

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
TRUSTEE'S NOTICE OF SALE.	
Date of Sale: 08/24/2026 at 1:00 PM. Place of Sale: On the sidewalk outside the main entrance to building, 1111 3rd Ave., W, Bradenton, FL 34205. This Notice is regarding that certain timeshare interest owned by Obligor in Resort Sixty-Six, located in Manatee County, Florida, as more specifically described in the Lien(s) referred to on Schedule “1”. The Obligor has failed to pay when due the Assessments, Fees, and Taxes as assessed or advanced and is thereby in default of the obligation to pay such amounts as and when due Pursuant to that certain Declaration for Resort Sixty-Six. Accordingly, the Resort Sixty-Six Owners Association, Inc., A Florida not-for-profit corporation (Association) did cause a Claim of Lien (“Lien”) to be recorded in the Public Records of Manatee, Florida, as described on Schedule “1”, thereby perfecting the lien of Assessments, Fees, and Taxes pursuant to the Declaration and sections 721.16 and 192.037 Florida Statutes. The Obligor and any junior lienholders have the right to cure the default and to redeem its respective interest, up to the date the trustee issues the certificate of sale, by paying in full the amounts owed as set forth on Schedule “1” attached hereto, which include the amount secured by each lien, per diem up to and including the day of sale, plus the estimated foreclosure costs in the amount of \$650.00, by delivering cash or certified funds to the Trustee. See Schedule “1” attached hereto for (1) the name and address of each Obligor, (2) the lien(s) reflecting the legal description of the timeshare interest, (3) the recording information for each Lien, (4) the amount secured by each Lien, and (5) the per diem amount to account for the further accrual of the amounts secured by each Lien. See Exhibit “A” attached hereto for the name and address of each Junior Interest holder, if applicable. The Association has appointed the following Trustee to conduct the trustee's sale: 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. Foreclosure HOA 165510-RSS9-HOA. Schedule “1”: Lien Recording Reference: Inst: 202641060066; Per Diem: \$0.00; Obligors, Notice Address, Default Amount; Julia P. Merhoff, 105 Michelle St Northwest Monarch Pl #16 Hanceville, Al 35077 United States, \$2,490.83; C. M. Ferrari, 412 Hardell Ln Vista, Ca 92084 United States, \$2,490.83; C. M. Ferrari, 412 Hardell Ln Vista, Ca 92084 United States, \$2,490.83; Wanda L. Shell, 3344 E Dale Ct Hernando, Fl 34442 United States, \$2,490.83; Susanna M. Senti, 46 William St Dover, Nj 07801 United States, \$2,490.77; Samantha Daly, 2012 Manchester Rd., Apt 15ann Arbor, Mi 48104 United States, \$2,490.83. Exhibit “A”: Junior Interest Holder Name, Junior Interest Holder Address; None, N/A.	
July 24, 31, 2026	26-01341M

FIRST INSERTION	
GREYHAWK LANDING 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 BOARD OF SUPERVISORS’ MEETING.

The Board of Supervisors for the Greyhawk Landing Community Development District will hold two public hearings and a Board of Supervisors’ meeting on Thursday, August 19, 2026, at 5:30 p.m. at the Greyhawk Landing Clubhouse, 12350 Mulberry Avenue, Bradenton, Florida 34212.

The purpose of the first public hearing is to receive public comment and testimony on the Fiscal Year 2026/2027 Proposed Budgets. 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 budgets 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 Chapters 190 and 197, Florida Statutes as well as additional applicable law. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets 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, the description of each property to be assessed and the amount to be assessed to each parcel of property, and/or the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2700 S Falkenburg Rd, Suite 2745, Riverview, FL 33578, Ph: (813) 533-2950 , or on the District's website: www.Greyhawkcdd.org , during normal business hours.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed schedule of assessments. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT Table of Proposed Fiscal Year 2026-2027 Operation and Maintenance Assessments	
TOTAL O&M BUDGET	\$2,479,868.00
COLLECTION COSTS @ 3%	\$79,995.74
EARLY PAYMENT DISCOUNT @ 4.0%	\$106,660.99
TOTAL O&M ASSESSMENT	\$2,666,524.73

LOT SIZE	UNITS	PER LOT OPERATION & MAINTENANCE ASSESSMENT
Single Family 60’	446	\$1,725.72
Single Family 70’	394	\$2,013.34
Single Family 80’	180	\$2,295.21
Single Family 90’	133	\$2,588.58
Single Family 120’	118	\$2,933.72

*Annual assessment will appear on November 2026 Manatee County 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 tax collector will collect the assessments for all lots and parcels within the District.

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 other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting and/or hearings because of a disability or physical impairment should contact the District Office at (813)533-2950 at least five calendar days prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least three (3) days prior to the date of the hearings and meeting.

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.

Matthew O’Nolan
District Manager



FIRST INSERTION	
TRUSTEE'S NOTICE OF SALE.	
Date of Sale: 08/24/2026 at 1:00 PM. Place of Sale: On the sidewalk outside the main entrance to building, 1111 3rd Ave., W, Bradenton, FL 34205. This Notice is regarding that certain timeshare interest owned by Obligor in VIA ROMA BEACH RESORT, a Condominium, located in Manatee County, Florida, as more specifically described in the Lien(s) referred to on Schedule “1”. The Obligor has failed to pay when due the Assessments, Fees, and Taxes as assessed or advanced and is thereby in default of the obligation to pay such amounts as and when due Pursuant to that certain Declaration for VIA ROMA BEACH RESORT, a Condominium. Accordingly, the Via Roma Beach Resort Owner's Association, Inc., a Florida not-for-profit corporation (Association) did cause a Claim of Lien (“Lien”) to be recorded in the Public Records of Manatee, Florida, as described on Schedule “1”, thereby perfecting the lien of Assessments, Fees, and Taxes pursuant to the Declaration and sections 721.16 and 192.037 Florida Statutes. The Obligor and any junior lienholders have the right to cure the default and to redeem its respective interest, up to the date the trustee issues the certificate of sale, by paying in full the amounts owed as set forth on Schedule “1” attached hereto, which include the amount secured by each lien, per diem up to and including the day of sale, plus the estimated foreclosure costs in the amount of \$650.00, by delivering cash or certified funds to the Trustee. See Schedule “1” attached hereto for (1) the name and address of each Obligor, (2) the lien(s) reflecting the legal description of the timeshare interest, (3) the recording information for each Lien, (4) the amount secured by each Lien, and (5) the per diem amount to account for the further accrual of the amounts secured by each Lien. See Exhibit “A” attached hereto for the name and address of each Junior Interest holder, if applicable. The Association has appointed the following Trustee to conduct the trustee's sale: 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. Foreclosure HOA 165482-VR3-HOA. Schedule “1”: Lien Recording Reference: Inst: 202641063655; Per Diem: \$0.00; Obligors, Notice Address, Default Amount; Rudolph R. Wantin, 205 S Dobson St Westland, Mi 48186 United States, \$2,910.44; Karen Budd, 3925 Cannon Rd Youngstown, Oh 44515 United States, \$2,910.47; Karen M. Budd, 3925 Cannon Rd Youngstown, Oh 44515 United States, \$2,290.78; 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, \$2,290.78; Yoshiko Seltzer, 12917 Allerton Ln Silver Spring, Md 20904 United States, \$2,290.78; William W Manes Sr., 4411 Main St Santa Fe, Tx 77510 United States, \$2,260.87; 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, \$2,290.78. Exhibit “A”: Junior Interest Holder Name, Junior Interest Holder Address; None, N/A.	
July 24, 31, 2026	26-01340M

FIRST INSERTION	
Notice of Public Hearing and Board of Supervisors Meeting of the Sawgrass Village Community Development District	

The Board of Supervisors (the “**Board**”) of the Sawgrass Village Community Development District (the “**District**”) will hold a public hearing and a meeting on Wednesday, August 26, 2026, at 1:00 p.m. at The Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 34221.

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.sawgrassvillagecdd.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 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 Fiscal Year 2027 vs. Fiscal Year 2026									
ASSESSMENT ALLOCATION									
Series 2023 Assessment Area One - Phases 1, 2, & 3									
Product	Units	O&M Assessment			Debt Service Series 2023			Total Assessments per Unit	
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026
Single Family 40'	54	\$1,098.16	\$610.03	\$488.13	\$1,382.98	\$1,382.98	\$0.00	\$2,481.14	\$1,993.01
Single Family 50'	217	\$1,372.70	\$762.53	\$610.17	\$1,728.72	\$1,728.72	\$0.00	\$3,101.42	\$2,491.26
Single Family 60'	305	\$1,647.24	\$915.04	\$732.20	\$2,074.47	\$2,074.47	\$0.00	\$3,721.70	\$2,989.51
Single Family 70'	131	\$1,021.78	\$1,067.55	\$854.23	\$2,420.21	\$2,420.21	\$0.00	\$4,341.99	\$3,487.76
	787								
Series 2023 Assessment Area Two - Phase 4									
Product	Units	O&M Assessment			Debt Service Series 2023			Total Assessments per Unit	
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026
Single Family 40'	231	\$1,098.16	\$610.03	\$488.13	\$1,382.98	\$1,382.98	\$0.00	\$2,481.14	\$1,993.01
Single Family 50'	343	\$1,372.70	\$762.53	\$610.16	\$1,728.72	\$1,728.72	\$0.00	\$3,101.42	\$2,491.26
Single Family 60'	104	\$1,647.24	\$915.04	\$732.20	\$2,074.47	\$2,074.47	\$0.00	\$3,721.70	\$2,989.51
	678								
Series 2024 Assessment Area Three - Phase 5									
Product	Units	O&M Assessment			Debt Service Series 2024			Total Assessments per Unit	
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026
Single Family 40'	92	\$1,098.16	\$610.03	\$488.13	\$1,382.30	\$1,382.30	\$0.00	\$2,480.45	\$1,992.32
Single Family 50'	138	\$1,372.70	\$762.53	\$610.16	\$1,727.87	\$1,727.87	\$0.00	\$3,100.57	\$2,490.41
Single Family 60'	141	\$1,647.24	\$915.04	\$732.20	\$2,073.45	\$2,073.45	\$0.00	\$3,720.68	\$2,988.49
	371								

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

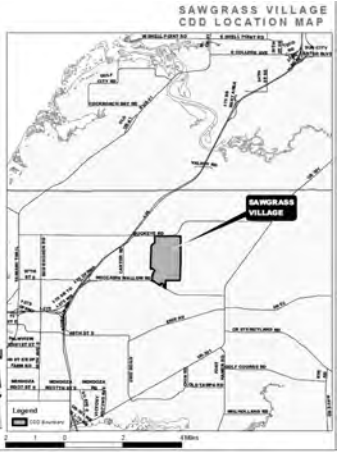
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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 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.

