receiving public comment on the continued imposition and collection of the assessments on the ad valorem tax bill. All affected real property owners have a right to appear at the hearing and to file written objections with the District Clerk within 20 days of this notice. If a person decides to appeal any decision made by the Board of Trustees with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the District General Manager at 941-756-7177 at least 48 hours in advance of the hearing.

A more specific description of the Seawall Improvement Project and the method of computing the assessment for each parcel of real property are set forth in the Initial Assessment Resolution (Resolution No. 2022-02) adopted by the Board of Trustees on July 25, 2022. Copies of the Initial Assessment Resolution, the Final Assessment Resolution (Resolution No. 2022-03) and the updated Assessment Roll are available for inspection at the offices of the District Clerk located at 1903 69th Avenue West, Bradenton, Florida 34207.

For the Fiscal Year beginning on October 1, 2026, the annual assessment will continue to be \$100.44 per EAU. The assessments will be collected on the ad valorem tax bill to be mailed in November 2026, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the real property which may result in a loss of title. The Board of Trustees intends to collect the assessments in 15 annual installments, the first of which was included on the ad valorem tax bill mailed in November 2022.

If you have any questions, please contact the District General Manager at 941-756-7177.

TRAILER ESTATES PARK AND RECREATION DISTRICT



July 17, 202626-01245M

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Global Waterstart Travels located at 10554 Piedra Dr. in the City of Palmetto, Manatee, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 9th day of July, 2026
NuGen Enterprise Solutions
Eugene T. Waiters
July 17, 202626-01255M

FIRST INSERTION

MANDARIN GROVES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Mandarin Groves Community Development District ("District") will hold the following two public hearings and a regular meeting on **August 6, 2026, at 2:00 p.m., Country Inn Suites, 5610 Manor Hill Lane, Bradenton, Florida 34203.**

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2026/2027"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2026/2027, the District expects to collect no more than **\$415,190.32** in gross revenue. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment *
SF Lot 55'	298	1.0	\$1,393.26

*Amounts may additionally include early payment discounts and collection costs.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected

FIRST INSERTION

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Trevesta Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 12, 2026
TIME: 3:00 p.m.
LOCATION: Trevesta Clubhouse
6120 Trevesta Place
Palmetto, Florida 34221

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Residential	843	1.00	1,351.11

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of RICHARD'S HOME SERVICES located at 4608 26th STREET W in the City of BRADENTON, Manatee, FL 34207 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 14th day of July, 2026
RICHARD'S PLUMBING REPAIR, INC.
RICHARD L. KRAUSE, JR.
July 17, 202626-01294M

FIRST INSERTION

for Fiscal Year 2026/2027. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578 Ph: (813) 533-2950 ("District Manager's Office")**. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sam Stevens
District Manager



July 17, 202626-01237M

FIRST INSERTION

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

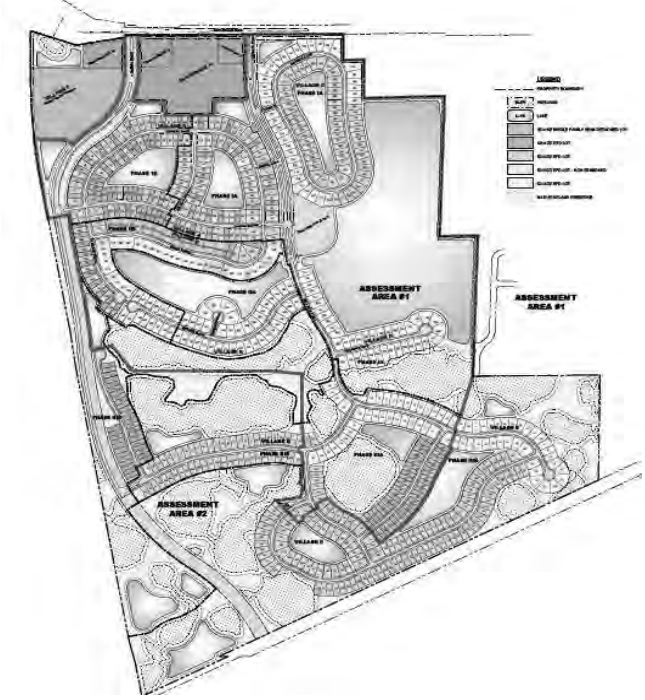
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (888) 208-5008 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sam Stevens
District Manager



July 17, 24, 202626-01236M

PUBLIC SALES / ESTATE ---

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of US SERVICE PAWS located at 4907 13th St W in the City of Palmetto, Manatee, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 8th day of July, 2026 Kayla Hill	
July 17, 2026	26-01249M

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001501 IN RE: ESTATE OF DOUGLAS G. CAMPBELL, a/k/a DOUGLAS GRAHAM CAMPBELL, Deceased	
The administration of the estate of DOUGLAS G. CAMPBELL, a/k/a DOUGLAS GRAHAM CAMPBELL, deceased, whose date of death is June 16, 2026, and whose last four digits of his Social Security Number are xxx-xx-6610, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF	
THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 17, 2026. Personal Representative: /s/ Douglas A. Peebles 1201 6th Ave W, Suite 505 Bradenton, FL 34205 Attorney for Personal Representative: /s/ Douglas A. Peebles Douglas A. Peebles, Esq. Florida Bar No: 0050237 PEEBLES LAW FIRM, P.A. 1201 6th Avenue West, Suite 505 Bradenton, FL 34205 Phone: (941) 742-6611 Fax: (941) 742-6622 E-mail: Efile@plflawfirm.com Secondary E-mail: dap@plflawfirm.com	
July 17, 24, 2026	26-01287M

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2026-CP-001547 IN RE: ESTATE OF RICHARD DEAN BERANEK, Deceased	
The administration of the estate of RICHARD DEAN BERANEK, deceased, whose date of death was June 1, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is the July 17, 2026. Personal Representative: Andrea Lee Corcoran 2643D Onion Creek Road Northport, WA 99157 Attorney for Personal Representative: Lani Candelora, Esq. Florida Bar No.: 0121790 7417 Ramoth Drive Jacksonville, FL 32226 Email: lani@lanicandeloralaw.com Telephone: (352)835-3223	
July 17, 24, 2026	26-01266M

FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2025-CC-4086 GREENBROOK VILLAGE ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. OWEN GALVIN JR; JACQUELINE GALVIN; AND UNKNOWN TENANT(S), Defendants.	
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Manatee County, Florida, Clerk of Court will sell all the property situated in Manatee County, Florida described as: Lot 32, GREENBROOK VILLAGE, SUBPHASE LL, UNIT 2 a/k/a GREENBROOK RAVINES, a Subdivision, according to the Plat thereof as recorded in Plat Book 47, Pages 15 through 20, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid. Property Address: 14308 Sundial Place, Lakewood Ranch, FL 34202	
at public sale, to the highest and best bidder, for cash, via the Internet at www.mantee.realforeclose.com at 10:00 A.M. on August 11, 2026 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE	
ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. MANKIN LAW GROUP BRANDON K. MULLIS, ESQ. Email: Service@MankinLawGroup.com Attorney for Plaintiff 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217	
July 17, 24, 2026	26-01305M

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of AUTONYX AI located at 11671 Moccasin Wallow Rd PMB 126 in the City of Parrish, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 14th day of July, 2026 Lexicon Private AI Solutions LLC	
July 17, 2026	26-01252M

FIRST INSERTION	
NOTICE OF RULE DEVELOPMENT BY THE PADDOCKS COMMUNITY DEVELOPMENT DISTRICT	
In accordance with Chapters 120 and 190, Florida Statutes, the Paddock Community Development District ("District") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.	
The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.	
The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.	
A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (the "District Manager's Office").	
Chesley E Adams, Jr., District Manager Paddock Community Development District July 17, 2026	26-01304M

FIRST INSERTION	
NOTICE OF RULE DEVELOPMENT BY THE CODDINGTON COMMUNITY DEVELOPMENT DISTRICT	
In accordance with Chapters 120 and 190, Florida Statutes, Coddington Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.	
The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.	
The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.	
A copy of the proposed Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010.	
Kristen Thomas, District Manager Coddington Community Development District July 17, 2026	26-01273M

FIRST INSERTION	
NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT	
NOTICE IS HEREBY GIVEN that the Harborage at Braden River Community Development District (the "District") will hold a special meeting (the "Meeting") of its Board of Supervisors (the "Board") on July 27, 2026, at 12:30 p.m., at The Harborage CDD Clubhouse at 5705 Key West Place, Bradenton, FL 34203.	
A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at sdeluna@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.	
There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodation in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.	
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Stephanie DeLuna District Manager HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT July 17, 2026	26-01282M

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Signature Party Rentals of Lakewood Ranch located at 16319 Umbria Place in the City of Bradenton, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of July, 2026 Jeannine Dallegro	
July 17, 2026	26-01303M

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of FIT N Fabulous Glam Shop located at 8004 17th Avenue Northwest in the City of Bradenton, Manatee, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 13th day of July, 2026 Christina Marie Palmateer	
July 17, 2026	26-01277M
FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SRQ Vibes located at 3725 Savanna Palms Ct in the City of Bradenton, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 9th day of July, 2026 Janice Rodriguez	
July 17, 2026	26-01251M

FIRST INSERTION	
NOTICE OF RULE DEVELOPMENT BY THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT	
In accordance with Chapters 120 and 190, Florida Statutes, Rye Crossing Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.	
The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.	
The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.	
A copy of the proposed Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010.	
Kristen Thomas, District Manager Rye Crossing Community Development District July 17, 2026	26-01271M

FIRST INSERTION	
Notice of Public Hearing and Board of Supervisors Meeting of the Parrish North Community Development District	
The Board of Supervisors (the "Board") of the Parrish North Community Development District (the "District") will hold a public hearing and a meeting Thursday, August 20, 2026, at 3:00 p.m. at The Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.	
The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at https://www.parrishnorthcdd.com/ at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at assessments@inframark.com or via phone at 954-603-0034.	
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.	
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.	
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Angel Montagna District Manager July 17, 24, 2026	26-01247M