Angel Montagna
District Manager



--- PUBLIC SALES ---

FIRST INSERTION	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 Residential AC Advocate located at 652 Harbor Cir, in the City of Ellenton, Manatee, FL 34223 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 Harry Rapuano Jr July 24, 2026	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 Waypoint RV Preserve located at 11010 US Hwy 41 N 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 16th day of July, 2026 South Swell Properties, LLC July 24, 2026
26-01318M	26-01323M

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE PADDOCKS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Paddocks Community Development District (the “**District**”) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the “**Proposed Rule**”). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 17, 2026.

A public hearing will be conducted by the Board of Supervisors (the “**Board**”) District on August 28, 2026, at 11:00 a.m. at Hampton Inn & Suites Sarasota/Lake-wood Ranch, 8565 Cooper Creek Blvd., Sarasota, Florida 34201 relative to the adop-tion of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, 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 Rule includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the Proposed Rule 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 statement of estimated regulatory costs, as defined in Section 120.541(2), *Flori-da Statutes*, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, cadams@whhassociates.com (the “**District Manager’s Office**”).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Su-pervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person re-quiring special accommodations at this public hearing 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. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager’s Office.

Chesley E Adams, Jr., District Manager
Paddocks Community Development District
July 24, 2026

26-01330M

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE WATER’S EDGE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Water’s Edge Com-munity Development District (the “**District**”) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the “**Proposed Rule**”). The Proposed Rule number is 2026-01. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer Manatee County on July 17th, 2026.

A public hearing will be conducted by the Board of Supervisors (the “**Board**”) Dis-trict on **August 27, 2026, at 6:00 p.m. at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219**, relative to the adoption of the Pro-posed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, 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 Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule 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 statement of estimated regulatory costs, as defined in Section 120.541(2), Flori-da Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 334-4844, aferguson@gms-tampa.com (the “**District Manager’s Office**”).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Su-pervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person re-quiring special accommodations at this public hearing 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. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager’s Office.

Amanda Ferguson, District Manager
Water’s Edge Community Development District
July 24, 2026

26-01307M

FIRST INSERTION

MANDARIN GROVES 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 Mandarin Groves Community Develop-ment District (“**District**”) will hold a public hearing on **August 6, 2026, at 2:00 p.m., Country Inn Suites, 5610 Manor Hill Lane, Bradenton, Florida 34203** for the purpose of hearing comments and objections on the adoption of the pro-posed 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 Man-ager, c/o Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578 Ph: (813) 533-2950 (“District Manager’s Office”)**, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in ac-cordance 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 evi-dence upon which such appeal is to be based.

Sam Stevens
District Manager
July 24, 2026

26-01311M

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Buckhead Trails Community Development District

The Board of Supervisors (the “**Board**”) of the Buckhead Trails Community Development District (the “**District**”) will hold a public hearing and a meeting on **Wednesday, August 26, 2026, at 1:00 p.m. at The Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 34221**.

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.buckheadtrailsccd.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 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 Fiscal Year 2027 vs. Fiscal Year 2026											
SERIES 2022 ASSESSMENT AREA											
Lot Size	Series 2022 Unit Count	O&M Unit Count	Debt Service Per Unit	Fiscal Year 2026			Debt Service Per Unit	Fiscal Year 2027			Total Increase / (Decrease) in Annual Asmt
				O&M Per Unit ⁽¹⁾	FY 2026 Total			O&M Per Unit ⁽¹⁾	FY 2027 Total		
SINGLE FAMILY 40	18	18	\$1,276.31	\$1,231.94	\$2,608.25		\$1,276.31	\$1,383.42	\$2,669.73		\$151
SINGLE FAMILY 45	122	122	\$1,435.85	\$1,385.93	\$2,821.78		\$1,435.85	\$1,556.34	\$2,992.20		\$170
SINGLE FAMILY 50	47	47	\$1,595.39	\$1,539.92	\$3,135.32		\$1,595.39	\$1,728.27	\$3,324.67		\$189
SINGLE FAMILY 52	237	237	\$1,659.21	\$1,601.52	\$3,260.73		\$1,659.21	\$1,798.44	\$3,467.65		\$197
SINGLE FAMILY 60	136	136	\$1,914.47	\$1,847.91	\$3,762.38		\$1,914.47	\$2,075.13	\$3,989.60		\$227
SUBTOTAL	560	560									

SERIES 2024 ASSESSMENT AREA											
Lot Size	Series 2023 Unit Count	O&M Unit Count	Debt Service Per Unit, Pre- Paydown	Debt Service Per Unit, Post- Paydown	O&M Per Unit ⁽¹⁾	FY 2026 TOTAL	FISCAL YEAR 2027				Total Increase / (Decrease) in Annual Asmt
							Debt Service Per Unit, Pre- Paydown	Debt Service Per Unit, Post- Paydown	O&M Per Unit ⁽¹⁾	FY 2027 Total	
SINGLE FAMILY 40	113	113	\$3,267.44	\$1,382.98	\$1,231.94	\$2,614.92	\$3,267.44	\$1,382.98	\$1,383.42	\$2,766.40	\$151
SINGLE FAMILY 50	75	75	\$4,084.30	\$1,728.72	\$1,539.92	\$3,268.65	\$4,084.30	\$1,728.72	\$1,729.27	\$3,458.00	\$189
SINGLE FAMILY 60	31	31	\$4,901.16	\$2,074.47	\$1,847.91	\$3,922.38	\$4,901.16	\$2,074.47	\$2,075.13	\$4,149.59	\$227
SINGLE FAMILY 40 PP	107	107	\$0.00	\$1,382.98	\$1,231.94	\$2,614.92	\$0.00	\$1,382.98	\$1,383.42	\$2,766.40	\$151
SINGLE FAMILY 50 PP	113	113	\$0.00	\$1,728.72	\$1,539.92	\$3,268.65	\$0.00	\$1,728.72	\$1,729.27	\$3,458.00	\$189
SINGLE FAMILY 60 PP	11	11	\$0.00	\$2,074.47	\$1,847.91	\$3,922.38	\$0.00	\$2,074.47	\$2,075.13	\$4,149.59	\$227
SUBTOTAL	450	450									

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

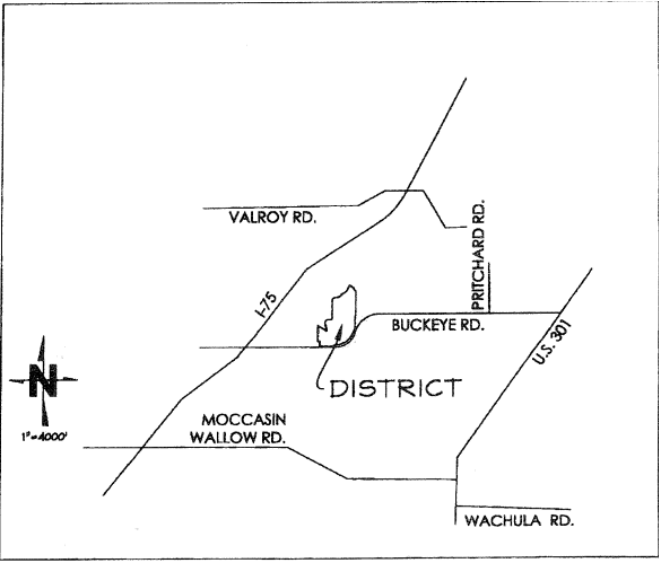
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in ac-cordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be 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 (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 24, 2026

26-01313M

PUBLIC SALES

FIRST INSERTION

LAKE FLORES 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 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 (“**Board**”) for the Lake Flores Community Development District (“**District**”) will hold the following public hearings and regular meeting:

DATE:	August 17, 2026
TIME:	10:00 a.m.
LOCATION:	Courtyard by Marriott Sarasota at University Town Center 8305 Tourist Center Drive Sarasota, Florida 34201

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 / Acres	EAU Factor	Proposed O&M Assessment
Mixed-Use	31	Per Acre	\$1,394.67

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT UNIT (“EAU”) FACTOR, 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 Collect 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.

FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the Curiosity Creek Community Development District (the “**District**”) will hold a public hearing and a meeting Tuesday, August 25, 2026, at 6:00 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.curiositycreekcdd.com at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at david@hikai.com, or via phone at (813) 565-4663.

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.