--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1345 Tax Deed #:2026TD000060 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1345 Year of Issuance 2024 Description of Property LOT 3 BLK E PLAT OF ELLENTON PI#9606.0000/5 Parcel ID Number 960600005 Property Address: 3812 CEDAR ST ELLENTON, FL 34222 Names in which assessed: BKBP LLC, BKBP, LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01227M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-922 Tax Deed #:2026TD000059 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-922 Year of Issuance 2024 Description of Property LOT 528, ARTISAN LAKES EAVES BEND PH II SUBPH A, B & C PI #6045.0615/9 Parcel ID Number 604506159 Property Address: 5920 LAURELCREST GLN PALMETTO, FL 34221 Names in which assessed: MARILENA CHIODINI, MARILENA DIFABIO, ROBERT ANTHONY CHIODINI All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01221M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1428 Tax Deed #:2026TD000063 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 , RANDAL DUANE HUMPHREYS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1428 Year of Issuance 2024 Description of Property LOT 73 MANATEE PALMS SUB UNIT ONE - PHASE ONE PI#11070.0000/ Parcel ID Number 1107000000 Property Address: 178 ALPINE CT BRADENTON, FL 34208 Names in which assessed: CHRISTOPHER JOHN HUMPHREYS, LORI RUTH HUMPHREYS, CHRISTOPHER JOHN HUMPHREYS, LORI RUTH HUMPHREYS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01218M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1379 Tax Deed #:2026TD000062 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1379 Year of Issuance 2024 Description of Property PARCEL 439- HARBOUR WALK, BEING A PART OF LOTS 441, 442 AND 443, RIVERDALE REVISED, A SUB REC IN PB 10 PG 40, AND A PORTION OF THAT CERTAIN PARCEL OF LAND REFERRED TO IN ADMINISTRATIVE DETERMINATION 94-98 AND DESC IN VAC OF CANAL (R-94-33V) REC IN OR 1428 PGS 86-89, ALL BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT NE COR OF LOT 441 OF SD RIVERDALE REVISED SUB, SD PT ALSO BEING A PT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1225.0 FT, A C/A OF 02 DEG 01 MIN 55 SEC, A CHORD BEARING OF S 72 DEG 12 MIN 21 SEC W, AND A CHORD DIST OF 43.44 FT; TH ALG ARC OF SD CURVE, ALSO BEING S R/W LN OF TARPON DR (MAINSAIL DR) A DIST OF 43.45 FT FOR A POB; TH CONT ALG SD S R/W, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 1225.0 FT, A C/A OF 03 DEG 54 MIN 42 SEC, A CHORD BEARING OF S 75 DEG 12 MIN 40 SEC W, AND A CHORD DIST OF 83.62 FT, AN ARC DIST OF 83.63 FT; TH S 12 DEG 49 MIN 59 SEC E, A DIST OF 116.39 FT; TH S 53 DEG 29 MIN 38 SEC W, A DIST OF 78.47 FT TO SLY COR OF LOT 443 OF SD RIVERDALE REVISED; TH S 65 DEG 06 MIN 08 SEC E, A DIST OF 64.43 FT; TH N 62 DEG 30 MIN 40 SEC E, A DIST OF 119.30 FT; TH N 16 DEG 44 MIN 41 SEC W, A DIST OF 160.36 FT TO POB (1809/3862) PI#10760.0281/9 Parcel ID Number 10760002819 Property Address: 4710 MAINSAIL DR BRADENTON, FL 34208 Names in which assessed: DAVID CHEN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01226M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1474 Tax Deed #:2026TD000065 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1474 Year of Issuance 2024 Description of Property LOT 28 WILLOW GLEN SEC 2 PI#11641.0000/8 Parcel ID Number 1164100008 Property Address: 702 28TH STREET CIR E BRADENTON, FL 34208-3137 Names in which assessed: GERSON OCHOA All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01219M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-726 Tax Deed #:2026TD000054 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-726 Year of Issuance 2024 Description of Property LOT 153, LAKEWOOD RANCH SOLERA PH IA & IB PI #5811.1140/9 Parcel ID Number 581111409 Property Address: 17309 HARVEST MOON WAY BRADENTON, FL 34211 Names in which assessed: MAM TRUST U/A/D 5/10/23, MARK AUSTIN MCCARDELL All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01214M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1428 Tax Deed #:2026TD000063 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 , RANDAL DUANE HUMPHREYS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1428 Year of Issuance 2024 Description of Property LOT 73 MANATEE PALMS SUB UNIT ONE - PHASE ONE PI#11070.0000/ Parcel ID Number 1107000000 Property Address: 178 ALPINE CT BRADENTON, FL 34208 Names in which assessed: CHRISTOPHER JOHN HUMPHREYS, LORI RUTH HUMPHREYS, CHRISTOPHER JOHN HUMPHREYS, LORI RUTH HUMPHREYS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01218M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1379 Tax Deed #:2026TD000062 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1379 Year of Issuance 2024 Description of Property PARCEL 439- HARBOUR WALK, BEING A PART OF LOTS 441, 442 AND 443, RIVERDALE REVISED, A SUB REC IN PB 10 PG 40, AND A PORTION OF THAT CERTAIN PARCEL OF LAND REFERRED TO IN ADMINISTRATIVE DETERMINATION 94-98 AND DESC IN VAC OF CANAL (R-94-33V) REC IN OR 1428 PGS 86-89, ALL BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT NE COR OF LOT 441 OF SD RIVERDALE REVISED SUB, SD PT ALSO BEING A PT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1225.0 FT, A C/A OF 02 DEG 01 MIN 55 SEC, A CHORD BEARING OF S 72 DEG 12 MIN 21 SEC W, AND A CHORD DIST OF 43.44 FT; TH ALG ARC OF SD CURVE, ALSO BEING S R/W LN OF TARPON DR (MAINSAIL DR) A DIST OF 43.45 FT FOR A POB; TH CONT ALG SD S R/W, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 1225.0 FT, A C/A OF 03 DEG 54 MIN 42 SEC, A CHORD BEARING OF S 75 DEG 12 MIN 40 SEC W, AND A CHORD DIST OF 83.62 FT, AN ARC DIST OF 83.63 FT; TH S 12 DEG 49 MIN 59 SEC E, A DIST OF 116.39 FT; TH S 53 DEG 29 MIN 38 SEC W, A DIST OF 78.47 FT TO SLY COR OF LOT 443 OF SD RIVERDALE REVISED; TH S 65 DEG 06 MIN 08 SEC E, A DIST OF 64.43 FT; TH N 62 DEG 30 MIN 40 SEC E, A DIST OF 119.30 FT; TH N 16 DEG 44 MIN 41 SEC W, A DIST OF 160.36 FT TO POB (1809/3862) PI#10760.0281/9 Parcel ID Number 10760002819 Property Address: 4710 MAINSAIL DR BRADENTON, FL 34208 Names in which assessed: DAVID CHEN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01210M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1457 Tax Deed #:2026TD000064 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1457 Year of Issuance 2024 Description of Property LOT 2 BLK A BRADEN RIVER LAKES PHASE III PI#11272.3765/7 Parcel ID Number 1127237657 Property Address: 4835 9TH AVE E BRADENTON, FL 34208 Names in which assessed: THOMAS DARWIN MEYER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01224M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1497 Tax Deed #:2026TD000066 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1497 Year of Issuance 2024 Description of Property BEG 1427 FT N OF THE SE COR OF LOT 3 U S SEC 30, AS ESTABLISHED BY EMIL BROBERG IN 1888; TH W 150 FT 8 IN TO ANGLE IN BDRY LN OF GLACIS PARK SUB; TH N 80 FT; TH E TO A PT DUE N OF THE POB; TH S TO THE POB LESS E 20 FT FOR ST PI#11997.1015/1 Parcel ID Number 1199710151 Property Address: 330 22ND STREET CT NE BRADENTON, FL 34208 Names in which assessed: BARBARA J SCOTT ANDERSON, PAUL SCOTT ANDERSON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01220M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1037 Tax Deed #:2026TD000035 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1037 Year of Issuance 2024 Description of Property COM AT THE NW COR OF THE SW 1/4 OF THE NE 1/4 OF SEC 29, TWN 33S, RNG 18E; TH N 00 DEG 45 MIN 42 SEC E, ALG THE W LN OF THE NW 1/4 OF THE NE 1/4 OF SD SEC 29, A DIST OF 70.00 FT TO THE S MAINTAINED R/W LN OF WILLIS RD (77TH ST E) AS PER ROAD PB 7, PGS 12-28; TH S 89 DEG 49 MIN 45 SEC E, ALG SD MAINTAINED R/W LN, A DIST OF 625.00 FT FOR A POB; TH CONT S 89 DEG 49 MIN 45 SEC E, ALG SD MAINTAINED R/W LN, A DIST OF 390.02 FT; TH S 00 DEG 29 MIN 24 SEC W, 511.00 FT; TH N 89 DEG 49 MIN 45 SEC W, 462.64 FT; TH N 08 DEG 34 MIN 19 SEC E, 516.53 FT TO THE POB. SUBJECT TO A 20.00 FT WIDE EASMT FOR INGRESS & EGRESS OVER THE W 20.00 FT & OVER THE E 20.00 FT THEREOF. PI#6688.0050/9. Parcel ID Number 668800509 Property Address: 4305 77TH ST E PALMETTO, FL 34221 Names in which assessed: WILLIAM CANNON, WILLIAM RODNEY CANNON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01210M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1184 Tax Deed #:2026TD000040 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1184 Year of Issuance 2024 Description of Property LOT 296, SILVERSTONE SOUTH PI #7450.3600/9 Parcel ID Number 745036009 Property Address: 5034 WEDGELEAF WAY PALMETTO, FL 34221 Names in which assessed: GEORGE JOSPEH LACISKEY II All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01211M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1392 Tax Deed #:2026TD000045 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1392 Year of Issuance 2024 Description of Property UNIT 1846 BLDG 18 TERRACE II AT RIVER STRAND PH I LESS 1/16TH INT IN OIL & MINERAL RIGHTS PER DB 239 PG 368 PI#11018.0875/9 Parcel ID Number 1101808759 Property Address: 7015 RIVER HAMMOCK DR BRADENTON, FL 34212 Names in which assessed: 2238082 ONTARIO LIMITED All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01234M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-513 Tax Deed #:2026TD000050 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-513 Year of Issuance 2024 Description of Property UNIT 11 TRACT 11 RIVER WILDERNESS VILLAS, BEING FURTHER DESC AS: COM AT THE NE COR OF THE SE1/4 OF SEC 7; TH S 89 DEG 19 MIN 07 SEC W ALG THE N LN OF SD SE1/4, 2094.06 FT; TH S 23 DEG 04 MIN 25 SEC E 37.35 FT ; TH S 34 DEG 41 MIN 19 SEC E 59.33 FT; TH S 71 DEG 14 MIN 08 SEC E 67.96 FT; TH S 78 DEG 50 MIN 09 SEC E 74.17 FT FOR A POB; TH S 88 DEG 06 MIN 20 SEC E 37.45 FT; TH S 01 DEG 53 MIN 40 SEC E 153.51 FT TO INTERSECT THE NLY LN OF TRACT 3 (PRIVATE ROADWAY EASMT), AS SHOWN IN THE PLAT OF RIVER WILDERNESS PHASE I PB 22 PGS 80-94; TH DUE W ALG THE NLY LN OF SD PRIVATE ROADWAY EASMT 52.72 FT; TH N 07 DEG 30 MIN 00 SEC E, 156.00 FT TO THE POB, BEING & LYING IN TRACT 11 RIVER WILDERNESS PHASE I & BEING DESC (OR 1123 P 1525) (OR 1656/4772) PI#5047.1050/0 Parcel ID Number 504710500 Property Address: 2410 WILDERNESS BLVD W PARRISH, FL 34219 Names in which assessed: ALESIA BETH PALMA, DIANE R PALMA, HARRIET F WOOD, MICHAEL E PALMA, THOMAS J PALMA JR All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01223M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1041 Tax Deed #:2026TD000036 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1041 Year of Issuance 2024 Description of Property LOT 32 PARKSIDE PI#6730.0210/9 Parcel ID Number 673002109 Property Address: 3328 70TH CT E PALMETTO, FL 34221 Names in which assessed: SYSTEMAIR LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01216M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-783 Tax Deed #:2026TD000057 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-783 Year of Issuance 2024 Description of Property LOT 169 BLK G HARMONY AT LAKEWOOD RANCH PH I PI#5832.1945/9 Parcel ID Number 583219459 Property Address: 11848 MEADOWGATE PL BRADENTON, FL 34211 Names in which assessed: WILLIE P LEE, JR, WILLIE P LEE, JR REV TRUST U/A All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01217M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-18 Tax Deed #:2026TD000048 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-18 Year of Issuance 2024 Description of Property PARCEL 80: A PARCEL OF LAND LYING IN SEC 32, TWN 34, RNG 22, BEING MORE PARTICULARLY DESC AS: COM AT THE NW COR OF SEC 32; TH S 88 DEG 45 MIN 34 SEC E, ALG THE N LN OF SD SEC 32, A DIST OF 1892.41 FT FOR A POB; TH CONT S 88 DEG 45 MIN 34 SEC E, ALG SD N LN, A DIST OF 289.44 FT; TH S 23 DEG 59 MIN 07 SEC E, 673.25 FT TO A PT ON THE R/W/L OF THE CUL DE SAC OF 406TH CT E, A PRIVATE RD, INGRESS/EGRESS, DRAINAGE AND UTILITY EASMNT AS PER THE PLAT OF WINDING CREEK ROADWAYS PH II, SP A, PRIVATE ROADS IN A RURAL SUB AS REC IN PB 43 PGS 1-9, PRMCF, SD PT BEING A PT ON A CURVE, CONCAVE TO THE SE, HAVING A RAD OF 550.00 FT; TH SLY, ALG THE ARC OF SD CURVE AND SD R/W LN, THROUGH A C/A OF 61 DEG 36 MIN 15 SEC, A DIST OF 591.36 FT (CHORD=563.28 FT, CHORD BEARING= S 38 DEG 13 MIN 12 SEC W) TO THE PT OF TANGENCY OF SD CURVE; TH S 69 DEG 01 MIN 19 SEC W, ALG SD R/W LN, A DIST OF 878.78 FT TO THE PT OF CURVATURE OF A CURVE, CONCAVE TO THE SE, HAVING A RAD OF 1100.00 FT; TH SWLY, ALG THE ARC OF SD CURVE AND SD R/W LN, THROUGH A C/A OF 03 DEG 14 MIN 39 SEC, A DIST OF 62.28 FT (CHORD=62.28 FT, CHORD BEARING= S 67 DEG 23 MIN 59 SEC W) FOR A POB; TH CONT SWLY, ALG THE ARC OF SD CURVE AND SD R/W LN, THROUGH A C/A OF 16 DEG 13 MIN 25 SEC, A DIST OF 311.47 FT (CHORD = 310.43 FT, CHORD BEARING= S 57 DEG 39 MIN 58 SEC W); TH N 41 DEG 07 SEC 24 SEC W, 532.25 FT; TH N 47 DEG 20 MIN 15 SEC E, 487.06 FT; TH S 24 DEG 13 MIN 23 SEC E, 619.52 FT TO THE POB (O.R. 1800/772) PI#482.0020/9 Parcel ID Number 48200209 Property Address: 41121 18TH TER E MYAKKA CITY, FL 34251 Names in which assessed: JAMES L RAWLS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01213M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1350 Tax Deed #:2026TD000061 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1350 Year of Issuance 2024 Description of Property BEG AT NE COR OF LOT 6 BLK D RIVERVIEW SUB J E ETTERS SUB TO TOWN OF ELLENTON PB 2 P 41 PUB REC OF MAN CO FLA; RUN W ALG N LN OF SD SUB 695 FT TO NE COR OF LOT 6 BLK B OF SD SUB; THENCE N 150 FT PARALLEL TO S LN OF U S H/W 301 AS NOW LOC & ESTAB; THENCE ELY & NELY ALG SD R/W LN TO A PT N OF POB; THENCE S 397.49 FT PARALLEL TO THE POB, LESS H/W R/W LESS PROP DB 344 P 459 PUB REC MAN CO FLA P-79 PI#9812.0000/9 Parcel ID Number 981200009 Property Address: 4605 US 301 N ELLENTON, FL 34222 Names in which assessed: JUDY ANN MOREE, WILLIAM GUS MOREE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01222M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-25 Tax Deed #:2026TD000049 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-25 Year of Issuance 2024 Description of Property PARCEL 41. COM AT THE NE COR OF SEC 33-34S-22E; TH S 01 DEG 50 MIN 41 SEC W ALG THE E LN OF SD SEC 33, A DIST OF 1014.02 FT TO THE SE COR OF THAT CERTAIN PROPERTY REFERRED TO AS PARCEL 27, SD PT ALSO BEING THE NE COR OF THAT CERTAIN PROPERTY REFERRED TO AS PARCEL 26, BOTH PARCELS BEING RECORDED IN O.R. 1764/1118; TH N 88 DEG 09 MIN 19 SEC W, ALG THE S LN OF SD PARCEL 27, ALSO BEING THE N LN OF SD PARCEL 26 OF SD RECORDING, A DIST OF 651.17 FT TO THE PT OF INTERSEC OF SD LN AND THE E R/W LN OF 18TH TERR E, A 100 FT WIDE PRIVATE RD, INGRESS/EGRESS, DRAINAGE AND UTILITY EASMT AS PER PLAT OF WINDING CREEK ROADWAYS, PH 1 (PB39/187); TH N 81 DEG 55 MIN 22 SEC W, 100.01 FT TO A PT ON THE R/W LN OF SD 18TH TERR E, SD PT BEING A PT ON A CURVE, CONCAVE TO THE NW, HAVING A RAD OF 550.00 FT; TH SLY, ALG THE ARC OF SD CURVE AND SD R/W LN, THROUGH A C/A OF 61 DEG 36 MIN 15 SEC, A DIST OF 591.36 FT (CHORD=563.28 FT, CHORD BEARING= S 38 DEG 13 MIN 12 SEC W) TO THE PT OF TANGENCY OF SD CURVE; TH S 69 DEG 01 MIN 19 SEC W, ALG SD R/W LN, A DIST OF 878.78 FT TO THE PT OF CURVATURE OF A CURVE, CONCAVE TO THE SE, HAVING A RAD OF 1100.00 FT; TH SWLY, ALG THE ARC OF SD CURVE AND SD R/W LN, THROUGH A C/A OF 03 DEG 14 MIN 39 SEC, A DIST OF 62.28 FT (CHORD=62.28 FT, CHORD BEARING= S 67 DEG 23 MIN 59 SEC W) FOR A POB; TH CONT SWLY, ALG THE ARC OF SD CURVE AND SD R/W LN, THROUGH A C/A OF 16 DEG 13 MIN 25 SEC, A DIST OF 311.47 FT (CHORD = 310.43 FT, CHORD BEARING= S 57 DEG 39 MIN 58 SEC W); TH N 41 DEG 07 SEC 24 SEC W, 532.25 FT; TH N 47 DEG 20 MIN 15 SEC E, 487.06 FT; TH S 24 DEG 13 MIN 23 SEC E, 619.52 FT TO THE POB (O.R. 1800/772) PI#482.0020/9 Parcel ID Number 48200209 Property Address: 41121 18TH TER E MYAKKA CITY, FL 34251 Names in which assessed: JAMES L RAWLS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01213M

TAX DEEDS / PUBLIC SALES---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1605 Tax Deed #:2026TD000073 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1605 Year of Issuance 2024 Description of Property LOT 9 KINGSTON ESTATES SUB PI#13750.1045/9 Parcel ID Number 1375010459 Property Address: 1609 14TH AVE E BRADENTON, FL 34208 Names in which assessed: HORACE JACKSON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01231M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1534 Tax Deed #:2026TD000071 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1534 Year of Issuance 2024 Description of Property LOT 5 LESS W 19.7 FT BLK 4 LEES ADD PI#12958.0000/5 Parcel ID Number 1295800005 Property Address: 706 19TH ST E BRADENTON, FL 34208 Names in which assessed: RIGOBERTO GALEANA PENA All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01228M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-823 Tax Deed #:2026TD000058 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-823 Year of Issuance 2024 Description of Property LOT 33 UNIT 4 GREENBROOK VILLAGE SUBPHASE K UNIT 4 A/K/A GREENBROOK HAVEN & UNIT 5 A/K/A GREENBROOK GARDENS PI#5843.0765/9 Parcel ID Number 584307659 Property Address: 6258 WILLET CT BRADENTON, FL 34202 Names in which assessed: JEFFREY ORGEN, RENEI ORGEN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01225M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-756 Tax Deed #:2026TD000055 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-756 Year of Issuance 2024 Description of Property UNIT 1714, BLDG 17, VERANDA IV AT LAKEWOOD NATIONAL PH IV PI #5815.5385/9 Parcel ID Number 581553859 Property Address: 5634 PALMER CIR BRADENTON, FL 34211 Names in which assessed: BBBG TRUST DTD 10/27/21 AS AMENDED, WILLIAM P BARNES All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01215M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1806 Tax Deed #:2026TD000077 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1806 Year of Issuance 2024 Description of Property SI/2 OF LOT 5 & LOT 6 BLK B HILL PARK PI#16104.0000/2 Parcel ID Number 1610400002 Property Address: 3425 16TH ST E BRADENTON, FL 34208 Names in which assessed: MATTHEW D LADD All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01233M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1560 Tax Deed #:2026TD000072 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1560 Year of Issuance 2024 Description of Property LOTS 7.8 RESUB OF BLK H BRADEN MANOR PI#13380.0000/1 Parcel ID Number 1338000001 Property Address: 802 23RD ST E BRADENTON, FL 34208 Names in which assessed: BERACAH SEVENTH DAY ADVENTIST CHURCH All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01230M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1940 Tax Deed #:2026TD000078 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1940 Year of Issuance 2024 Description of Property UNIT 1901 BLDG 19 TWELVE OAKS III OF TARA A CONDO, TOGETHER WITH A CLASS 'A' MEMBERSHIP IN THE TARA GOLF & COUNTRY CLUB PI#17315.4215/3 Parcel ID Number 1731542153 Property Address: 5713 COTTONWOOD ST BRADENTON, FL 34203 Names in which assessed: SANDRA A MOODY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01229M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1780 Tax Deed #:2026TD000076 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1780 Year of Issuance 2024 Description of Property LOT 236 PINECREST PI#15890.0000/7 Parcel ID Number 1589000007 Property Address: 3712 19TH STREET CT E BRADENTON, FL 34208 Names in which assessed: LISA PERKINS, NICHOLAS W ALDRIDGE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 17, 24, 31; Aug. 7, 2026
26-01232M

FIRST INSERTION
DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) of the Del Webb Sunchase Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	August 3, 2026
TIME:	10:00 a.m.
LOCATION:	Holiday Inn Express and Suites Bradenton East-Lakewood Ranch 5464 Lena Road, Florida 34211

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 (“**District Manager's Office**”), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager	
July 17, 2026	26-01262M

FIRST INSERTION
DEL WEBB EXPLORE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) of the Del Webb Explore North River Ranch Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	August 3, 2026
TIME:	10:30 a.m.
LOCATION:	Holiday Inn Express and Suites Bradenton East-Lakewood Ranch 5464 Lena Road, Bradenton, Florida 34211

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 (“**District Manager's Office**”), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager	
July 17, 2026	26-01259M

FIRST INSERTION
FICTITIOUS NAME NOTICE Notice Is Hereby Given that Logistec USA Inc., 2001 E. McComas St, Baltimore, MD 21230, desiring to engage in business under the fictitious name of Logistics Park Dubuque, with its principal place of business in the State of Florida in the County of Manatee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. July 17, 202626-01253M
FIRST INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on 07/31/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1962 DELV mobile home vehicle identification number 41142310 and all personal items located inside the mobile home. Last Tenant: Denise Danielle Myers, James Alan Oconnor, and Marc Hayes Feldman, Esq., as Attorney for Frederick T. Filis, as Personal Representative of the Estate of James Alan Oconnor. Sale to be held at: Plaza Estates, 3701 14th Street W, Lot No. 6, Bradenton, Florida 34205, (941) 263-4610. July 17, 24, 202626-01256M

FIRST INSERTION
NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors (“Board”) of the Newport Isles Community Development District (“District”) will hold a Special Meeting on August 4, 2026 at 11:00 a.m., at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201 where the Board will approve financing related items as well as consider any other business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://newportislesccd.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager	
July 17, 2026	26-01261M

FIRST INSERTION
LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) of the Lakewood Ranch Stewardship District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	August 7, 2026
TIME:	9:00 a.m.
LOCATION:	Offices of Schroeder-Manatee Ranch, Inc. 14400 Covenant Way Lakewood Ranch, FL 34202

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o PFM Management Services, LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, (407) 723-5900 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at https://lakewoodranchstewardship.com/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager	
July 17, 24, 2026	26-01263M

FIRST INSERTION
RIVERSONG COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) of the Riversong Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	August 3, 2026
TIME:	11:00 a.m.
LOCATION:	Holiday Inn Express and Suites Bradenton East-Lakewood Ranch 5464 Lena Road Bradenton, Florida 34211

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 (“**District Manager's Office**”), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager	
July 17, 2026	26-01260M

--- ESTATE ---	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-1331 IN RE: ESTATE OF ROY T. ROBERTSON Deceased. The administration of the estate of ROY T. ROBERTSON, deceased, whose date of death was March 6, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 17, 2026. Personal Representative: Richard E. Robertson 422 W Walnut St Greenfield, Indiana 46140 Attorney for Personal Representative: R. Matthew Elliott, Esquire Florida Bar Number: 17820 1023 Manatee Avenue West, Suite 502 Bradenton, FL 34205 Telephone: (941) 242-2898 E-Mail: matt@rmelliottes.com July 17, 24, 2026 26-01286M	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case Number: 2026 CP 1110 IN RE: ESTATE OF WERNER JOACHIM ERICH LOEFFLER, Deceased. The administration of The Estate of Werner Joachim Erich Loeffler, deceased whose date of death was 02/02/26, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate including un-matured, contingent or unliquidated claims on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS (30) AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate, must file their claims with this Court WITHIN THREE MONTHS AFTER	
THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS July 17, 2026 .Personal Representative Sandra Anita Lanza 51121 Ace Drive Macomb, MI 48042 Attorney for Personal Representative WILLIAM H. MEEKS, JR. Florida Bar No: 0278191 1429 60TH Avenue West, Suite 300 Bradenton, Florida 34207 941-755-2674 Attorney for Personal Representative whmatty@aol.com July 17, 24, 2026 26-01283M	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 928 IN RE: ESTATE OF KENNETH ILG, Deceased. The administration of the estate of KENNETH ILG, deceased, whose date of death was JANUARY 30, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property	
held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is JULY 17, 2026. Personal Representative Bethann Leavitt 704 Main Street, 311 Falmouth, MA 02540 Attorney for Personal Representative William Shaffer, Esq. Bouziane Shaffer, LLC Attorney for Petitioner Florida Bar No. 65952 In a joint venture with Hamilton Price, P.A. 2400 Manatee Ave. W. Bradenton, FL 34205 Telephone: 941-748-0550 Email: Will@hamiltonpricelaw.com Secondary Email: Tara@hamiltonpricelaw.com July 17, 24, 2026 26-01295M	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000562 Division Probate IN RE: ESTATE OF ANN WILSON Deceased. The administration of the estate of ANN WILSON, deceased, whose date of death was November 28, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the ancillary personal representative and the ancillary personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The ancillary personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a	
creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 17, 2026. Ancillary Personal Representative: TRICIA ANN STAPLETON c/o Jenna Kyle Meltzer 802 11th Street West Bradenton, Florida 34205 Attorney for Ancillary Personal Representative: JENNA KYLE MELTZER, Attorney Florida Bar Number: 1028517 Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 Telephone: (941) 748-0100 E-Mail: jmeltzer@blalockwalters.com Secondary E-Mail: jschembri@blalockwalters.com Alternate Secondary E-Mail: mchapman@blalockwalters.com July 17, 24, 2026 26-01285M	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 001421 AX Division: PROBATE IN RE: ESTATE OF JOHN CAVAZOS, Deceased. The administration of the estate of John Cavazos, deceased, whose date of death was April 25, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-	
ving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 17, 2026. Personal Representatives: John Wells Cathy Wells Robert Cavazos c/o The Payne Law Group, PLLC 766 Hudson Ave, Suite C Sarasota, FL 34236 Attorney for Personal Representative Joshua C. Payne, Esq., Attorney Florida Bar Number: 1059385 PAYNE LAW GROUP PLLC 766 Hudson Ave., Suite C Sarasota, FL 34236 Telephone: (941) 487-2800 Fax: (941) 487-2801 E-Mail: jpayne@lawnav.com Secondary E-Mail: amartinez@lawnav.com July 17, 24, 2026 26-01284M	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP1561 IN RE: ESTATE OF MYRON KEITH SCHUCK Deceased The administration of the Estate of MYRON KEITH SCHUCK, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons who have claims or	
demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s 732.2211 ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: July 17, 2026. Personal Representative: RACHEL STEPHENS-CRISP 2612 81st Ave E Ellenton, FL 34222 Attorney for Personal Representative: DAVID J. BOUZIANE, JR. Florida Bar No. 58865 2812 Manatee Ave W Bradenton, FL 34205 941-404-4940 July 17, 24, 2026 26-01267M	

HOW TO PUBLISH YOUR

LEGAL NOTICE
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BusinessObserver

--- ACTIONS / SALES ---	
FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 412025CA001670CAAXMA WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF SMRF TRUST VI-A, Plaintiff, vs. BRIAN BYCZEK, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT KNOWN AS THE BRIAN BYCZEK LIVING TRUST DATED FEBRUARY 20, 2023, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2026, and entered in 412025CA001670CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for	Manatee County, Florida, wherein WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF SMRF TRUST VI-A is the Plaintiff and BRIAN BYCZEK A/K/A BRIAN M. BYCZEK, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT KNOWN AS THE BRIAN BYCZEK LIVING TRUST DATED FEBRUARY 20, 2023; BRIAN BYCZEK A/K/A BRIAN M. BYCZEK; UNKNOWN SPOUSE OF BRIAN BYCZEK A/K/A BRIAN M. BYCZEK; SIEDEM LLC; RUNAWAY BAY CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee. realforeclose.com, at 11:00 AM, on August 05, 2026, the following described property as set forth in said Final Judgment, to wit: UNIT 216, BUILDING F, RUN- AWAY BAY CONDOMINIUM,
	ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 884, PAGE 673, AND SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 8, PAGES 8 THROUGH 14, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. 1801 GULF DR N UNIT 216, BRADENTON BEACH, FL 34217 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodations in
	order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 13 day of July, 2026. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 24-262924 - RaO July 17, 24, 2026 26-01300M