Product ₁	Units	ERU	Total ERU	% ERU	Net Assmt/ Unit	Total Net Assmt	Gross Assmt/ Unit	Total Gross Assmt
TH 26	180	0.52	93.60	16.26%	\$178.43	\$32,116.53	\$190.83	\$34,349.23
SF 40	125	0.80	100.00	17.37%	\$274.50	\$34,312.53	\$293.58	\$36,697.90
SF 40	100	0.80	80.00	13.90%	\$1,445.88	\$144,587.63	\$1,546.39	\$154,639.17
SF 50	159	1.00	159.00	27.62%	\$343.13	\$54,556.93	\$366.98	\$58,349.65
SF 50	143	1.00	143.00	24.84%	\$1,807.35	\$258,450.38	\$1,932.99	\$276,417.52
Total	707		575.60	100.00%		\$524,023.99		\$560,453.47

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 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.

David Wenck
District Manager

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 no later than November of this year. 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 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, Wrathell, Hunt and Associates, LLC, at 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://lakeflorescdd.net/>. 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.



FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the Curiosity Creek Community Development District (the “**District**”) will hold a public hearing and a meeting Tuesday, August 25, 2026, at 6:00 p.m. at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12th Street West, Bradenton, Florida 34205.

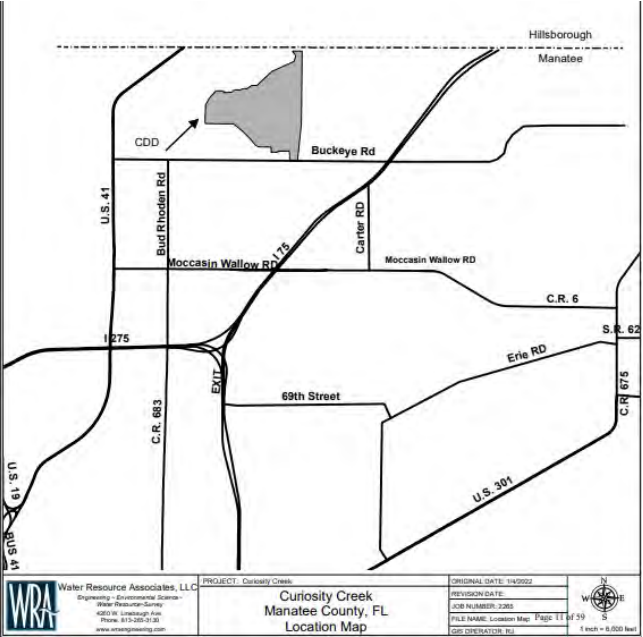
The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed 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.curiositycreekcdd.com at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at david@hikai.com, or via phone at (813) 565-4663.

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.

Product ₁	Units	ERU	Total ERU	% ERU	Net Assmt/ Unit	Total Net Assmt	Gross Assmt/ Unit	Total Gross Assmt
TH 26	180	0.52	93.60	16.26%	\$178.43	\$32,116.53	\$190.83	\$34,349.23
SF 40	125	0.80	100.00	17.37%	\$274.50	\$34,312.53	\$293.58	\$36,697.90
SF 40	100	0.80	80.00	13.90%	\$1,445.88	\$144,587.63	\$1,546.39	\$154,639.17
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SF 50	143	1.00	143.00	24.84%	\$1,807.35	\$258,450.38	\$1,932.99	\$276,417.52
Total	707		575.60	100.00%		\$524,023.99		\$560,453.47



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. 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.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 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 24, 2026	26-01310M
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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. 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.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 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.

Matt O’Nolan District Manager July 24, 2026	26-01316M
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FIRST INSERTION

AVIARY AT RUTLAND 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 Aviary at Rutland Ranch Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	August 19, 2026
TIME:	5:00 p.m.
LOCATION:	6102 162nd Avenue E. Parrish, Florida 34219

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 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, Wrathell Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 (“**District Manager's Office**”), during normal business hours or by visiting the District's website at <https://aviarycdd.org/>.

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 July 24, 31, 2026	26-01345M
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PUBLIC SALES

FIRST INSERTION	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 Coco Royale Island and Co. located at 4957 Seafoam Trl 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 21st day of July, 2026 Alegoria International LLC Yuliya Yesakova July 24, 2026	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 Stringing Biz located at 5151 51st Ln W in the City of Bradenton, Manatee, FL 34210 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of July, 2026 Lefty Software LLC Jeffrey S Thompson July 24, 2026
26-01352M	26-01334M

FIRST INSERTION	FIRST INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on 08/07/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1989 CUTL recreational vehicle bearing the vehicle identification number 04610946Y and all personal items located inside the recreational vehicle. Last Tenants: Anthony Lewis Carter, Whitney Ann Rose, and Anita Louise Frittitta. Sale to be held at: Ellenton Gardens, 7310 U.S. Highway 301, Ellenton, Florida 34222, (941) 722-0341. July 24, 31, 2026	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 Casa Florida 360 located at 4118 91st Ave E 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 17th day of July, 2026 Rosa Payson, PA Rosa Payson, President July 24, 2026
26-01333M	26-01335M

FIRST INSERTION
WATER'S EDGE 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 Water’s Edge Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

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

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, 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 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.

Amanda Ferguson District Manager July 24, 2026	26-01308M
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FIRST INSERTION
SALTMEADOWS 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 Saltmeadows Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	August 17, 2026
TIME:	12:00 p.m.
LOCATION:	Courtyard by Marrio\ Sarasota University Town Center 8305 Tourist Center Drive Sarasota, Florida 34201

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, (561) 571-0010 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at <https://saltmeadowscdd.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 24, 31, 2026	26-01331M
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FIRST INSERTION	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 Closets By Vivie located at 6291 Timberlake Dr, Unit# 1-6 in the City of Sarasota, Manatee, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of July, 2026 Jeff Porterfield July 24, 2026	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 Tiki’s Professional Cleaning located at 502 28th Ave East in the City of Bradenton, Manatee, FL 34208 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 22nd day of July, 2026 Arnetrice Smith July 24, 2026
26-01351M	26-01360M

FIRST INSERTION
NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: AUGUST 24 2026: NEY AUTO SALES INC CAR CLINIC AUTO REPAIR 6224 31ST ST E STE 8 & 9 BRADENTON FL 34203 PHONE (941)752-7595 MV104743 2012 NISS JN8AS5MV8CW416790 \$3508.60
July 24, 2026

26-01353M

FIRST INSERTION
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District’s Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 148.58 acres known as Watercolor Place Phase III. The project is located in Manatee County, Section(s) 19, Township 34 South, Range 19 East. The permit applicant is Upper Manatee 288, LLC whose address is 1651 Whitfield Ave. The Permit No. is 43027367.043.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District’s action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District’s action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District’s Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District’s final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District’s action in this matter is not available prior to the filing of a request for hearing. July 24, 2026	26-01325M
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FIRST INSERTION
NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF CODDINGTON COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (“**Proposed Rule**”). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 17, 2026.

A public hearing will be conducted by the Board of Supervisors (“**Board**”) of Coddington Community Development District (“**District**”) on August 26, 2026, at 2:00 p.m. at Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211 relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the proposed 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 Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule 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 statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office (defined below).

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010, thomask@whhassociates.com (“**District Manager’s Office**”).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing 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. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager’s Office.

Kristen Thomas, District Manager Coddington Community Development District July 24, 2026	26-01343M
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FIRST INSERTION
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.Storage treasures.com on 08/13/26 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit C5020 Burk, Phillip Unit C4156 Gonzalez, Antonio Unit B2137 Bradford Daniels, Tonya Unit B3024 Adams, Phillip	Electronics, Furniture Furniture, Shelves Appliances, Boxes, Totes Appliances, Boxes, Totes, Furniture Electronics, Toys, Boxes Furniture, Lamps, Boxes Furniture, Instruments Appliances, Boxes, Artwork Electronics, Furniture, Tools, Boxes
Unit B3036 Hufnagel, Danielle Unit B3076 Sanders, Torrance Unit B2030 Mays, Marquavitus Unit B2038 Flaim, Taylor Unit B2074 Doan, Ryan	

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (941)263-7814
July 24, 31, 2026

26-01314M

FIRST INSERTION
EAST RIVER 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 East River Ranch Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	August 19, 2026
TIME:	1:30 p.m.
LOCATION:	Medallion Home 1651 Whitfield Ave., Suite 200 Sarasota, Florida 34243

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 and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at <https://eastriverranchsd.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 24, 31, 2026	26-01346M
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FIRST INSERTION
NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (“**Proposed Rule**”). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 17, 2026.

A public hearing will be conducted by the Board of Supervisors (“**Board**”) of Rye Crossing Community Development District (“**District**”) on August 26, 2026, at 2:00 p.m. at Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211 relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the proposed 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 Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule 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 statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office (defined below).

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010, thomask@whhassociates.com (“**District Manager’s Office**”).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing 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. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager’s Office.

Kristen Thomas, District Manager Rye Crossing Community Development District July 24, 2026	26-01342M
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Q 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.

Q Are internet-only legal notices sufficient?

A No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Q Are there different types of legal notices?

A Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Q Who benefits from legal notices?

A You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Q How much do legal notices cost?