FIRST INSERTION	
CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA Case No. 2025CA003126 Honorable Judge: WHYTE, STEPHEN MATHEW PLANET HOME LENDING, LLC Plaintiff, vs. ANTHONY WHITLOCK; UNKNOWN SPOUSE OF ANTHONY WHITLOCK; U.S. BANK NATIONAL ASSOCIATION; DISCOVER BANK; CAPITAL ONE, N.A.; WELLS FARGO BANK N.A.; RIVER PLACE PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendants, NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated July 7, 2026, in the above-styled cause, Angelina "Angel" Colonnese, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com at 11:00 A.M on September 08, 2026, the following described property: LOT 87, RIVER PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 173, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Tax Id/UPJ No. 1901319859 COMMONLY KNOWN AS:	6891 74th St. Circle E, Bradenton, FL 34203 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Respectfully submitted this July 09, 2026 /s/Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office, PLLC 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991 Fla. Bar No.: 0057873 Attorney for Plaintiff mattw@wasingerlawoffice.com July 17, 24, 202626-01258M

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2024 CA 000222 WELLS FARGO BANK, NA, Plaintiff, VS. ANDREW KRAUS A/K/A ANDREW R. KRAUS; ROBERT K. KRAUS A/K/A ROBERT K. KRAUS SR.; SANDRA D. KRAUS; AMBER JOY KRAUSE; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; UNKNOWN TENANT #1; UNKNOWN TENANT #2 Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 7, 2026 in Civil Case No. 2024 CA 000222, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, WELLS FARGO BANK, NA is the Plaintiff, and ANDREW KRAUS A/K/A ANDREW R. KRAUS; ROBERT K. KRAUS A/K/A ROBERT K. KRAUS SR.; SANDRA D. KRAUS; AMBER JOY KRAUSE; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE are Defendants. The Clerk of the Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at www.manatee.realforeclose.com on September 8, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: BEGIN 120 FEET WEST AND 744 FEET SOUTH OF THE NORTHEAST CORNER OF GOVERNMENT LOT 5, IN SECTION 16, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE GO WESTERLY 200 FEET FOR A POINT OF BEGINNING; THENCE GO WESTERLY A DISTANCE OF 400 FEET. THENCE SOUTHERLY A DISTANCE OF 100 FEET, THENCE EASTERLY ALONG A CANAL A DISTANCE OF 400 FEET, THENCE	NORTHERLY A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, MANATEE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: COMMENCE 120.0 FEET WEST AND 744.0 FEET SOUTH OF THE NORTH-EAST CORNER OF U.S. GOVERNMENT LOT 5, SECTION 16,TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE GO WESTERLY 200.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE WEST 186.30 FEET; THENCE S 0°07'30" E, 100.0 FEET; THENCE EAST 186.30 FEET; THENCE N 0°07'30H W, 100.0 FEET TO THE SAID POINT OF BEGINNING. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 10th day of July, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1113-14521B Ref# 20981 July 17, 24, 202626-01276M

--- ACTIONS / SALES ---	
FIRST INSERTION	
ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 884, PAGE 673, AND SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 8, PAGES 8 THROUGH 14, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APURTENANT THERETO. 1801 GULF DR N UNIT 216, BRADENTON BEACH, FL 34217 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodations in	order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 13 day of July, 2026. By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 24-262924 - RaO July 17, 24, 202626-01300M

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 412025CA000662CAAXMA U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. JAN S MILLER A/K/A JAN MILLER A/K/A JAN SCOTT MILLER, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 412025CA000662CAAXMA of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is Plaintiff and Jan S Miller a/k/a Jan Miller a/k/a Jan Scott Miller, et al., are Defendants, the Clerk of Court, ANGELINA "ANGEL" COLONNESO, ESQ., will sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 5th day of August, 2026 at 11:00 AM on the following described	property as set forth in said Summary Final Judgment, to-wit: The South 70 feet of Lot 1 and the South 70 feet of the East 34 feet of Lot 2, Block B, Magnolia Heights, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 97, of the Public Records of Manatee County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 24-09508FL July 17, 24, 202626-01268M

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No. 412025CA000437CAAXMA Division: B FIRST CITRUS BANK n/k/a DFCU FINANCIAL, Plaintiff, v. JAMES M. PACHENCE, and BABETTE M. PACHENCE, Defendants. NOTICE IS HEREBY given pursuant to the Court's Final Judgment of Foreclosure dated March 31, 2026, and entered in Case No. 412025CA-000437CAAXMA, in Circuit Court in and for Manatee County, Florida wherein FIRST CITRUS BANK n/k/a DFCU FINANCIAL, is the Plaintiff and JAMES M. PACHENCE, and BABETTE M. PACHENCE, are the Defendants, I will sell to the highest bidder online at www.manatee.realforeclose.com, at 11:00 A.M. on the 19th day of August, 2026, the following described property as set forth in the Final Judgment of Foreclosure, to wit: Parcel 428 - Harbour Walk Being a part of Lots 429 and 430, Riverdale Revised, a Sub-division, as per plat thereof recorded in Plat Book 10, Page 40, of the Public Records of Manatee County, Florida, and a portion of that certain parcel of land referred to in Administrative Determination 94-98 and described in vacation of canal (R-94-33V), recorded in Official Records Book 1428, Pages 86 through 89, Public Records of Manatee County, Florida, all being more particularly described as follows: Begin at the Northeast corner of Lot 430 of said Riverdale Revised Subdivision, said point being the beginning of a curve to the right, of which the radius point lies S 19° 10'06" E, a radial distance of 1,090.00 feet and having a chord bearing of N 72° 42'37" E, 71.46 feet; thence Easterly along the arc, through a central angle of 03° 45'26", a	distance of 71.48 feet; thence S 15° 24'58" E, a distance of 135.86 feet; thence S 75° 59'43" W, a distance of 16.59 feet; thence S 70° 23'15" W, a distance of 61.23 feet; thence N 20° 05'53" W, a distance of 136.77 feet to a point of curvature of a non-tangential curve, concave South, of which the radius point lies S 20° 05'06" E, a radial distance of 1,090.00 feet; thence Easterly along the arc of said curve through a central angle of 00° 55'00", a distance of 17.44 feet, said curve being subtended by a chord that bears N 70° 22'24" E, a distance of 17.44 feet to the Point of Beginning. Street Address: 4754 Mainsail Drive, Bradenton, Florida 34208 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: July 9, 2026 Angelina Colonnese As Clerk of the Court By: As Deputy Clerk Respectfully submitted, /s/ Christopher J. Bonti Christopher J. Bonti (FBN 124312) JOHNSON POPE BOKOR RUPPEL & BURNS, LLP 400 N. Ashley Drive, Suite 3100 Tampa, FL 33602 (813) 225-2500 chrisb@jpfirm.com cmiller@jpfirm.com dealandra@jpfirm.com Plaintiff's Counsel July 17, 24, 202626-01254M

SUBSEQUENT INSERTIONS	
--- PUBLIC SALES / ESTATE ---	
SECOND INSERTION	
NOTICE OF DEFAULT AND INTENT TO FORECLOSE;	share interest at such date, time and location as Trustee will include in the Notice of Sale. The Trustee is: First American Title Insurance Company, a Nebraska corporation , duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. Batch No.: Foreclosure HOA 165482-VR3-HOA, NOD. Schedule "1": Obligors, Notice Address; Rudolph R. Wantin, 205 S Dobson St Westland, Mi 48186 United States; Karen Budd, 3925 Cannon Rd Youngstown, Oh 44515 United States; Karen M. Budd, 3925 Cannon Rd Youngstown, Oh 44515 United States; Kathleen M. Shepard, Trustee Of The Shepard Family Trust, Under A Trust Agreement Dated 1-4-2000 And William L. Shepard, 3102 Sussex St Lansing, Mi 48911 United States; Yoshiko Seltzer, 12917 Allerton Ln Silver Spring, Md 20904 United States; William W Manes Sr, 4411 Main St Santa Fe, Tx 77510 United States; Kathleen M Shepard, Trustee Of The Shepard Family Trust, Under A Trust Agreement Dated 1-4-2000, Or The Successor Trustee And William L. Shepard, 3102 Sussex St Lansing, Mi 48911 United States. Exhibit "A-1": Contract No., Unit Week No., Condominium Parcel No.; 07/12V, 7, 12; 34/12V, 34, 12; 35/23V, 35, 23; 36/21V, 36, 21; 36/25V, 36, 25; 37/11V, 37, 11; 37/21V, 37, 21. July 10, 17, 202626-01157M
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP001274AX Division: Probate IN RE: ESTATE OF MARY K. SILCOX, Deceased. The administration of the estate of Mary K. Silcox, deceased, whose date of death was April 21, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property	held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2026. Personal Representative: Sandra J. Holm c/o The Payne Law Group, PLLC 766 Hudson Avenue, Suite C. Sarasota, FL 34236 Attorney for Personal Representative: Teresa A. Monfils, Esq. Florida Bar Number: 1019949 PAYNE LAW GROUP PLLC 766 Hudson Ave., Suite C Sarasota, FL 34236 Telephone: (941) 487-2800 Fax: (941) 487-2801 E-Mail: tmonfils@lawnav.com Secondary E-Mail: srocha@lawnav.com July 10, 17, 202626-01159M

FOURTH INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2025-CA-1654 JEFFREY MCINTOSH, Plaintiff, vs. BRIAN H. DICKSON AND CAROLYN DICKSON Defendants. TO: BRIAN DICKSON YOU ARE NOTIFIED that an action for premise liability has been filed against you and that you are required to serve a copy of your written defenses, if any, to it upon Petitioner's/Plaintiff's Attorney Daphane Stevens, Esquire of Mulock & Stevens Law, whose address is 701 Manatee Avenue West, Suite 104, Bradenton, FL 34205 on or before 2026, and file the original with the Clerk of this Court either before service on the attorney or immediately thereafter; otherwise, a default may be entered against you for the relief demanded in the Complaint. Or Petition. A Lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. This Notice shall be published in	Manatee County once a week for four (4) consecutive weeks in the Business Observer. "In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011." If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal at MANATEE County, Florida this 22nd day of June, 2026. ANGELINA "ANGEL" COLONNESO Manatee County Clerk of Court 1115 Manatee Ave. West Bradenton, FL 34205 By /s/ (SEAL) K. Gaffney Deputy Clerk June 26; July 3, 10, 17, 202626-01057M

IV20906_V11

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

--- PUBLIC SALES / ACTIONS ---

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

Case No.: 2026-CA-1471
James Michael Moore and
Donna Elliott Fortson
Plaintiffs, v.
Harbor Hills, Inc., a dissolved
Maryland corporation, Bank of
America, N.A. as successor in
interest to First National Bank
of Bradenton, and all other parties
Claiming by through, under or
against it and all unknown natural
persons if alive, and if dead or not
known to be dead or alive, their
several and respective unknown
spouse, heirs, devisees, grantees and
creditors or other parties claiming
by through or under those unknown
natural persons; and all claimants,
persons or parties, natural or
corporate, or whose exact legal
status is unknown, claiming
under any of the above names or
described defendants or parties or
claiming to have any right, title or
interest in and to the lands hereafter
described,
Defendants.

TO: All other parties Claiming by
through, under or against it and all un-
known natural persons if alive, and if
dead or not known to be dead or alive,
their several and respective unknown

spouse, heirs, devisees, grantees and cred-
itors or other parties claiming by through
or under those unknown natural persons;
and all claimants, persons or parties,
natural or corporate, or whose exact legal
status is unknown, claiming under any of
the above names or described defendants
or parties or claiming to have any right,
title or interest in and to the lands here-
after described.

YOU ARE NOTIFIED that an ac-
tion for quiet title, adverse posses-
sion and/or a declaratory judgment
establishing a prescriptive easement,
and a count for reformation concern-
ing the following property in Manatee
County, Florida:
Park area lying North and East of
Hillcrest Drive, as shown on the
Plat of Harbor Hills, as per Plat
thereof recorded in Plat Book 3,
Page 2, of the Public Records of
Manatee County, Florida
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on Abigail H.
Galati, Esq., Barnes Walker, Goethe,
Perron, Shea & Robinson, PLLC, the
Plaintiff's attorney, whose address is
3119 Manatee Avenue West, Bradenton,
Florida 34205, on or before AUGUST
3, 2026, and file the original with the
Clerk of this Court either before service
on the Plaintiff's attorney or immedi-
ately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition.

In and for Manatee County:
If you cannot afford an attor-
ney, you may contact Legal Aid
of Manasota at (941) 747-1628 or
www.legalaidofmanasota.org or Gulf-
coast Legal Services at (941) 746-6151
or www.gulfcoastlegal.org. If you do not
qualify for free legal assistance or do
not know an attorney, you may email
an attorney referral service (listed in the
phone book) or contact the Florida Bar
Lawyer Referral Serice at (800)342-
8011 or www.floridabar.org/public/lrs/.
NOTICE: If you are a person with
a disability who needs any accommo-
dation in order to participate in this
proceeding, you are entitled, at no cost
to you, to the provision of certain as-
sistance. Please contact the ADA Co-
ordinator at the Manatee County Jury
Office, P.O. Box 25400, Bradenton,
Florida 34206, telephone (941) 741-
4062, at least 7 days before your sched-
uled court appearance, or immediately
on receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
Dated: JUNE 22, 2026
CLERK OF THE CIRCUIT COURT
Angelina "Angel" Colonnesso
As Clerk of the Court
By: (SEAL) S. Bell
As Deputy Clerk
June 26; July 3, 10, 17, 2026
26-01045M

SECOND INSERTION

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the University Place Community Development District will hold two public hearings and a regular meeting on August 3, 2026 at 4:30 p.m. at Courtyard Sarasota University Town Center, 8305 Tourist Center Drive, Sarasota, FL 34201

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2026/2027 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2026/2027 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at: 3434 Colwell Ave, Ste 100, Tampa, FL , phone 813-533-2950 email monolan@rizzetta.com.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed maximum operation and maintenance assessments. Costs are allocated to platted lots using an equalized per unit basis or by stratification of lot size. For more detail, a copy of the Fiscal Year 2026/2027 O&M & Debt Service Assessment schedules may be obtained from the District Manager. Amounts are preliminary and subject to change at the hearings and in any future year. The amounts are subject to early payment discount as afforded by law.

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027 O&M ASSESSMENT SCHEDULE					
TOTAL O&M BUDGET		\$ 836,087.00			
COLLECTION COSTS @ 3%		\$ 26,970.55			
EARLY PAYMENT DISCOUNT @4%		\$35,960.73			
TOTAL O&M ASSESSMENT		\$899,018.28			
Lot Type	Total # of Units	EAU Factor	Current Year O&M Assessment Amount	Fiscal Year 2026-2027 Proposed Annual O&M Assessment Per Unit (including collection costs / early payment discounts)	Proposed Increase
Single Family 52	125	1.00	\$1,682.41	\$1,754.18	\$71.77
Single Family 65	116	1.25	\$2,103.01	\$2,192.73	\$89.72
Single Family 75	70	1.44	\$2,426.56	\$2,530.07	\$103.51
Single Family 80	92	1.54	\$2,588.32	\$2,698.74	\$110.42

The Manatee County tax collector will collect the assessments for platted lots. The District will directly collect the assessments for unplatted acreage, if any, and will be sending out a bill in November 2026. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

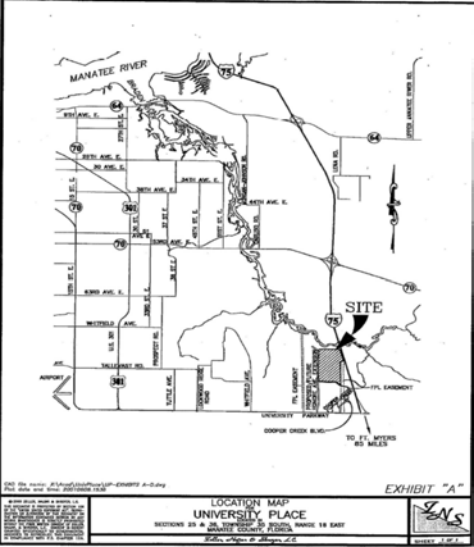
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting or hearings because of a disability or physical impairment should contact the District Office at 813-991-1001 at least forty-eight (48) hours prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Matt O’Nolan
District Manager



July 10, 17, 2026 26-01203M

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE;
regarding timeshare interest(s) owned by the Obligor(s) (see **Schedule “1”** attached hereto for Obligors and their notice address) **Resort Sixty-Six, located in Manatee County, Florida,** and more specifically described as follows: An undivided 1/1,508th interest in the real property described in the Declaration of Covenants, Conditions and Restrictions of RESORT SIXTY-SIX, a time share plan (the “Declaration”) as recorded in Official Records Book 1233, Page 0247 of Public Records of Manatee County, Florida, together with all improvements, easements, rights, privileges and appurtenances pertaining thereto, which ownership interest shall entitle Grantee to possession of Unit (**See Exhibit “A-1”**) during Unit Week (**See Exhibit “A-1”**), described

in the Declaration. Pursuant to the Declaration(s) /Plan(s) referenced above, **Resort Sixty-Six Owners Association, Inc., A Florida not-for-profit corporation (the “Association”)** did cause a Claim of Lien to be recorded in public records of said county. Obligor is liable for payment in full of amounts as shown in the lien plus costs; and is presently in default of obligation to pay. Trustee is conducting a non-judicial foreclosure pursuant to Florida Statute 721.855. The Obligor must pay all sums no later than 30 days from the first date of publication by contacting Trustee or the Trustee will proceed with the sale of the timeshare interest at such date, time and location as Trustee will include in the Notice of Sale. The Trustee is: **First American Title Insurance Company, a Nebraska corporation,** duly registered in the state of Florida as an Insur-

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-001208
IN RE: ESTATE OF
MICHAEL P. RABINOWITZ,
Deceased.

The administration of the estate of MICHAEL P. RABINOWITZ, deceased, whose date of death was December 17, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

SECOND INSERTION

EVERGREEN COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) of the Evergreen Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	August 7, 2026
TIME:	11:00 a.m.
LOCATION:	Country Inn & Suites 5610 Manor Hill Lane Bradenton, Florida 34203

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at <https://evergreencdd.net>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
July 10, 17, 2026 26-01172M

SECOND INSERTION

BROOKSTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) of the Brookstone Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	August 7, 2026
TIME:	11:00 a.m.
LOCATION:	Country Inn & Suites 5610 Manor Hill Lane Bradenton, Florida 34203

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at <https://brookstonecdd.com>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
July 10, 17, 2026 26-01173M

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

LV1823_Z_V34

PUBLIC SALES / ESTATE ---

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-0973 IN RE: ESTATE OF MARILYN SUE GREGORY, Deceased. The administration of the estate of MARILYN SUE GREGORY, deceased, whose date of death was September 21, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative or curator has no duty to discover whether
any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: July 10, 2026. Gordon Thomas Gregory a.k.a. Lou Gregory Personal Representative 5411 5th Avenue Drive NW Bradenton, Florida 34209 M. Brandon Robinson, Esq. Attorney for Personal Representative Florida Bar No. 119364 BARNES, WALKER GOETHE, PERRON, SHEA & ROBINSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: brobinson@barneswalker.com Secondary Email: mcarmichael@barneswalker.com July 10, 17, 202626-01186M

SECOND INSERTION
NOTICE TO CREDITORS IN THE TWELFTH JUDICIAL CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP001245AX IN RE: ESTATE OF BRYAN E. MORGAN II Deceased. The administration of the estate of Bryan E. Morgan II, deceased, whose date of death was January 22, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205, Attn: Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property
held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2026. Personal Representative: William Todd PO Box 326 Gainesville, Texas 76241 Attorney for Personal Representative: /s/ Spiro J. Verras Spiro J. Verras, Esq., Attorney Florida Bar Number: 479240 Verras Law, P.A. 31640 US Highway 19 N, Suite 4 Palm Harbor, Florida 34684 Telephone: (727) 493-2900 Fax: (888) 908-5750 Email: spiro@verras-law.com Secondary Email: nicole@verras-law.com July 10, 17, 202626-01178M

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 1365 AX Division: Probate IN RE: ESTATE OF ELEANOR DAVIDSON, Deceased. The administration of the estate of Eleanor Davidson, deceased, whose date of death was May 24, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property
Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2026. Personal Representative: Steven W. Ledbetter 229 Pensacola Rd. Venice, FL 34285 Attorney for Personal Representative: Ledbetter Cowan Law Group Steven W. Ledbetter, Esq., FL Bar No. 41345 Email: steve@LedbetterCowan.com Callie W. Cowan, Esq., FL Bar No. 57893 Email: callie@LedbetterCowan.com Jada W. Terreros, Esq., FL Bar No. 1032584 Email: jada@LedbetteCowan.com 229 Pensacola Road, Venice, Florida 34285 Tel: (941) 256-3965 Fax: (941) 866-7514 2nd Email: probate@LedbetterCowan.com July 10, 17, 202626-01164M



SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SECOND INSERTION
Amended PETITION FOR ADMINISTRATION (testate Florida resident - single petitioner) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2025 CP 2359 AX IN RE: ESTATE OF: FRANKIE LYNN HIGGINS DECEASED Petitioner, AUGUSTINE FERREIRA, JR., alleges: 1. Petitioner has an interest in the above estate based being named as Personal Representative in the Will. Petitioner's address is 5143 TriPar Dr., Sarasota, FL 34234 and the name and office address of petitioner's attorney are set forth at the end of this petition. 2. Decedent, FRANKIE LYNN HIGGINS, whose last known address was 3605 51st Street Court West, Bradenton, Florida 34209-6057 and was in
patient at Manatee Memorial Hospital, Bradenton, Manatee County, 34208. and, if known, whose age was 71 and whose social security number is 547-18-9680 0814 died on May 17, 2025. 3. So far as is known, the names of the beneficiaries of this estate and of the decedent's surviving spouse, if any, their addresses and relationships to decedent, and the dates of birth of any who are minors, are: NAME ADDRESS RELATIONSHIP DATE OF BIRTH (if Minor) MARIAH BLETTNER, Successor Trustee, HIGGINS REVOCABLE TRUST AGREEMENT Dated June 3, 2024. 2082 TownRoad, Two Harbors, MN 55616 4. Venue of this proceeding is in this county because decedent was domiciled in Manatee County, Florida at her death. 5. AUGUSTINE FERREIRA, JR. . whose address is 5143 TriPar Dr., Sara-
held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2026. Personal Representative: STEPHEN M. BLOOR 7929 Barnhill Circle Severn, Maryland 21144 Attorney for Personal Representative: JONATHAN .T ANDERSON Attorney Florida Bar Number: 0188530 WOOD, SEITL & ANDERSON, P.A. 3665 Bee Ridge Road, Suite # 300 Sarasota, FL 34233 Telephone: (941) 954-5772 Fax: (941) 925-9164 E-Mail: jonathan@wsa-law.com July 10, 17, 202626-01199M
held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2026. Personal Representative: Cheryl D. Thomas 3916 77th Ter E S arasota, Florida 34243 Attorney for Personal Representative: Christopher D. Smith, Esq. Attorney for Personal Representative Florida Bar Number: 0605433 1561 Lakefront Dr Unit 204 SARASOTA, FL 34240 Telephone: (941) 202-2222 Fax: (941) 907-3040 E-Mail: smith@chrisrsmith.com July 10, 17, 202626-01169M

SECOND INSERTION
COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET
The Board of Supervisors (the "Board") for the Copperstone Community Development District (the "District") will hold a Meeting on Tuesday, August 4, 2026 at 6:30 p.m. in the Copperstone Community Development District Clubhouse, 8145 115 Avenue East, Parrish, Florida for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2026/2027. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614, Ph: (813) 533-2950 ("District Manager's Office"), during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website https://www.copperstonecdd.org at least two days before the budget hearing date.
The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.
There may be occasions when staff or other individuals may participate by speaker telephone.
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Sam Stevens District Manager
July 10, 17, 202626-01200M

SECOND INSERTION
NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690 Time: 09:45 AM Sale to be held at www.storagetreasures.com. 0016 - Kennedy Constructions Kennedy, Gene; 0031 - Hamilton, Mary; 0082 - Collins, Victoria; 0100 - Johnson, Tywan; 0109 - Pascley, Troy; 0119 - Deleon, Jacqueline; 0126 - Scott, Brea; 0150 - zuniga, Yamilex rodriguez; 0321 - Phelan, Robert; 0327 - Bandit Movie Cars Kennedy, Edith; 0347 - Bandit Garage Kennedy, Gene; 0547 - Baity, Tiara; 1153 - Biddle, Lance; 2017 - Rausch, Carrie; 2063 - Hillery, Ezekiel; 2152 - EDWARDS, DONNA ELIZABETH; 2156 - FLEMING, LAGUANDA; 2246 - Mays-Wynn, Tiki; 3063 - Galloway, William; 3086 - Macias, Ulysses; 3151 - Thomas, Pene'; 3156 - Mendoza, Maribel; 4067 - Padro, Carmen; 4146 - brown, Courtney PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 10:00 AM Sale to be held at www.storagetreasures.com. 0306 - Trigg, Dallas; 0310 - Hernandez, Gerson; 0415 - Routh, Shelby; 0427 - Mckibbin, Dwan; 0466 - Limon, Brittany; 0473 - Dunbar, Ishmael; 0503 - lewis, Sharon; 0654 - Turchiarelli, Victor; 0669 - Glover, Ricky; 0707 - Francois, Lisena; 0710 - Williams, katina; 0809 - Teabout, Imari; 2046 - Mandolfo, Diego; 2052 - Francisco De Jesus, Pascual; 2055 - Griffin, James; 2097 - Townsel, Tanisha PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 10:15 AM Sale to be held at www.storagetreasures.com. D35CC - Castro, Fernando; E35CC - York, Natasha; G30 - Diaz, Aldayr; I04 - Washington, James; J03 - Brown, Nicole; J06 - Matthews, Keysha; J09 - Nolette, Paul; K11 - Keno, Derrick; L23CC - Milton, Angela PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 10:30 AM Sale to be held at www.storagetreasures.com. 1024 - Hoskins, Jacob; 2208 - Colon, Ladis; 2510 - peterson, Vanessa; 2610 - Christianson, Terry; 3214 - Pollock, Robert Dylan PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 10:45 AM Sale to be held at www.storagetreasures.com. A072 - Wesley-Yarn, Teresa A.; B038 - Warner, Denise; B043 - Smith, Chanel; B050 - Cameron, Sandy; C035 - bellamy, zonvoy; C040 - crisp, Renee; C115 - Rodriguez, Mario; D007 - peters, Tasha; E006 - Williams, Dionjana; F014 - Rivera, Tania; F040 - Lawrence, Shamica; G008 - Smith, Mike; G013 - Terrell, Brandon; G028 - Sexton, Catherine; G040 - Swift, Karen; H014 - COLON, JAMES; H055 - Rodriguez, Jose; J013 - pou, Lourdes; J039 - Settltles, Abreal PUBLIC STORAGE # 78074, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339 Time: 11:00 AM Sale to be held at www.storagetreasures.com. 0170 - Houston, Marquis; 0243 - Taillon, Jeff; 0272 - Cath, Go; 0279 - Lee, Erica; 0294 - Carter, Aleesa; 0311 - Levatte, Tedra; 1042 - Taillon, Jeff; 1057 - Foy, Yves; 2001 - Bancroft, Lisa; 2006 - fowler, betty; 2026 - Martinez, Matthew; 2039 - Corbert, Denesia; 2072 - Laws, Azhane; 2171 - Daniel , Kelly ; 2201 - pietri, Shahim; 3002 - hesslrode, charles; 3042 - Bennett, James; 3053 - Vandorn, Kaityln; 3174 - Mondragon, Yesenia PUBLIC STORAGE # 78058, 9419 Moccasin Wallow Rd, Parrish, FL 34219, (941) 340-3737 Time: 11:15 AM Sale to be held at www.storagetreasures.com. I127 - Phillips, APRIL; L116 - Johnson, Torrence; L156 - casey, james; M130 - Hayes, Gina PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212, (941) 867-7942 Time: 12:00 PM Sale to be held at www.storagetreasures.com. 1105 - Dominguez, Zenaïda; 3029 - Thompson, Preslie; 3205 - Reaves, Deshamonia PUBLIC STORAGE # 23956, 115 Manatee Ave W, Bradenton, FL 34205, (941) 281-7010 Time: 01:00 PM Sale to be held at www.storagetreasures.com. 3317 - Thomas, Nateshia Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. July 10, 17, 202626-01148M

PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2026CP001050AX

Division PROBATE

IN RE: ESTATE OF

WALTER H. MAURER, JR.