A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

--- PUBLIC SALES ---	
FIRST INSERTION	
NOTICE OF PUBLIC SALE	Extra Space Storage - 3265 University Parkway Sarasota, FL 34243 - (561)288-4405- @10:00AM Jack Woods-Business supplies and household items Extra Space Storage - 5717 14th St W Bradenton, FL 34207- (941)866-6675-@10:00AM Chelsey Grant-Just my personal belongings that I'm trying to save. Clothes, Crates with belongings, boxes & bags. James Peterson-furniture, household items Extra Space Storage - 1721 Cortez Rd W Bradenton, FL 34207- (941)866-8225- @9:30AM Jessica Cardenas-Tv furniture , bed , house items Aliena Christine Salain-2 Full BR Sets, TVs, Clothes, Beverly Ann Parker-Boxes, bike, touts, Extra Space Storage - 3708 Manatee Ave W Bradenton, FL 34205 - (941)292-2323- @10:00AM Jenniefer Taylor-Clothing and household items Patti King-Two tables , and boxes Extra Space Storage - 921 64th St Ct E Bradenton, FL 34208 - (941)308-9744- @10:00AM Extra Space Storage will hold a public auction to sell personal property described belonging to those individuals listed at the location indicated. The auction will belisted and advertised on www.storage treasures.com . Purchase must be made with cash only and paid above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. July 24, 31, 2026 26-01315M

FIRST INSERTION	
NOTICE OF ACTION FOR NON JUDICIAL TIMESHARE FORECLOSURES FOR UMBRELLA BEACH CONDOMINIUM ASSOCIATION, INC. TO: Michele Durand 21 Rue Des Carres 44760 La Bernerie France Elaine D. Woods a/k/a Elaine Diane Woods, Deceased 16014 Lakeside Loop North Cornelius, NC 28031 The Estate of Elaine Diane Woods, Deceased C/O Daniel O'Handley, Executor 17718 Sedona Way Cornelius, NC 28031 The Elaine Diane Woods Trust Dated June 20, 2018 C/O Robert G. McIntosh 209 Delburg Street Davidson, NC 28036 YOU ARE HEREBY NOTIFIED of an action for non judicial foreclosure of timeshare units and weeks listed in the Claim of Lien filed and recorded for UMBRELLA BEACH CONDOMINIUM ASSOCIATION, INC. on May 22, 2026 as Instrument No. 202641059166 in the Public Records of Manatee County, Florida. The units and weeks listed in attached Exhibit "A" are for the following described real property located in MANATEE COUNTY, STATE OF FLORIDA: Unit Numbers and Week Numbers (as described on attached Exhibit "A") of Umbrella Beach Resort, a condominium according to Amended and Restated Declaration of Condominium thereof recorded in Official Records Book 1466, Pages 1 through 80 inclusive, of the Public Records of Manatee County, Florida, as amended. EXHIBIT "A" Michele Durand 21 Rue Des Carres 44760 La Bernerie France B-1, 04 Floating \$4,512.65 Per Diem Interest \$.55 Elaine D. Woods a/k/a Elaine Diane Woods, Deceased 16014 Lakeside Loop North Cornelius, NC 28031 A-1, 25 Floating \$3,682.67 Per Diem Interest \$.44 A-4, 02 Floating \$2,775.00 Per Diem Interest \$.44 A-7, 03 Flexible \$3,682.65 Per Diem Interest \$.44 The Estate of Elaine Diane Woods, Deceased C/O Daniel O'Handley, Executor 17718 Sedona Way Cornelius, NC 28031 A-1, 25 Floating \$3,682.67 Per Diem Interest \$.44 A-4, 02 Floating \$2,775.00	Per Diem Interest \$.44 A-7, 03 Flexible \$3,682.65 Per Diem Interest \$.44 The Elaine Diane Woods Trust Dated June 20, 2018 C/O Robert G. McIntosh 209 Delburg Street Davidson, NC 28036 A-1, 25 Floating \$3,682.67 Per Diem Interest \$.44 A-4, 02 Floating \$2,775.00 Per Diem Interest \$.44 A-7, 03 Flexible \$3,682.65 Per Diem Interest \$.44 The assessment lien created by the Claim of Lien was properly created and authorized, pursuant to the timeshare instrument and applicable law, and the amounts secured by said lien is as set forth in attached Exhibit "A" along with the per diem interest. You may cure the default at any time prior to the issuance of the Certificate of Sale by paying the amount due to the undersigned Trustee at the address set forth below, within thirty (30) days of first publication date of this Notice of Action. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in §721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form exercising your right to object to the use of the trustee foreclosure procedure by calling or writing the trustee set forth below for a copy of the objection form. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this action shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. You are required to object in writing. Objections are to be mailed to the trustee, Brian P. Deeb, Esquire, 6677 13th Avenue North, Suite 3A, St. Petersburg, FL 33710 within thirty (30) days of the first publication date of this Notice of Action. DEEB LAW GROUP, P.A. BRIAN P. DEEB, ESQUIRE 6677 13th Avenue North, Suite 3A St. Petersburg, FL 33710 (727) 384-5999X201 Primary Email Address: bpdeeb@deeblawgroup.com Secondary Email address: snieratko@deeblawgroup.com Fla. Bar No. 500534 Trustee for Umbrella Beach Condominium Association, Inc. July 24, 31, 2026 26-01362M

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

Business
Observer

July 24, 31, 2026 26-01362M

--- UNCLAIMED FUNDS ---

FIRST INSERTION

UNCLAIMED FUNDS

ANGELINA “ANGEL” COLONNESO, CLERK OF CIRCUIT COURT & COMPTROLLER, MANATEE COUNTY FLORIDA STATES THAT THE FOLLOWING IS A LIST OF UNCLAIMED MONIES. PERSONS HAVING OR CLAIMING INTEREST IN SUCH FUNDS SHALL FILE THEIR NOTARIZED WRITTEN CLAIM/OR COURT MOTION WITH THE CLERK OF THE CIRCUIT COURT & COMPTROLLER, MANATEE COUNTY FLORIDA, ON OR BEFORE THE FIRST DAY OF SEPTEMBER 2026. AFTER SUCH DATE THE UNCLAIMED MONIES SHALL BE DECLARED FORFEITED TO SUCH CLERK.

Owner and/or Plaintiff	Amount	Case Number / Reason
AAA KYLES KWIK BAIL BONDS INC	\$50.51	2022CT3457
AARON CHRISTOPHER MAS-TROIANNI	\$15.00	JURY SERVICE
ABBA PAWN	\$21.50	2016CF4117
ABIGAIL LOUANNE FAYE BOCK	\$15.00	JURY SERVICE
ABOUCHAHDA, CHAZA	\$150.00	2024CT002960AX
ADAMS, GERALD	\$21.50	2015CF1866
ADAMS, STEPHEN	\$1,000.00	2024MM002573AX
ADRIAN CHAVEZ-CARMONA	\$15.00	JURY SERVICE
ALAN TRACY SMITH	\$15.00	JURY SERVICE
ALAUNI RENE' ARNOLD	\$15.00	JURY SERVICE
ALESHA DENISE DAVIS	\$15.00	JURY SERVICE
ALEXXANDRA NICOLE HILL	\$15.00	JURY SERVICE
ALIZAEAL TAKEISHA KENDRICK	\$30.00	JURY SERVICE
ALLIANCE GROUP TITL LLC	\$51.00	RECORDING FEES
ALLISON PAIGE HANNON	\$15.00	JURY SERVICE
AMANDA CRUZ MYHRBERG	\$15.00	JURY SERVICE
AMANDA LYNN DAY	\$15.00	JURY SERVICE
AMANDA MARIE HASSEN	\$15.00	JURY SERVICE
AMANLEL, ANDRES	\$722.25	2023MM003802AX
AMBER DAWN TINL	\$15.00	JURY SERVICE
AMELIA MAGENTA PENA	\$15.00	JURY SERVICE
ANDRA CELESTE BEN-AMI	\$15.00	JURY SERVICE
ANDRE, SYNTCHA LORRY	\$10.80	2024TR3003
ANDREA MARIE CONKLIN	\$15.00	JURY SERVICE
ANDRES ESPINEL	\$15.00	JURY SERVICE
ANDREW LEE BROWN	\$15.00	JURY SERVICE
ANDREW MICHAEL BURNS	\$30.00	JURY SERVICE
ANGELA FEDERICO-FRANCOEUR	\$15.00	JURY SERVICE
ANGELA MARIE RADIGAN	\$15.00	JURY SERVICE
ANGELICA GUZMAN	\$15.00	JURY SERVICE
ANTHONY TRINIDAD-CORREA	\$15.00	JURY SERVICE
ANTHONY JOSEPH DYER	\$15.00	JURY SERVICE
ANTHONY SPYROS CONSTANTINOS	\$15.00	JURY SERVICE
ARIELLE LOREN SCHWARTZ	\$15.00	JURY SERVICE
ARLO TOURJEE	\$15.00	JURY SERVICE
ASFUR, DAVID L	\$150.00	2024CT001044AX
AURORA MARIA SANTIAGO	\$15.00	JURY SERVICE
AUSTIN JORDAN MURCH	\$15.00	JURY SERVICE
AUTO OWNERS INSURANCE COMPANY	\$22.00	2010CF000071AX
AUTUMN STORM VINEY	\$15.00	JURY SERVICE
AVENEL SAINT FLEUR	\$15.00	JURY SERVICE
AYRTON YARDEL DELAHOZ ALZATE	\$100.00	2024MM000300AX
BARD, ALYSA	\$235.00	2023MM002760AX
BARFIELD, CHRISTA	\$36.58	2023MM3974
BARRY NELSON MCCAULEY	\$15.00	JURY SERVICE
BATES, TERRY	\$200.00	1999MM3629
BAYLOR ANDREW JAMES RUBLE	\$15.00	JURY SERVICE
BEITA, MARCOS	\$46.50	2012CF2906
BELLA MADELINE PERRY	\$15.00	JURY SERVICE
BENJAMIN THOMAS ADRIAN	\$15.00	JURY SERVICE
BERNITA TAYLOR ROBERSON	\$15.00	JURY SERVICE
BEST, KRISTINACASSAND QUIROZ	\$10.80	2024TR20990
BITTLE, BETH	\$200.00	2006CJ2774
BLANCA LINNETTE TRINIDAD POSADA	\$15.00	JURY SERVICE
BLANCA ROCIO SALAS LOYOLA	\$33.75	2023CT003854AX
BONILLA, ANTONIO	\$33.02	2018CF716
BORJAS, ANGIE SAMIRA	\$10.80	2024TR6757
BOURDEAU, MADELINE	\$787.00	2023CF002947AX
BP GAS STATION	\$46.50	2013CF000314BX
BRADFORD, WILLIAM E	\$500.00	2023CT002019AX
BRANDON ANTHONY-EDWARD NIEVES	\$15.00	JURY SERVICE
BRAYAN EMANUEL MENDOZA	\$15.00	JURY SERVICE
BREANNA LOUISE RAINEY	\$30.00	JURY SERVICE
BRENDAN S MILLER	\$15.00	JURY SERVICE
BRIAN AXEL YANEZ-PERDOMO	\$15.00	JURY SERVICE
BRIANA ISABELLA ROSE DOWNEY	\$15.00	JURY SERVICE