Deceased

The administration of the estate of WALTER H. MAURER, JR., deceased, whose date of death was February 12, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILES TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 10, 2026.

Personal Representative:

WALTER H. MAURER III

376 E. Lemon Creek Rd.

376 E. Lemon Creek Rd.

Berrien Springs, Michigan 49103

Attorney for Personal Representative:

JONATHAN .T ANDERSON

Attorney

Florida Bar Number: 0188530

WOOD, SEITL & ANDERSON, P.A.

3665 Bee Ridge Road, Suite # 300

Sarasota, FL 34233

Telephone: (941) 954-5772

Fax: (941) 925-9164

E-Mail: jonathan@wsa-law.com

July 10, 17, 2026

26-01190M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 26-CP-001290

Division Probate

IN RE: ESTATE OF

MARGOT HUTCHESON JOYNES,

Deceased.

The administration of the estate of Margot Hutcheson Joynes, deceased, whose date of death was March 22, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is The Twelfth Judicial Circuit Court for Manatee County 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 10, 2026.

Personal Representative:

Lara Joynes-Whidden

9808 N 53rd St.

Temple Terrace, FL 33617

Attorney for Personal Representative:

/s/ James K. Purdy

James K. Purdy

E-Mail Addresses:

jim@thepurdyfirm.com

joshua@thepurdyfirm.com

Florida Bar No. 143510

The Purdy Firm PLLC

P.O. Box 87

Seffner, FL 33583

Telephone: 813-934-2270

July 10, 17, 2026

26-01189M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2024-CP-002510AX

IN RE: ESTATE OF

JOHN SCOTT AHEARN

A.K.A., SCOTT AHEARN,

Deceased.

The administration of the estate of JOHN SCOTT AHEARN, deceased, whose date of death was September 19, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 10, 2026.

Personal Representative:

CHERYL D. PATTON

5442 Fairfield Blvd.

Bradenton, Florida 34203

Attorney for Personal Representative:

JORDAN G. LEE

Florida Bar No. 10209

Shutts & Bowen, LLP

Attorney for Personal Representative

4301 W. Boy Scout Blvd., Suite 300

Tampa, FL 33607

Telephone: (813) 227-8183

Primary: jlee@shutts.com

Secondary Email: sarahhernandez@shutts.com

July 10, 17, 2026

26-01207M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2026 CP 1374 AX

Division Probate

IN RE: ESTATE OF

RONNIE DALE CRAWFORD

Deceased

The administration of the estate of Ronnie Dale Crawford, deceased, whose date of death was January 11, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 10, 2026.

Personal Representatives:

Emily Lauren Daigle

323 Creekschire Dr

Signal Mountain, TN 37377

Jennifer Ruth Wireman

11137 Deerwood Ave

Englewood, FL 34224

Attorney for

Personal Representatives:

Daniel Hooper Smith, Esq. Attorney

Florida Bar Number: 1006829

ADVOCATES IN AGING

WIESNER SMITH PLLC

328 N Rhodes Avenue

Sarasota, Florida 34237

Telephone: (941) 365-9900

Fax: (941) 365-4479

E-Mail: daniel@wiesnerlaw.com

Secondary E-Mail: sherri@wiesnerlaw.com

Tertiary E-Mail: rachel@wiesnerlaw.com

July 10, 17, 2026

26-01191M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/24/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 WODC mobile home bearing the vehicle identification number N4824 and all personal items located inside the mobile home. Last Tenant: Linda Pauline Sauer; Estate of Linda Pauline Sauer; All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Linda Pauline Sauer; Unknown Party or Parties in Possession; Robert William Scholl, as Personal Representative of Estate of Linda Pauline Sauer; and Victoria S. Persails. Sale to be held at: Bradenton Tropical Palms, 2310 14th Street West, Bradenton, Florida 34207, 941-748-7423.

July 10, 17, 2026

26-01209M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

Case No. 2025 CP 2359 AX

IN RE: ESTATE OF

FRANKIE LYNN HIGGINS

Deceased

The administration of the estate of FRANKIE LYNN HIGGINS, deceased, whose date of death was May 17, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division; File Number 2025 CP 2359 AX; the address of which is 1115 Manatee Ave. West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and

other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: July 10, 2026.

Personal Representative:

AUGUSTINE FERREIRA, Jr.

5143 Tri Par Dr.

Sarasota, FL 34234

Attorney for Personal Representative:

George Browning III Attorney

46 N. Washington Blvd., Suite 27

Sarasota, FL 34236

941-366-2782

July 10, 17, 2026

26-01163M

SECOND INSERTION

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors (“**Board**”) for the Willow Walk Community Development District (“**District**”) will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE:	August 4, 2026
TIME:	4:00 p.m.
LOCATION:	Parrish Methodist Church 12180 US Highway 301 South Parrish Florida 34219

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	TOTAL EAUs	Per Unit O&M Assessments (including collection costs / early payment discounts) Fiscal Year 2026	Proposed Increase	Per Unit O&M Assessments (including collection costs / early payment discounts) Fiscal Year 2027
Single Family-South	287	1.00	287	\$1,345.56	\$83.29	\$1,428.85
Single Family-North Phase 1	222	1.00	222	\$1,345.56	\$83.29	\$1,428.85
Single Family-North Phase 2	203	1.00	203	\$1,345.56	\$83.29	\$1,428.85

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County (“**County**”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 (“**District Manager's Office**”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Willow Walk Community Development District District Manager

LOCAL MAP

July 10, 17, 2026

26-01145M

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV02873_V16

ACTIONS / SALES ---

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2026-CA-000001 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. ALEXIS ROMANO, et al., Defendants. NOTICE is hereby given that Angelina “Angel” Colonnese, Clerk of the Circuit Court of Manatee County, Florida, will on August 12, 2026, at 11:00 a.m. ET, via the online auction site at www.manatee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit: Lot 199 of ARTISAN LAKES PARCEL J PHASE 2A, 2B & 2C, according to the Map or Plat thereof as recorded in Plat Book 69, Page 142 of the Public Records of Manatee County, Florida. Property Address: 6361 Fairmont Lane, Palmetto, FL 34221 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim		
before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. By: /s/Robyn Katz SUBMITTED on this 1st day of July, 2026. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 July 10, 17, 202626-01155M		

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2026-CA-000789 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. MARTIN CENTENO, et al., Defendants. TO: Roofing Pioneers, LLC c/o Jared W. Conte, Registered Agent 1809 East Broadway Street, Suite 353 Oviedo, FL 32765 Roofing Pioneers, LLC c/o Jared W. Conte, President 328 Willingham Rd. Chuluota, FL 32766 Unknown Party in Possession 1 4907 14th Avenue E Bradenton, FL 34208 Unknown Party in Possession 2 4907 14th Avenue E Bradenton, FL 34208 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida: Lot 19, Block A, Braden River Lakes, Phase IV, according to the map or plat thereof as recorded in Plat Book 27, Page 65, of the Public Records of Manatee County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service		
on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. In and for Manatee County: If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org or Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org . If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800)342-8011 or www.floridabar.org/public/lrs/ . If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. The Jury Office of the Clerk of Courts in each county of the 12th Judicial Circuit has been designated as the initial contact for ADA-related matters and shall screen calls, handle the request if it pertains to a function of the Clerks office, or obtain pertinent information in order to forward the request to the appropriate office. Please contact Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741-4062. If you are hearing or voice impaired, please call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Manatee County, Florida, this 2nd day of July, 2026. Angelina “Angel” Colonnese as Clerk of the Circuit Court of Manatee County, Florida By: (SEAL) K. Gaffney DEPUTY CLERK July 10, 17, 202626-01166M		

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 412025CA002791CAAXMA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. LEXANIA MARIE CARMONA; MIGUEL JESUS CARMONA; UNKNOWN SPOUSE OF LEXANIA MARIE CARMONA; UNKNOWN SPOUSE OF MIGUEL JESUS CARMONA; GRAND OAK PRESERVE HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated June 30, 2026, entered in Civil Case No.: 412025CA002791CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and LEXANIA MARIE CARMONA; MIGUEL JESUS CARMONA; GRAND OAK PRESERVE HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, are Defendants. ANGELINA COLONNESO, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.manatee.realforeclose.com , at 11:00 AM, on the 7th day of October, 2026, the following described real property as set forth in said Judgment, to wit:		
LOT 59, GRAND OAK PRESERVE FKA THE PONDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 46 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: July 1, 2026 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 25-52470 July 10, 17, 202626-01165M		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA FILE NO. 2026 CP 001283 AX Division PROBATE IN RE: ESTATE OF ALAN R. COWHERD Deceased. The administration of the estate of Alan R. Cowherd, deceased, whose date of death was May 4, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1051 Manatee Ave. W., Bradenton, FL, 34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and oth-		
er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-		

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 412025CA002147CAAXMA CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. ABERDEEN HOMEOWNERS' ASSOCIATION OF MANATEE COUNTY, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BARBARA HAVEY, DECEASED; ELIZABETH H. HAMILTON A/K/A LIZ		
HAMILTON; AMBROSE PETER HAVEY, Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Barbara Havey, deceased 3615 101st Avenue East Parrish, Florida 34219 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida: LOT 176, ABERDEEN, A SUB-DIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGES 61 THROUGH 72, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Street Address: 3615 101st Avenue East, Parrish, Florida 34219 has been filed against you and you are required to serve a copy of your writ-		

SECOND INSERTION		
SUMMONS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA TROPIC ISLES CO-OP, INC., a Florida not-for-profit corporation, Plaintiff, v. The Estate of R. Ronald Cate, Unknown Tenants in Possession, The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, all other claimants claiming by, through, under or against R. Ronald Cate, deceased, the United States of America Internal Revenue Service, Florida Department of Revenue, Defendant. THE STATE OF FLORIDA: TO Any Sheriff, Marshal, Constable, or Authorized Process Server in the State of California: YOU ARE COMMANDED to serve this summons and a copy of the complaint in this action on the defendant: THE ESTATE OF R. RONALD CATE 8489 PERRY CITY ROAD TRUMANSBURG, NY 14886 Each defendant is required to serve written defenses to the complaint in this action on the attorney for the plaintiff: Jesse M. Tilden, Esq. Tilden & Prohidney, P.L. 431 12th Street West, Ste. 204		
Bradenton, Florida 34205 Service email: service@tildenprohidney.com Facsimile: (800) 856-5332 within 20 days after service of this summons on that Defendant, exclusive of the day of service, and file the original of the defenses with the clerk of this court either before service on the attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief in the complaint or petition. In and for Manatee County: If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org or Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org . If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800)342-8011 or www.floridabar.org/public/lrs/ . If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. The Jury Office of the Clerk of Courts in each county of the 12th Judicial Circuit has been designated as the initial contact for ADA-related matters and shall screen calls, handle the request if it pertains to a function of the Clerks of-		

THIRD INSERTION		
NOTICE OF ACTION FOR CHAPTER 751 CUSTODY OF MINOR CHILD IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2026-DR-000898 IN RE: THE MARRIAGE OF: ROBERT JOSEPH NEAL, SR. LINDA NEAL, Petitioner, and SAMANTHA GRAHAM, Respondent. TO: SAMANTHA GRAHAM Last Known Address: 6330 11TH Street Court E Bradenton, FL 34203 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on BRENNA CAMERON, ESQ. Gulfcoast Legal Services, Inc., whose address is 1111 3rd Ave. W., Suite 100 Bradenton, FL 34205 on or before 08/03/2026, and file the original with the Clerk of this Court at Manatee County Clerk of Court, 1115 Manatee Ave W, Bradenton, FL 34206 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition. The action is asking the court to decide how the following real or personal property should be divided: NONE Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. You may file Designation of Current Mailing and E-Mail Address,		
Florida Supreme Court Approved Family Law Form 12.915. Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. "In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org , or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org . If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011." If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: JUNE 22 2026 Angelina Colonnese, Esq Manatee County Clerk of The Circuit Court CLERK OF THE CIRCUIT COURT BY: (SEAL) T. LEBLANC Deputy Clerk July 3, 10, 17, 24, 202626-01101M		

SECOND INSERTION		
viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2026.		
Signed July 7, 2026. Co-Personal Representatives: Brandon A. Cowherd 808 43rd St. W. Bradenton, Florida 34209 Elise M. Cowherd 6856 Mackall Rd. St. Leonard, MD 20685 Attorney for Co-Personal Representatives: Stacey Maloney, Esq. Attorney for Co-Personal Representatives Florida Bar Number: 1022354 The Law Office of Stacey Maloney, PLLC 1990 Main St., Ste. 750 Sarasota, FL 34236 Telephone: (941) 301-8877 E-Mail: stacey@maloneylegalfirm.com July 10, 17, 202626-01196M		

SECOND INSERTION		
ten defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. In and for Manatee County: If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org or Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org . If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800)342-8011 or www.floridabar.org/public/lrs/ . If you are a person with a disability who needs any accommodations in order to participate in this proceed-		
ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated on 6/30, 2026. Angelina “Angel” Colonnese Clerk of said Court By: (SEAL) K. Gaffney As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#: 25-400375 July 10, 17, 202626-01195M		

SECOND INSERTION		
fice, or obtain pertinent information in order to forward the request to the appropriate office. Please contact Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741-4062. If you are hearing or voice impaired, please call 711. IMPORTANT Usted ha sido demandado legalmente. Tiene 20 dias, contados a partir del recibo de esta notificacion, para contestar la demanda adjunta, por escrito, y presentarla ante este tribunal. Una llamada telefonica no lo protegera. Si usted desea que el tribunal considere su defensa, debe presentar su respuesta por escrito, incluyendo el numero del caso y los nombres de las partes interesadas. Si usted no contesta la demanda a tiempo, podriase perder el caso y podria ser despojado de sus ingresos y propiedades, o privado de sus derechos, sin previo aviso del tribunal. Existen otros requisitos legales. Si lo desea, puede usted consultar a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a una de las oficinas de asistencia legal que aparecen en la guia telefonica. Si desea responder a la demanda por su cuenta, al mismo tiempo en que presenta su respuesta ante el tribunal, debera usted enviar por correo o entregar una copia de su respuesta a la persona denominada abajo como Plaintiff's Attorney (Demandante o Abogado del Demandante). IMPORTANT		
Des poursuites judiciaires ont ete entreprises contre vous. Vous avez 20 jours consecutifs a partir de la date de l'assignation de cette citation pour deposer une reponse ecrite a la plainte cjoointe aupres de ce tribunal. Un simple coup de telephone est insuffisant pour vous proteger. Vous etes obliges de deposer votre reponse ecrite, avec mention du numero de dossier cidesus et du nom des parties nommees ici, si vous souhaitez que le tribunal entende votre cause. Si vous ne deposez pas votre reponse ecrite dans le delai requis, vous risquez de perdre la cause ainsi que votre salaire, votre argent, et vos biens peuvent etre saisis par la suite, sans aucun preavis ulterieur du tribunal. Il y a d'autres obligations juridiques et vous pouvez requerir les services immediats d'un avocat. Si vous ne connaissez pas d'avocat, vous pourriez telephoner a un service de reference d'avocats ou a un bureau d'assistance juridique (figurant a l'annuaire de telephones). Si vous choisissez de deposer vousmeme une reponse ecrite, il vous faudra egalement, en meme temps que cette formalite, faire parvenir ou expedier une copie de votre reponse ecrite au Plaintiff/Plaintiff's Attorney (Plaignant ou a son avocat) nomme cidessous. ANGELINA “ANGEL” COLONNESSO Clerk of the Circuit Court July 10, 17, 24, 31, 202626-01181M		

SECOND INSERTION		
WILLOWS COMMUNITY DEVELOPMENT DISTRICT		
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.		
The Board of Supervisors (“Board”) of the Willows Community Development District (“District”) will hold a public hearing and regular meeting as follows: DATE: August 7, 2026 TIME: 11:00 a.m. LOCATION: Country Inn & Suites 5610 Manor Hill Lane Bradenton, Florida 34203		
The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Proposed Budget”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“District Manager's Office”), during normal business hours, or by visiting the District's website at https://willowscdd.net .		
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.		
Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.		
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.		
District Manager July 10, 17, 2026	26-01171M	

--- TAX DEEDS ---

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-3563 Tax Deed #:2026TD000024
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-3563 Year of Issuance 2024 Description of Property LOT 4 BLK E J K SINGELTARY SUB SUBJ TO EASMT DESC IN OR 476 P 417; LESS OR 2621/4503 DESC AS FOLLOWS: THE E 100 FT OF LOT 4 BLK E, SINGELTARY SUB, AS PER PLAT THEREOF REC IN PB 2, PG 70 OF THE PRMCF. PI #42973.0010/9 Parcel ID Number 4297300109 Property Address: 3RD ST W BRADENTON, FL 34205 Names in which assessed: DAVE DAWES All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01071M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-722 Tax Deed #:2026TD000053
NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-722 Year of Issuance 2024 Description of Property LOT 175, WOODLEAF HAMMOCK A REPLAT OF A PORTION OF PH II PI #5800.8030/9 Parcel ID Number 580080309 Property Address: 1743 WOODLEAF HAMMOCK CT BRADENTON, FL 34211 Names in which assessed: MAGDA MADRY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01087M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1265 Tax Deed #:2026TD000016
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1265 Year of Issuance 2024 Description of Property UNIT 260 TERRA SIESTA MOBILE HOME PARK A CO-OP PI#8259.3300/5 Parcel ID Number 825933005 Property Address: 3109 DONNA DR ELLENTON, FL 34222 Names in which assessed: FREDDIE G RICHARD, SUSAN L SCOTT All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01067M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-3713 Tax Deed #:2026TD000027
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-3713 Year of Issuance 2024 Description of Property BEG 206 FT S & 40 FT W OF NE COR OF SEC 36, THENCE W 432 FT, S 214 FT, E 432 FT, N 214 FT TO POB, LESS S 25 FT FOR ST & LESS PARCEL DESC ORB 106 P 323, LESS ORB 383 P 632, LESS ORB 385 P 319, LESS ORB 416 P 532, ORB 425 P 382, ORB 427 P 652 PRMCF P-1 PI#45383.0000/7 Parcel ID Number 4538300007 Property Address: 14TH ST E BRADENTON, FL 34208 Names in which assessed: MARGARET PALMER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01073M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2420 Tax Deed #:2026TD000021
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-2420 Year of Issuance 2024 Description of Property SE1/4 SEC 22, LESS LAND DESC IN DB 59 P 535, ALSO LESS LAND DESC IN DB 283 P 28, ALSO LESS THAT PART INCLUDED IN IN DB 316 P 341 , ALSO LESS THAT PART INCLUDED IN OR 662 PG 787 PI#20661.0000/5 Parcel ID Number 2066100005 Property Address: STOTZ RD PALMETTO, FL 34221 Names in which assessed: CHAMPION COMPANION CORP All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01069M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-52 Tax Deed #:2026TD000052
NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-52 Year of Issuance 2024 Description of Property COM AT THE SW COR OF SEC 9; TH N 89 DEG 34 MIN 42 SEC E, ALG THE S LN OF SD SEC 9, A DIST OF 992.48 FT FOR A POB; TH CONT N 89 DEG 34 MIN 42 SEC E, ALG SD S LN, A DIST OF 230.07 FT; TH N 00 DEG 02 MIN 28 SEC W, 1062.58 FT TO A PT ON THE SLY R/W LN OF MYAKKA CITY- WAUCHULA RD; TH S 64 DEG 24 MIN 42 SEC W, ALG SD SLY R/W LN, A DIST OF 255.00 FT; TH S 00 DEG 02 MIN 28 SEC E, 954.13 FT TO THE POB AS DESC IN OR 1283 P 1918 & OR 1283 P 1922 PRMCF PI#586.2800/9 Parcel ID Number 58628009 Property Address: 5253 WAUCHULA RD MYAKKA CITY, FL 34251 Names in which assessed: GALE COLLINS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01088M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-431 Tax Deed #:2026TD000030
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-431 Year of Issuance 2024 Description of Property COM AT THE NW COR OF THE NW 1/4 OF THE NW 1/4 OF SEC 29, TNW 33S, RNG 19E; TH S ALG THE [“N” REPLACE WITH “W”] LN OF SD SEC 29, A DIST OF 629.5 FT TO THE SLY R/W LN OF ERIE RD; TH N 73 DEG 45 MIN 00 SEC E, ALG SD SLY R/W LN, A DIST OF 390.00 FT; TH S 00 DEG 12 MIN 17 SEC E, 133.00 FT FOR A POB; TH N 73 DEG 45 MIN 00 SEC E, 70.00 FT ;TH S 00 DEG 12 MIN 17 SEC E, 77.00 FT; TH S 73 DEG 45 MIN 00 SEC W, 70.00 FT; TH N 00 DEG 12 MIN 17 SEC W, 77.00 FT TO THE POB. CONTAINING 0.118AC, M/L. PI#4424.0120/9 Parcel ID Number 442401209 Property Address: 118TH AVE E PARRISH, FL 34219 Names in which assessed: HORACE E JACKSON, JR All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01074M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1403 Tax Deed #:2026TD000046
NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1403 Year of Issuance 2024 Description of Property UNIT 2822 BLDG 28 OF PH I OF TERRACE IV AT RIVER STRAND PI#11018.5650/9 Parcel ID Number 1101856509 Property Address: 6509 GRAND ESTUARY TRAILL: UNIT 202 BRADENTON, FL 34212 Names in which assessed: ALAN S COOK, SHEILA R COOK All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01093M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-3577 Tax Deed #:2026TD000025
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-3577 Year of Issuance 2024 Description of Property BEG 242 FT S & 210 FT W OF NE COR OF NW1/4 OF NE1/4 SEC 35, THENCE S 110 FT, E 58 FT TO RR R/W, THENCE NWLY TO PT DUE E OF POB, W 39 1/2 FT TO THE POB, ALSO N1/2 OF THE FOL; BEG 452 FT S & 210 FT W OF NE COR OF NW1/4 OF NE1/4, N 100 FT E TO RR R/W, SELY ALG R/W TO S BDRY LOT DESC VOL 65 P 476, W 100 FT TO POB ABOVE SD LAND DESC DB 254 P 373 PRMCF P-42-N PI#43257.0000/5 Parcel ID Number 4325700005 Property Address: 521 10TH AVE W BRADENTON, FL 34205 Names in which assessed: EMMA L CONLEY, ESTATE OF EMMA L CONLEY, ESTATE OF SIDNEY AVANT All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01072M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-7 Tax Deed #:2026TD000032
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-7 Year of Issuance 2024 Description of Property PARCEL 2 COM AT THE NW COR OF SEC 8-38S-22E; TH E, ALG THE N LN OF SD SEC 8, A DIST OF 1429.78 FT TO THE NW COR OF THE NE 1/4 OF THE NW 1/4 OF SD SEC 8; TH S 00 DEG 57 MIN 31 SEC E, ALG THE W LN OF SD NE 1/4 OF THE NW 1/4, A DIST OF 25.00 FT TO A PT ON THE S R/W LN OF ALBRITTON RD; TH E, ALG SD R/W LN, A DIST OF 714.95 FT FOR A POB; TH CONT E, ALG SD R/W LN, A DIST OF 357.47 FT; TH S 01 DEG 08 MIN 53 SEC E, 658.81 FT; TH N 89 DEG 55 MIN 27 SEC W, 358.21 FT; TH N 01 DEG 05 MIN 06 SEC W, 658.32 FT TO THE POB. SUBJ TO AN EASMT REC IN OR 1991/6644 FOR INGRESS, EGRESS AND UTILITIES OVER THE E 20.00 FT THEREOF PI#75.0010/9 Parcel ID Number 75001099 Property Address: 40205 ALBRITTON RD DUETTE, FL 34219 Names in which assessed: ESTIME MESADIEU REV TRUST DTD, JAQUELINE DORELIEU, THOMAS SAINT JUSTE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01085M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1317 Tax Deed #:2026TD000017
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1317 Year of Issuance 2024 Description of Property LOT 64 TIDEVUE ESTS 1ST ADD PI#8777.1320/6 Parcel ID Number 877713206 Property Address: 1206 43RD AVENUE DR E ELLENTON, FL 34222 Names in which assessed: GARRETT C STONE, SHARON P STONE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01068M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-3614 Tax Deed #:2026TD000026
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-3614 Year of Issuance 2024 Description of Property BEG AT A CONC MON MARKING SW COR OF LOT 6 BLK 11 FAIRVIEW PARK; TH E, ALG S LN OF SD LOT 6, 76 FT; TH S 00 DEG 20 MIN 41 SEC W, ALG W LN OF PARCEL OF LAND DESC IN ORB 445 P 367 PRMCF, 62 FT; TH W 76 FT TO E LN OF BLK A HILLS GROVE SUB; TH N 00 DEG 20 MIN 41 SEC E, 62 FT TO THE POB AS DESC IN ORB 976 P 1377; SUBJ TO USE OF WELL ON SD PROP PI#43995.1000/9 Parcel ID Number 4399510009 Property Address: 17TH ST W BRADENTON, FL 34205 Names in which assessed: ARTEMIS PORTFOLIO 5 LLC, ARTEMIS PORTFOLIO 5, LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01080M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-3718 Tax Deed #:2026TD000028
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-3718 Year of Issuance 2024 Description of Property COM AT THE SE COR OF THE SE1/4 OF THE NE1/4 OF SEC 36; TH N 89 DEG 10 MIN 52 SEC W, ALG THE S LN OF SD SE1/4 OF THE NE1/4, 30 FT TO THE INT WITH THE W R/W OF 15TH ST E; TH CONT N 89 DEG 10 MIN 52 SEC W, ALG SD S LN, 238.15 FT FOR A POB; TH CONT N 89 DEG 10 MIN 52 SEC W, ALG SD S LN, 40 FT TO THE SE COR OF THAT CERTAIN PARCEL OF LAND, AS DESC & REC IN (1201/2441&2442); TH N 00 DEG 08 MIN 5.5 SEC W, ALG THE ELY LN OF SD CERTAIN PARCEL, 191.25 FT; TH S 89 DEG 50 MIN 17 SEC E, PERPENDICULAR TO THE W R/W OF SD 15TH ST E, 40 FT; TH S 00 DEG 08 MIN 5.5 SEC E, PAR TO THE ELY LN OF SD CERTAIN PARCEL IN (1201/2441&2442), 191.15 FT TO THE POB (1427/3600) PI# 45696.1040/7 Parcel ID Number 4569610407 Property Address: 17TH AVE E BRADENTON, FL 34208 Names in which assessed: CYNTHIA Y NEWSOME, IVAN J NEWSOME, SR., IVAN J. NEWSOME, SR. All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01078M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1226 Tax Deed #:2026TD000013
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1226 Year of Issuance 2024 Description of Property LOT 26 BLK 2 MAR-LEE ACRES PI#7835.0000/2 Parcel ID Number 783500002 Property Address: 1908 18TH ST E PALMETTO, FL 34221 Names in which assessed: MARIA NELIDA VILLEGAS LOPEZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01065M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1260 Tax Deed #:2026TD000014
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1260 Year of Issuance 2024 Description of Property UNIT 17 TERRA SIESTA MOBILE HOME PARK A CO-OP PI#8259.2085/3 Parcel ID Number 825920853 Property Address: 3310 ANASTASIA PL ELLENTON, FL 34222 Names in which assessed: SHEILA A HYNEL All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01066M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-165 Tax Deed #:2026TD000019
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-165 Year of Issuance 2024 Description of Property BEG AT THE PT OF INTERSEC OF THE S LN OF SEC 16, & THE E LN OF THE E 806.90 FT OF THE W 2620.68 FT OF SD SEC 16; TH N ALG SD E LN OF THE E 806.90 FT OF W 2620.68 FT, A DIST OF 772.64 FT TO IRON PIPE; TH N 89 DEG 33 MIN 50 SEC W PARALLEL TO THE S LN OF SEC 16, A DIST OF 268.97 FT TO AN IRON PIPE; TH N PARALLEL TO THE E LN OF THE E 806.90 FT OF THE W 2620.68 FT OF SD SEC 16, A DIST OF 178.17 FT TO AN IRON PIPE; TH N 89 DEG 33 MIN 50 SEC W PARALLEL TO SD S LN OF SEC 16 A DIST OF 268.97 FT TO AN IRON PIPE; TH N PARALLEL TO SD E LN OF THE E 806.90 FT OF THE W 2620.68 FT, A DIST OF 870.72 FT TO A PT ON THE SLY R/W LN OF SINGLETARY RD, TH N 60 DEG 33 MIN 01 SEC W, ALG SD R/W LN, 11.48 FT; TH S PARALLEL TO SD E LN OF THE E 806.90 FT OF THE W 2620.68 FT, A DIST OF 876.29 FT; TH S 89 DEG 33 MIN 50 SEC E, PARALLEL TO THE S LN OF SEC 16 A DIST OF 10.0 FT TO AN IRON PIPE; TH S PARALLEL TO SD E LN OF THE E 806.90 FT OF THE W 2620.68 FT, A DIST OF 950.89 FT TO A PT ON THE S LN OF SEC 16; TH S 89 DEG 33 MIN 50 SEC E ALG SD SEC LN 538.08 FT TO THE POB P-1-10-3 PI#2025.1200/0 Parcel ID Number 202512000 Property Address: SINGLETARY RD MYAKKA CITY, FL 34251 Names in which assessed: GERONIMO OSORNIO All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01082M