BRITTANY ANGIE PALOMA SANCHEZ	\$15.00	JURY SERVICE
BROWN, TIAMOIYA	\$782.75	2023CT003505AX
BRUCE TIM MARTIN	\$15.00	JURY SERVICE
BRYAN ALEXANDRE BACA	\$15.00	JURY SERVICE
BUZZI, TITO	\$81.00	2023CF002283AX
CALASCIBETTA, SWITLANA	\$286.50	2014CF1548
CALASCIBETTA, SWITLANA	\$71.50	2014CF1548
CALASCIBETTA, SWITLANA	\$71.50	2014CF001548AX
CALASCIBETTA, SWITLANA	\$71.50	2014CF001548AX
CALASCIBETTA, SWITLANA	\$71.50	2014CF001548AX
CALASCIBETTA, SWITLANA	\$146.50	2014CF1548
CAMERON STUART LUKE	\$30.00	JURY SERVICE
CARLA RAMIREZ	\$15.00	JURY SERVICE
CARLETTA ELIZABETH BELL	\$15.00	JURY SERVICE
CAROL JEANNINE BREWER	\$15.00	JURY SERVICE
CAROLYN SUTTON MINTON	\$15.00	JURY SERVICE
CARRANZA LOPEZ, GUILLERMO ARTURO	\$10.80	2024TR24088
CARYN A GREENSPAN	\$15.00	JURY SERVICE
CASIMIR, WOOLDIA	\$10.80	2024TR27789
CASTROHERNANDEZ, DANIELA C	\$1,735.00	2022MM3317
CEDRIC MATTHIAS STEPHENS	\$15.00	JURY SERVICE
CENTRAL CHRISTIAN CHURCH	\$46.50	2008CF004034AX
CENTRAL CHRISTIAN CHURCH	\$21.50	2008CF004034AX
CHANDRATREYA, DISHA	\$10.80	2024TR22414
CHARLES JEREMIAH FOLEY	\$15.00	JURY SERVICE
CHARLES LEE LUIS FELICIANO	\$15.00	JURY SERVICE
CHARLES MICHAEL MCDOUTGALL	\$15.00	JURY SERVICE
CHASE ALEXANDER BARNES	\$15.00	JURY SERVICE
CHERYL ANN CASE	\$15.00	JURY SERVICE
CHERYL LYNN SILVA	\$15.00	JURY SERVICE
CHERYL M KRUSCHWITZ	\$15.00	JURY SERVICE
CHRISTINA AUTUMN SWEENEY	\$15.00	JURY SERVICE
CHRISTINA MARIE WOOD	\$15.00	JURY SERVICE
CHRISTINA THI TRUONG	\$15.00	JURY SERVICE
CHRISTOPHER CHARLES FARNUM	\$60.00	JURY SERVICE
CHRISTOPHER JOHN LOGAN	\$15.00	JURY SERVICE
CHRISTOPHER ROBERT VASSALLO	\$15.00	JURY SERVICE
CHRISTOPHER RYAN COAKLEY	\$15.00	JURY SERVICE
CHRISTOPHER SCOTT SECORD	\$15.00	JURY SERVICE
CIRCLE K	\$43.00	2012CF4118
CIRCLE K	\$46.50	2012CF4118
CIRCLE K	\$93.00	2012CF004118AX
CITICORP CREDIT SERVICES INC	\$21.50	2008CF3018
CLETUS WAYNE CONSTANT	\$15.00	JURY SERVICE
COLE ALEXANDER DION	\$15.00	JURY SERVICE
COLIN STEVEN SCHMITZ	\$15.00	JURY SERVICE
COLLEEN ANN AVERSA	\$15.00	JURY SERVICE
CONOR PADRAIG BEGLEY	\$15.00	JURY SERVICE
CORTORREAL, ANNEL	\$80.00	2024TR4212
COX, JUSTIN	\$100.00	2024MM312
CRISTIAN EDUARDO VILLALOBOS	\$15.00	JURY SERVICE
CRYSTAL EILEEN COTHERN	\$15.00	JURY SERVICE
CRYSTAL MARIE THORNTON	\$15.00	JURY SERVICE
DADIE MOISE	\$15.00	JURY SERVICE
DALIA RUIZ CLARK	\$15.00	JURY SERVICE
DALTON PARKER AUSBORN	\$15.00	JURY SERVICE
DANA CARL TAXCO	\$45.00	JURY SERVICE
DANA MARIE COOK	\$15.00	JURY SERVICE
DANGERLYN, LARA	\$120.00	2023MM3367
DANIEL DILORENZO	\$15.00	JURY SERVICE
DANIEL EUGENE HINTZE	\$15.00	JURY SERVICE
DANIELLE RENEE SHUTTLEWORTH	\$15.00	JURY SERVICE
DANIELLE RHEA MARLER	\$15.00	JURY SERVICE
DAPHNE LANETTE SIMS	\$15.00	JURY SERVICE
DARLENE MICHELLE LABUDA	\$15.00	JURY SERVICE
DARRELL LENORD ASH	\$15.00	JURY SERVICE
DARYL LEE BAYER	\$15.00	JURY SERVICE
DAVID CHARLES BAYARD	\$30.00	JURY SERVICE
DAVID TODD ANDERSON	\$15.00	JURY SERVICE
DE LA TORRE, YOSELIN	\$100.00	2024MM204
DEAN DANIEL ANDREE	\$15.00	JURY SERVICE
DEBORAH LYNN HARALAMPOPOULOS	\$15.00	JURY SERVICE
DEBORAH SIMPSON SEDILLO	\$15.00	JURY SERVICE
DENISE MARIE MILLET	\$15.00	JURY SERVICE

DENNIS JOSEPH SOWA	\$15.00	JURY SERVICE
DEREK JAMES SCHLIPF	\$15.00	JURY SERVICE
DERONCE, CAROLLE	\$10.80	2024TR6312
DESTINY IRENE POLANCO	\$15.00	JURY SERVICE
DEVIN GAGE CARSTENS	\$15.00	JURY SERVICE
DIANE JUNE MARCIULIANO	\$15.00	JURY SERVICE
DIEGO JIMAREZ	\$240.00	2023CT000799AX
DIETZ, STACY ANN	\$10.80	2024TR14512
DJAHLAT, HADJER	\$10.80	2024TR22712
DOMINGO JAIMES-DIAZ	\$15.00	JURY SERVICE
DONALD JAMES HAMSTRA	\$15.00	JURY SERVICE
DOROTHY ANN DREVYANKO	\$15.00	JURY SERVICE
DRAKE AARON MOSS	\$15.00	JURY SERVICE
DYLAN VERA	\$15.00	JURY SERVICE
DYLAN AUSTEN GOODE	\$15.00	JURY SERVICE
E G	\$20.00	2024CJ000121BX
EBONY BRIANNA KELLY	\$15.00	JURY SERVICE
EDMUND HUBERTUS LEMMENS	\$15.00	JURY SERVICE
EDUARDO ENRIQUE GARCIA	\$15.00	JURY SERVICE
EDWIN DEWOODY KEPPEL	\$30.00	JURY SERVICE
EDY HERNANDEZ SANCHEZ	\$51.00	2023CT003338AX
ELIER YOMAR LOPEZ SANCHEZ	\$15.00	JURY SERVICE
ELIZABETH JOHNSON	\$15.00	JURY SERVICE
EMANUEL DEJESUS JR	\$20.00	2022CF002533AX
EMILY AMANDA DAKA	\$15.00	JURY SERVICE
EMILY DARLENE SMITH	\$15.00	JURY SERVICE
ERIC LEE CHEUSDE	\$15.00	JURY SERVICE
ERIK BASSAURE	\$15.00	JURY SERVICE
ERIK JONATHON WALIMAA	\$30.00	JURY SERVICE
ERNEST RAY CRIM	\$15.00	JURY SERVICE
ESSENCE AMAYA BUNDRAGE	\$15.00	JURY SERVICE
ETHAN MICHAEL BELL	\$15.00	JURY SERVICE
EUGENE AUBREY SUGGS	\$15.00	JURY SERVICE
EVAN SCOTT BERLIN	\$15.00	JURY SERVICE
EZ CHECK	\$41.50	2006CF003927AX
FAITH CHRISTINE FORREST	\$15.00	JURY SERVICE
FIFTH THIRD BANK	\$109.50	2008CF3367
FIFTH THIRD BANK	\$36.50	2008CF3367
FIFTH THIRD BANK	\$36.50	2008CF3367
FIFTH THIRD BANK	\$36.50	2008CF3367
FIFTH THIRD BANK	\$36.50	2008CF003367AX
FIFTH THIRD BANK	\$36.50	2008CF003367AX
FIFTH THIRD BANK	\$36.50	2008CF003367AX
FRANCIS FORD BESIO	\$15.00	JURY SERVICE
FRANCISCO ARROYO	\$15.00	JURY SERVICE
FREDY MANUEL CANDELARIO	\$15.00	JURY SERVICE
GABRIELLA EUNICE VAZQUEZ CRUZ	\$15.00	JURY SERVICE
GARCIA, ANDREA	\$117.75	2024CT000003AX
GARRETT JUSTIN REASONER	\$30.00	JURY SERVICE
GARY MERCADO LOPEZ	\$15.00	JURY SERVICE
GAUTREAU, JENNIFER LEIGH	\$10.80	2024TR9316
GENTLLE, TAYLOR	\$500.00	2023CT002514AX
GESSNER, DANIEL	\$96.50	2014CF000737AX
GILBERTO RAMIREZ AGUILAR	\$188.75	2023MM002432AX
GIOVANI MIRANDA-GOMEZ	\$15.00	JURY SERVICE
GLORIA M REED	\$15.00	JURY SERVICE
GOLD PROS	\$46.81	2016CF3529
GONZALEZHERNAND, RAFAEL	\$705.75	2022CT3594
GRACIE L TILEBEIN	\$45.00	JURY SERVICE
GREGORY ALAN CRAWFORD	\$15.00	JURY SERVICE
GREGORY THOMAS COBB	\$15.00	JURY SERVICE
GUATACHA SANDY CADET	\$15.00	JURY SERVICE
GUTIERREZ, JENNA	\$50.00	2024MM000852AX
GUTIERREZ, JOSE ARTURO	\$33.02	2018CF717
HALL, RENECIA LASHAWN	\$13.00	2021CT2765
HANNAH ROSE-ELLEN ANDERSON	\$30.00	JURY SERVICE
HANNAN, JAZMINE	\$100.00	2024MM002158AX
HARDWICK, STEPHANIE	\$50.00	2024MM000550AX
HARIELLE JOSEE ANANIE HUMMER	\$10.80	2024TR24921
HENRICLES RENE	\$15.00	JURY SERVICE
HERMAN SHAW	\$15.00	JURY SERVICE
HERNANDEZ, DARLIN ANTO ROSALES	\$10.80	2024TR7971
HICKMAN, MEGAN	\$53.00	2018CF1129
HICKMAN, MEGAN	\$26.50	2018CF1129
HICKMAN, MEGAN	\$26.50	2018CF1129
HICKMAN, MEGAN	\$26.50	2018CF001129AX
HICKMAN, MEGAN	\$26.50	2018CF001129AX

--- UNCLAIMED FUNDS ---

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HICKMAN, MEGAN	\$26.50	2018CF001129AX
HICKMAN, MEGAN	\$26.50	2018CF001129AX
HIDDEN OAKS	\$293.00	2022CT3618
HIGGINS, MISTY	\$420.00	2014CF196
HOPE, CHINITA	\$20.00	2023CT3684
HOWARD, CLEMENSTINE	\$15.19	2021MM940
HUGO JOSE GARCIA	\$500.00	2024MM001074AX
HUNTER LEE BARNES	\$15.00	JURY SERVICE
HUNTER, AHMAD OMARION	\$10.80	2024TR12780
HUTCHERSON, ROBIN D	\$103.00	2024TR8765
INESSA A TKEBUCHAVA	\$15.00	JURY SERVICE
INSURED TITLE AGENCY	\$17.50	RECORDING FEES
J MEREDITH FUKUNAKA	\$15.00	JURY SERVICE
JACK KELLY NADEAU	\$15.00	JURY SERVICE
JACOB DANIEL HEATON	\$15.00	JURY SERVICE
JACOB LEGRAND CULLEN	\$15.00	JURY SERVICE
JACOB MARK CURRIER	\$15.00	JURY SERVICE
JACOB MICHAEL OROURKE	\$15.00	JURY SERVICE
JAICOB ROBERT KING	\$15.00	JURY SERVICE
JAIME JESUEL VELA	\$30.00	JURY SERVICE
JAMES APPLETON MANSON	\$15.00	JURY SERVICE
JAMES BRYANT RAY	\$15.00	JURY SERVICE
JAMES EDWARD HIRSCHMAN	\$15.00	JURY SERVICE
JAMES EDWARD WHITNEY	\$15.00	JURY SERVICE
JAMES HENDERSON MOORE	\$15.00	JURY SERVICE
JAMES MADISON TAULBEE	\$15.00	JURY SERVICE
JAMES PATRICK THURNAU	\$15.00	JURY SERVICE
JAMES VINCENT SALERNO	\$30.00	JURY SERVICE
JANET LOUISE COOPER	\$15.00	JURY SERVICE
JARRAED MICHAEL MORRELL	\$15.00	JURY SERVICE
JASON ALEX CATTERSON	\$15.00	JURY SERVICE
JAYCIE MARIE PENROD	\$15.00	JURY SERVICE
JEFFREY BRIAN ROARK	\$30.00	JURY SERVICE
JEFFREY DOERING SHIMMIN	\$15.00	JURY SERVICE
JEFFREY PAUL LESNESKI	\$15.00	JURY SERVICE
JENNIFER ARLETH GOMEZ	\$15.00	JURY SERVICE
JENNIFER DAWN REUTER	\$15.00	JURY SERVICE
JENNIFER MICHELLE SPEARS	\$15.00	JURY SERVICE
JEREMY NERAJ BACHU	\$15.00	JURY SERVICE
JERRY ALLEN QUINN	\$15.00	JURY SERVICE
JESSE KNUDSEN	\$15.00	JURY SERVICE
JESSE RYAN REILLY	\$15.00	JURY SERVICE
JESSICA ROSADO	\$15.00	JURY SERVICE
JESSICA LYNN BLACKWELL	\$15.00	JURY SERVICE
JIMILA ALEXANDRA WAITERS	\$15.00	JURY SERVICE
JODI LYNN PERRY	\$15.00	JURY SERVICE
JOEL WILLIAM DAVIS	\$15.00	JURY SERVICE
JOHN ALVIN BROCKHOFF	\$15.00	JURY SERVICE
JOHN MARQUEZ CORTEZ	\$240.00	2023CT002517AX
JOHN SAMUEL MILLER	\$15.00	JURY SERVICE
JOHN SLOAN VANOSTEN-BRIDGE	\$15.00	JURY SERVICE
JOHNNY EDILBERTO MENDOZA	\$15.00	JURY SERVICE
JOLENE GAYLE GREGG	\$15.00	JURY SERVICE
JONATHAN CRAIG COMBAST	\$15.00	JURY SERVICE
JONATHAN NATE CHESHIRE	\$15.00	JURY SERVICE
JORGE ALBERTO ROSABAL ARIAS	\$30.00	JURY SERVICE
JOSE LUIS SONTAY HERNAN-DEZ	\$15.00	JURY SERVICE
JOSE MARTIN YANEZ	\$15.00	JURY SERVICE
JOSECARLOS MARTINEZ	\$15.00	JURY SERVICE
JOSEPH ALEXANDER DUFFY	\$15.00	JURY SERVICE
JOSEPH HAROLD DESCHAMPS	\$15.00	JURY SERVICE
JOSEPH LEE URBAN	\$15.00	JURY SERVICE
JOSEPH WILLIAM VALLEJO ARCE	\$15.00	JURY SERVICE
JOSHUA DAVID FERREIRA	\$15.00	JURY SERVICE
JOSHUA DOUGLAS HILL	\$15.00	JURY SERVICE
JULIA MARLEEN DRASKOVICH	\$15.00	JURY SERVICE
JULIA RAE HATTON	\$15.00	JURY SERVICE
JUSTIN LEE BAKER	\$15.00	JURY SERVICE
KAITLYN MARIE ALVAREZ	\$15.00	JURY SERVICE
KALON FREDERICK INMAN	\$15.00	JURY SERVICE
KARA MOHLER	\$85.09	2014CF737
KARA MOHLER	\$43.00	2014CF000737AX
KARA MOHLER	\$21.50	2014CF000737AX
KAREN JEAN CANTRELL	\$15.00	JURY SERVICE
KAREN LYNN WORTHMAN	\$30.00	JURY SERVICE
KARLA ALEXIS TREJO	\$15.00	JURY SERVICE
KARWINSKI, MICHAEL	\$31.50	2024TR2678
KASEY LEE STOTTS	\$30.00	JURY SERVICE
KATHARINE MILTON CARLIER	\$15.00	JURY SERVICE