--- TAX DEEDS / PUBLIC SALES / ACTIONS ---					
SECOND INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY GENERAL CIVIL DIVISION Case No.: 2023-CA-5803 ARTISAN LAKES MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. SANDRA LYNN BURNS; UNKNOWN SPOUSE OF SANDRA LYNN BURNS; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession; AQUA FINANCE, INC., Defendants, NOTICE IS HEREBY GIVEN pursu- ant to the Second Amended Final Judg- ment of Foreclosure dated March 5, 2026, and the Order Resetting Foreclo- sure Sale dated June 24, 2026, entered in Case No. 2023-CA-5803 of the Cir- cuit Court of the TWELFTH Judicial Circuit in and for MANATEE County, Florida, wherein ARTISAN LAKES MASTER ASSOCIATION, INC., is the Plaintiff, and SANDRA LYNN BURNS., et al., are the Defendants, ANGELINA COLONNESO, Clerk of Court of MANATEE County, will sell to the highest and best bidder for cash online via the internet at http://www. manatee.realforeclose.com at 11:00 AM, on July 22, 2026, the following described property as set forth in said Final Judgment: Lot 129 of ARTISAN LAKES PAECCEL J PHASE 2A, 2B & 2C, according to the Plat thereof as recorded in Plat Book 69, Page(s) 142-147, of the Public Records of Manatee County, Florida. Parcel I.D. No. 612132959 a.k.a. 6205 Fairmont Lane Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esquire Florida Bar No. 16237 ZP Legal, PLLC 4100 Central Avenue St. Petersburg, FL 33711 Telephone: (727) 440-4407 szetrouer@zp-legal.com cos@zp-legal.com July 10, 17, 2026	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-389 Tax Deed #:2026TD000029 NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-389 Year of Issuance 2024 Description of Property LOT 14 BLK B LINCOLN PARK PI#4068.0000/3 Parcel ID Number 4068000003 Property Address: 11942 82ND ST E PARRISH, FL 34219 Names in which assessed: SRQI LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonneseo, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026 26-01092M	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1282 Tax Deed #:2026TD000042 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certi- ficate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024- 1282 Year of Issuance 2024 Description of Property UNIT 50 RIDGEWOOD MEADOWS PHASE I PI#8351.1250/9 Parcel ID Number 835112509 Property Address: 50 QUAIL CT ELLENTON, FL 34222 Names in which assessed: LYNN D VILANDRIE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonneseo, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026 26-01090M	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1187 Tax Deed #:2026TD000012 NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024- 1187 Year of Issuance 2024 Description of Property LOT 38 OAK CREEK SUB PI#7465.0320/9 Parcel ID Number 746503209 Property Address: 3758 59TH AVENUE CIR E ELLENTON, FL 34222 Names in which assessed: DANIEL DOWNEY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonneseo, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026 26-01064M	THIRD INSERTION NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY CASE NUMBER: 26-DR-2378 IN THE INTEREST OF ALENUSHKA NAIR LUGO, Petitioner, And CARLOS PEREZ-MAIZ, Respondent. TO: CARLOS PEREZ-MAIZ 2204 51st Ave. W Unit A. Bradenton, FL 34207 YOU ARE NOTIFIED that an action for TERMINATION OF PARENTAL RIGHTS has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Simone Lennon, Esq., counsel for Pe- titioner, ALENUSHKA NAIR LUGO, 6330 Madison St., New Port Richey, FL 34652 on or before 8/5/26, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, FL 34654, before service on Petitioner or	
	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-14 Tax Deed #:2026TD000018 NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certi- ficate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024- 14 Year of Issuance 2024 Description of Property THAT PART OF NW 1/4 OF NE 1/4 OF SEC 27, LYING N OF SR 62 & THAT PART OF NE 1/4 OF NW 1/4 OF SEC 27, LYING N OF SR 62 PI#271.0000/7 Parcel ID Number 27100007 Property Address: 43550 SR 62 PARRISH, FL 34219 Names in which assessed: ESTATE OF GEORGE MANSON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonneseo, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026 26-01070M	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1172 Tax Deed #:2026TD000011 NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certi- ficate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024- 1172 Year of Issuance 2024 Description of Property LOT 1 CREEKSIDE OAKS PHASE 1 PI#7410.0205/9 Parcel ID Number 741002059 Property Address: 8404 44TH CT E PARRISH, FL 34219 Names in which assessed: CREEKSIDE OAKS AT MANATEE HOMEOWNERS, CREEKSIDE OAKS AT MANATEE HOMEOWNERS ASSOC, INC. All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonneseo, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026 26-01063M	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1384 Tax Deed #:2026TD000043 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certi- ficate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024- 1384 Year of Issuance 2024 Description of Property UNIT 142, BLDG 1 TERRACE 1 AT TIDEWATER PRESERVE PH I PI #11006.0400/9 Parcel ID Number 1100604009 Property Address: 850 TIDEWATER SHORES LOOP: UNIT 402 BRADENTON, FL 34208 Names in which assessed: XIANGRU LIN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/03/2026 at 10:00 am, by Angelina Colonneseo, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026 26-01091M	THIRD INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No.: 41-2025-CA-000245 Division: D FL PROPERTY MANAGEMENT 8, LLC, a Florida limited liability company, Plaintiff, v. MARK JURJESCU AS TRUSTEE OF THE JURJESCU, OCTAVIAN TRUST, and J AND J HOMES GROUP LLC, a Florida limited liability company, and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants, Defendants. TO: MARK JURJESCU AS TRUSTEE OF THE JURJESCU, OCTAVIAN TRUST 7901 4TH ST N STE 300 ST. PETERSBURG, FL 33702 YOU ARE NOTIFIED that an ac- tion for enforcement of promissory note, foreclosure of mortgage (real property located at 6200 15th St E, Bradenton, FL 34203-7797) and per- sonal property, and enforcement of assignment of rents and guaranty has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Paul M. Phillips, Esq., the Plaintiff's at- torney, whose office address is 12027 Whitmarsh Lane, Tampa, Florida, on or before 7/29/2026, and file the	
SECOND INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2024CA000165 MCLP ASSET COMPANY, INC. Plaintiff(s), vs. CHENELLE DIONNE HARRIS; PLAM COURT OWNERS ASSOCIATION, INC. Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on March 4, 2026 in the above-captioned action, the Clerk of Court, Angelina "Angel" Colonesso, will sell to the highest and best bidder for cash at www.manatee. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 5th day of August, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: UNIT 34-B, BUILDING 34, PALM COURT, A CONDO- MINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THERE- OF, AS RECORDED IN OF- FICIAL RECORDS BOOK 1185, PAGTE 3737, AND ALL AMENDMENTS THERETO, AND ACCORDING TO CON- DOMINIUM PLAT BOOK 21, PAGE 1, OF THE PUBLIC RE- CORDS OF MANATEE COUN- TY, FLORIDA, TOGETHER WITH AN UNDIVIDED IN- TEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.	SECOND INSERTION Property address: 4719 61st Ave- nue Terrace West, Bradenton, FL 34210 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Pursuant to the Fla. R. Jud. Ad- min. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary e- mail address for service, in the above styled matter, of all pleadings and docu- ments required to be served on the parties. If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Respectfully submitted, /s/ Michael Solloa #37854 for PADGETT LAW GROUP STEVEN G. HURLEY, ESQ. Florida Bar # 99802 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 24-008767-1 July 10, 17, 2026	SECOND INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025CA000932AX DIVISION: B VELOCITYSBA, LLC, Plaintiff, vs. SPROUTLING KIDS LEARNING ACADEMY LLC; TARA GRACE; TI TI LIL TOTZ ACADEMY 2 LLC; SPROUTLING KIDS SFCP TOO, INC.; COUNTRY CLUB EAST HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Fore- closure entered on June 5, 2026 in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, ANGELINA "ANGEL" COL- ONNESO, ESQ., the Clerk of Court will on AUGUST 5, 2026 at 11:00 AM, of- fer for sale and will sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com the following described property situated in Manatee County, Florida: LOT 49, COUNTRY CLUB	SECOND INSERTION EAST AT LAKEWOOD RANCH, SUBPHASE UU, UNITS 1B & 1C, AKA COLLIN- GTREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE(S) 137 THROUGH 145, INCLUSIVE, OF THE PUBLIC RECORDS OF MANA- TEE COUNTY, FLORIDA. Property Address: 16618 Ber- wick Terrace, Bradenton, FL 34202 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: July 1, 2026 /s/ Gina Vargas Gina Vargas, Esq. Florida Bar No. 84149 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (954) 640-0294 x 3163 Email: gvargas@mtglaw.com E-Service: servicefl@mtglaw.com July 10, 17, 2026 26-01154M	SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2026CA001055 TOWNHOMES AT LORRAINE LAKES HOMEOWNERS ASSOCIATION, INC. Plaintiff, v. MILTON TEMBELIS; THE UNKNOWN SPOUSE OF MILTON TEMBELIS; THE TENANT(S)/ OCCUPANT(S) IN POSSESSION, Defendants. TO: MILTON TEMBELIS and THE UNKNOWN SPOUSE OF MILTON TEMBELIS Last Known Address: 15077 Lyla Terrace, Lakewood Ranch, Florida 34211 YOU ARE NOTIFIED that an ac- tion has been filed against you for foreclosure of Plaintiff's lien for such unpaid amounts due to the above- named Plaintiff for the following premises located in Lee County, Florida: LOT 765, of LORRAINE LAKES PHASE IIA, according to the plat thereof, as recorded in Plat Book 69, Pg. 41 of the Public Re- cords of Manatee County, Florida (the "Property"). Street Address: 15077 Lyla Ter- race, Lakewood Ranch, Florida 34211 You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Wes- ley Randolph, Esq., Pope, Mazzara & Menendez, PLLC, 5252 Summerlin Commons Way, Unit 104, Fort Myers, Florida 33907 within thirty (30) days	SECOND INSERTION after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immedi- ately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. In and for Manatee County: If you cannot afford an attor- ney, you may contact Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org or Gulf- coast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800)342- 8011 or www.floridabar.org/public/lrs/. If you are a person with a disability who needs any accommodation in or- der to participate in a court proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. The Jury Office of the Clerk of Courts in each county of the 12th Judicial Cir- cuit has been designated as the initial contact for ADA-related matters and shall screen calls, handle the request if it pertains to a function of the Clerks of fice, or obtain pertinent information in order to forward the request to the ap- propriate office. Please contact Mana- tee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741-4062. If you are hearing or voice impaired, please call 711. DATED on this 6 day of July, 2026. Angelina Colonneseo, Esq. Manatee County Clerk of The Circuit Court By (SEAL) S Bell As Deputy Clerk July 10, 17, 2026 26-01180M