KATHERINE MURRAY MCCOY	\$15.00	JURY SERVICE
KATHLEEN ANNE BIXBY	\$30.00	JURY SERVICE
KATHY JO KINSEY	\$15.00	JURY SERVICE
KATHY MICHEL JENKINS	\$15.00	JURY SERVICE
KAYLEIGH DIANNE HIRSCH	\$15.00	JURY SERVICE
KEEGAN THOMAS PAYRITS	\$15.00	JURY SERVICE
KEITH BRADLEY BRYNER	\$15.00	JURY SERVICE
KELSEY LYNNE GUEVARA	\$15.00	JURY SERVICE
KELSEY, STEPHEN	\$51.50	2023MM2552
KELSEY, STEPHEN	\$122.00	2023MM2552
KENNEDY DELYNN INGRAM	\$15.00	JURY SERVICE
KENNETH RAY BENNETT	\$15.00	JURY SERVICE
KENZIE HENDERSHOT CLEVELAND	\$15.00	JURY SERVICE
KEVIN CHARLES CLARK	\$15.00	JURY SERVICE
KEVIN JOSEPH RYAN	\$60.00	JURY SERVICE
KEVIN MICHAEL KLARKOWSKI	\$15.00	JURY SERVICE
KHYLEE ELAYN POLK	\$15.00	JURY SERVICE
KIERSTEN MICHELE BLANDON	\$15.00	JURY SERVICE
KIM NICOLE BLAKENEY	\$15.00	JURY SERVICE
KIM QUY THI NGUYEN	\$15.00	JURY SERVICE
KIMBERLEY ANN CHILDERS	\$15.00	JURY SERVICE
KIMBERLY NICHOLS DOLCH	\$15.00	JURY SERVICE
KIMBERLY RACHELLE LUES-KOW	\$15.00	JURY SERVICE
KINSEY, BRANDON	\$30.50	2020MM1768
KINSEY, BRANDON	\$31.50	2020MM1768
KINSEY, BRANDON	\$31.50	2020MM001768AX
KINSEY, BRANDON	\$31.50	2020MM001768AX
KINSEY, BRANDON	\$31.50	2020MM1768
KINSEY, BRANDON	\$31.50	2020MM001768AX
KMART	\$36.50	2018CF3326
KMART	\$36.50	2018CF3326
KMART	\$36.50	2018CF3326
KMART	\$36.50	2018CF003326AX
KMART	\$36.50	2018CF003326AX
KMART	\$36.50	2018CF3326
KMART	\$36.50	2018CF003326AX
KMART	\$36.50	2018CF003326AX
KMART	\$10.50	2018CF003326AX
KOULZER, HILOLA	\$100.00	2024MM327
KYIA LEE SYDLAR	\$15.00	JURY SERVICE
KYLE ADAM KIRK	\$15.00	JURY SERVICE
KYLE PARKER LENTZ	\$15.00	JURY SERVICE
LARSON, CHELSEY	\$240.00	REIMBURSEMENT
LAURA LYNN WOLFE	\$15.00	JURY SERVICE
LAUREN L LAUMAN	\$15.00	JURY SERVICE
LAWSON, CEDRIC RESHAD	\$11.00	2023TR12831
LAWSON, MATT	\$205.75	2023CT001065AX
LEFFERT, CONNIE	\$1,200.00	2023CF003016AX
LEGER, SHERLANDE	\$10.80	2024TR23802
LEOFILS, JOHN WILKENSON	\$37.80	2024TR4605
LEOMARA MILAGROS ROSADO	\$15.00	JURY SERVICE
LEONARD SHAMIS	\$15.00	JURY SERVICE
LIAKAKOS, PETER AUSTIN	\$10.80	2024TR23084
LINDA JOSEPH	\$15.00	JURY SERVICE
LINDSEY PORTER WAGNER-KELLY	\$15.00	JURY SERVICE
LISA SCHOENFELD	\$30.00	JURY SERVICE
LISA ANN KROUSE	\$15.00	JURY SERVICE
LOGAN GAGE WAHLSMITH	\$15.00	JURY SERVICE
LOPEZ MACHACA, JUAN CARLOS	\$10.80	2024TR532
LORRAINE LEIGH THOMPSON	\$15.00	JURY SERVICE
LOWES	\$21.50	2007CF2254
LOWES	\$21.50	2007CF2254
LOWES STORE	\$21.50	2018CF000165AX
LOWES STORE	\$46.50	2018CF165
LUCA TAMRAS	\$15.00	JURY SERVICE
LUIS ANGEL GARCIA	\$15.00	JURY SERVICE
LUKE OSMUN SKINNER	\$15.00	JURY SERVICE
LUKE SAMUEL EVANS	\$15.00	JURY SERVICE
MA AIDE LAUREANO DE SANTOS	\$15.00	JURY SERVICE
MADISON BRIEANNE THAYER	\$15.00	JURY SERVICE
MADISON ELLE FOGGIA	\$60.00	JURY SERVICE
MADISON LEIGH BARENDSE	\$15.00	JURY SERVICE
MALOUFF, ANN	\$100.75	2024MM000618AX
MANUEL ESPINDOLA HERNAN-DEZ	\$150.00	2024CT001587AX
MARALEE ERIKSEN	\$15.00	JURY SERVICE
MARGARET ANDREA TODESCA	\$60.00	JURY SERVICE
MARIA ANTONIA PORTER	\$30.00	JURY SERVICE
MARIA CONCEPCION SARMIEN-TO	\$15.00	JURY SERVICE

MARIA DIANA SAUCEDO	\$15.00	JURY SERVICE
MARIA JOSE VALLADARES MEDINA	\$15.00	JURY SERVICE
MARIE JOHANNA GUTIERREZ	\$15.00	JURY SERVICE
MARK BENJAMIN TODD	\$30.00	JURY SERVICE
MARLEN HERNANDEZ-MOJICA	\$15.00	JURY SERVICE
MARQUES RAJAN NORWOOD	\$15.00	JURY SERVICE
MARRERO, ASLEY FUNDORA	\$10.80	2024TR11478
MARTIJN VREMAN	\$15.00	JURY SERVICE
MARY ANN MCNEMAR	\$27.00	2023CF002666AX
MARY ELIZABETH IANNUCCI	\$15.00	JURY SERVICE
MARY ELLEN BOWERS	\$15.00	JURY SERVICE
MARY MARGARET LANGE	\$15.00	JURY SERVICE
MATTHEW RYAN ROBACK	\$15.00	JURY SERVICE
MATTHEW WILLIAM MATETIC	\$15.00	JURY SERVICE
MAXWELL MICHAEL PIERCE	\$15.00	JURY SERVICE
MCCOY, ALEXANDER WAYNE	\$136.50	2023TR23658
MCCOY, EARNEST	\$21.50	2012CF001238AX
MCGILL, ALEXA MARIE	\$10.80	2024TR18842
MCGRAW, EDWARD	\$71.50	2012CF003957AX
MCNEAL, ZION REBEKAH LARAE	\$10.80	2024TR12
MEGAN ELAINE CLARKE ISAA- CSO	\$15.00	JURY SERVICE
MEGAN LISA GAULIN	\$15.00	JURY SERVICE
MELISSA BENTON THOMAS	\$15.00	JURY SERVICE
MENDOZA FERNANDEZ, YOEL ROMEL	\$10.80	2024TR14028
METRO PCS	\$21.50	2017CF002671AX
MIA LYNNE MARIE LOVETT	\$15.00	JURY SERVICE
MICHAEL ALEXANDER RODRI- GUEZ	\$15.00	JURY SERVICE
MICHAEL DOUGLAS MILSTEAD	\$15.00	JURY SERVICE
MICHAEL IMMANUEL PAGAN	\$60.00	JURY SERVICE
MICHAEL J JENSEN	\$15.00	JURY SERVICE
MICHAEL NIPAUL PERSAUD	\$30.00	JURY SERVICE
MICHELLE JALINE DOMINGUEZ	\$15.00	JURY SERVICE
MICHELLE RICHARDSON BOSSO	\$15.00	JURY SERVICE
MIKIEWICZ, ELLEN	\$10.80	2024TR10126
MITCHELL, JENNIFER RENEE	\$10.80	2024TR20347
MODELINE HENRY SINCERE	\$15.00	JURY SERVICE
MOISE LOUIS-GENE	\$15.00	JURY SERVICE
MONZON, YUNIER GONZALEZ	\$31.50	2024TR5456
MORALES, JESSICA	\$120.00	2023CT4442
MORGAN AND MORGAN TAMPA PA	\$15.00	2024CA1367
MORGAN STANLEY	\$150.00	2012CF787
MULLEN, MICHAEL	\$465.00	2012CF003386AX
NAKIYIA VALONTE CANNON	\$15.00	JURY SERVICE
NANCY VIRGINIA NOLL	\$15.00	JURY SERVICE
NATASHA RICHIA WALSH	\$15.00	JURY SERVICE
NATHAN ANTONE DIAS	\$15.00	JURY SERVICE
NATHAN DENNIS KOHLHOFF	\$15.00	JURY SERVICE
NATHAN KEITH BURCHETT	\$15.00	JURY SERVICE
NATHANIEL EDWARD MILLER	\$15.00	JURY SERVICE
NELSON RAMON GUTIERREZ BALZA	\$1,000.00	2024MM000119AX
NICHOLAS CARLOS WELCH	\$15.00	JURY SERVICE
NICHOLE DENISE CALLAGHAN	\$15.00	JURY SERVICE
NICOLE CERTAIN	\$15.00	JURY SERVICE
NICOLE MARIEL DELANEY	\$15.00	JURY SERVICE
NOAH JAMES SMITH	\$15.00	JURY SERVICE
NOCHELSON, JEROME	\$500.00	2024MM001663AX
NORDSTROM RACK	\$174.91	2024MM001232AX
NYTALIAH TANASIA MCKAYLA ROBERTS	\$15.00	JURY SERVICE
OCONNOR, MICHAEL RALPH	\$18.00	2024TR21862
OLIVER GERRIT KASTEL	\$30.00	JURY SERVICE
OLIVIA EILEEN GIESSMAN	\$15.00	JURY SERVICE
OMAR IBARRA TINOCO	\$15.00	JURY SERVICE
OMAR SAED HASSAN	\$15.00	JURY SERVICE
OMESH BHAGWANDEEN	\$15.00	JURY SERVICE
ORR, RONALD THOMAS	\$10.80	2024TR23194
PAGES, JOSE ANTHONY	\$10.80	2024TR212
PAIGE COURTNEY BORRHELLO	\$15.00	JURY SERVICE
PAMELA ANN CHRISTENSEN	\$15.00	JURY SERVICE
PARKER-HEITEL, SUSAN L	\$277.00	2023CT003247AX
PATRICE BARTRO SARLES	\$15.00	JURY SERVICE
PATRICK JAMISON CARNEGIE	\$15.00	JURY SERVICE
PAUL ALAN THOMPSON	\$15.00	JURY SERVICE
PAWN STAR LLC	\$20.15	2010CF4290
PEARMAN, JON MICHAEL	\$21.50	2022MM002599AX
PEDRO-GASPAR, JUAN	\$1,550.75	2020MM000954AX
PENATE, MELISSA SANTANA	\$11.00	2024MM180

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--- UNCLAIMED FUNDS ---

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PERDUE BRANDON FIELDER COLLINS AND MOTT LLP	\$368.00	2005CF2386
PERDUE COLLECTIONS	\$23.00	2023TR21557
PEREZ FIERRO, FRANCISCO	\$120.00	2023CT4440
PEREZ RAMOS, NEIDA MARISOL	\$31.50	2024TR20517
PEREZ-PEREZ, CYNTHIA	\$120.00	2023CT3969
PETERSON, MONIQUE SHANTE	\$27.00	2024TR87
PETRU JESUS DE LA GARZA	\$15.00	JURY SERVICE
PHILIP DAVID KUNKEL	\$15.00	JURY SERVICE
PIERRE, ROLEB	\$10.80	2024TR12663
PINEDA, JOVANI	\$60.00	2023CT002344AX
PINTOR, OMAR ZUNIGA	\$10.80	2024TR4223
POWELL, DILLION HOSEA	\$10.80	2024TR17020
PRESERVIL, MARIE G	\$10.80	2024TR18804
PROGRESSIVE INSURANCE	\$225.00	2022CJ623
PRZYBYLA, ANDREW JEROME	\$106.00	2023TR32620
PUBLIX	\$41.22	2006MM1920
PUBLIX	\$56.38	2006MM1919
QUIANA MAYLIN FLEMMING	\$15.00	JURY SERVICE
QUINN MICHELLE DI MARIA	\$15.00	JURY SERVICE
QUINTEN J'VON MAYS	\$15.00	JURY SERVICE
RACHEL ANGELA FORD	\$15.00	JURY SERVICE
RAMOS FLORES, JOSE MANUEL	\$10.80	2024TR21242
RAUL RUELAS	\$15.00	JURY SERVICE
REBECA GONZALEZ GALINDEZ	\$120.00	2024CT003030AX
REID ROBERT KING	\$15.00	JURY SERVICE
REISINGER, FRANK JOSEPH	\$21.50	2009CF001211AX
REYES, ENGELA A	\$100.00	2024CT167
RHETT THOMAS GAY	\$15.00	JURY SERVICE
RICHARD ANTHONY TSCHIDA	\$15.00	JURY SERVICE
RICHARD ANTWAUN WILLIAMS	\$15.00	JURY SERVICE
RICHARD LUCAS PAQUIN	\$15.00	JURY SERVICE
ROBERT CARPENTER	\$15.00	JURY SERVICE
ROBERT WILLIAMS	\$15.00	JURY SERVICE
ROBERT ALAN SIMPSON	\$15.00	JURY SERVICE
ROBERT AMOS BAILEY	\$30.00	JURY SERVICE
ROBERT CARTER BENNETT	\$15.00	JURY SERVICE
ROBERT DUANE WERSTLER	\$15.00	JURY SERVICE
ROBERT EDWARD LIN	\$15.00	JURY SERVICE
ROBERT LAWRENCE CHALMERS	\$15.00	JURY SERVICE
ROBERT LEE SNIPES	\$15.00	JURY SERVICE
ROBERT MILFORD MCCANE	\$15.00	JURY SERVICE
RODRIGUEZ GARCIA, DILMARY CRISTINA	\$31.50	2024TR5622
RODRIGUEZ, JORGE CALZA-DILLA	\$496.50	2022CT000640AX
ROEDER, CHELSEA	\$120.00	2023CT003437AX
ROME LE GRANGE	\$15.00	JURY SERVICE
RONALD MICHAEL BROEMS	\$15.00	JURY SERVICE
RONDA RENEE PASSALACQUA	\$15.00	JURY SERVICE
ROSALEZ, MARTIN	\$10.80	APYM24040
ROSEBERLINE CASIMIR ADE	\$15.00	JURY SERVICE
RUSSO, RHONDA L	\$64.00	2019CT2412
RYAN BLAKE LABREE	\$15.00	JURY SERVICE
RYAN CHRISTOPHER BREWER	\$15.00	JURY SERVICE
RYAN FORSELL QUACH	\$15.00	JURY SERVICE
RYAN JEFFREY HARRIS	\$15.00	JURY SERVICE
RYAN PATRICK LAZARUS	\$15.00	JURY SERVICE
RYAN PAUL RAWLINGS	\$15.00	JURY SERVICE
RYAN ROBERT GETZ	\$15.00	JURY SERVICE
SALAS YANEZ, EDUAR JOSE	\$10.80	2023TR32619
SAM ASH MUSIC	\$104.47	2014CF4416
SAM ASH MUSIC	\$54.17	2014CF4416
SAMUEL M BELLEVUE	\$15.00	JURY SERVICE
SANDRA DENISE CANTRELL	\$15.00	JURY SERVICE
SANTIAGO FRASER GRIFFITHS JOHN	\$15.00	JURY SERVICE
SANTOS, MARIA	\$14.03	2014CF3254
SANTOS, MARIA	\$13.99	2014CF003254AX
SARAH ELIZABETH GARFIN	\$15.00	JURY SERVICE
SAUL GUTIERREZ	\$15.00	JURY SERVICE

SECILIA CHERIE ALBRIGHT	\$15.00	JURY SERVICE
SHAH, SANKALP	\$150.00	2024MM002245AX
SHANA LASHAY MARTINEZ	\$15.00	JURY SERVICE
SHANNON DALE MILLER	\$15.00	JURY SERVICE
SHANNON LEE TUBBS	\$15.00	JURY SERVICE
SHAWN FRANCIS PAVLOVICH	\$15.00	JURY SERVICE
SHAWNASTY LAVIAISA HUNT	\$15.00	JURY SERVICE
SHEENA DANIELLE MONROE	\$15.00	JURY SERVICE
SHELLY ANN LAWSON	\$15.00	JURY SERVICE
SIFONTES, JOSE	\$14.00	2023CT003860AX
SILVIA DANIELA BENITEZ	\$15.00	JURY SERVICE
SMITH, JADAVIAN KESHAUN	\$31.50	2024TR13263
SOCARRAS, YANEILER AGUERO	\$10.80	2024TR4117
SONIA IMELDA RAMIREZ HER-RERA	\$15.00	JURY SERVICE
SONNY JAMES COUTURE	\$15.00	JURY SERVICE
SONYA LEE BLUNT	\$15.00	JURY SERVICE
SOSA, OSCAR	\$150.00	2024CT004136AX
SOSA-PARRA, DANIEL	\$150.00	2024CT000936AX
SPENCER MICHAEL BUCKLER	\$15.00	JURY SERVICE
SPIWAK, JOHN DAVID	\$46.50	2013CF4520
SPIWAK, JOHN DAVID	\$46.50	2013CF4520
SPIWAK, JOHN DAVID	\$50.00	2013CF4520
SPIWAK, JOHN DAVID	\$46.50	2013CF004520AX
SPIWAK, JOHN DAVID	\$50.00	2013CF4520
SPIWAK, JOHN DAVID	\$46.50	2013CF004520AX
SPIWAK, JOHN DAVID	\$46.50	2013CF004520AX
STACIE SHARDAE MCNEAR	\$15.00	JURY SERVICE
STARBUCKS	\$16.50	2017CJ697
STATE AUTO INSURANCE COMPANIES	\$16.50	2017CJ697
STEPHANIE BIERCE TONGE	\$15.00	JURY SERVICE
STEPHANIE LYNN GEORGE	\$15.00	JURY SERVICE
STEPHANIE MARIE ARREOLA	\$15.00	JURY SERVICE
STEPHANIE MYCHELE GARDNER	\$15.00	JURY SERVICE
STEPHEN DOUGLAS TUTTLE	\$15.00	JURY SERVICE
STEVEN DAVID JORDAN	\$15.00	JURY SERVICE
STEVEN DOUGLAS DAVIS	\$15.00	JURY SERVICE
STEVEN HARRIS CHASEY	\$15.00	JURY SERVICE
STEVEN LEONARD CONNERS	\$15.00	JURY SERVICE
SUAREZ, RAFAEL CASTILLO	\$500.00	2024CF001421AX
SUE H CARROLL	\$15.00	JURY SERVICE
SUREYK BERNAL	\$15.00	JURY SERVICE
SUSAN ANDERSON	\$15.00	JURY SERVICE
SUSAN ANN SANDIFAR	\$15.00	JURY SERVICE
SUSAN LYNN MCCLASH	\$30.00	JURY SERVICE
SWAPNIL YOASH GOHIL	\$15.00	JURY SERVICE
SWARTZ, ZACKERIAH MICHAEL	\$18.00	2020CF523
SYDNEY MARLENE LEECHFORD	\$15.00	JURY SERVICE
SYSOEV, NIKOLAY ROMANOV-ICH	\$31.50	2024TR16371
TALVON LATRON ACKERMAN	\$15.00	JURY SERVICE
TARGET	\$46.50	2003CF002020AX
TARGET	\$46.50	2003CF002020AX
TARGET	\$46.50	2003CF002020AX
TAYLOR ASHLEY MCNABB	\$15.00	JURY SERVICE
TAYLOR JOSEPH FENTON	\$15.00	JURY SERVICE
TERESA WOODS BOWER	\$15.00	JURY SERVICE
TERRENCE RESHARD EVANS	\$15.00	JURY SERVICE
THOMAS ROBERT STULL	\$15.00	JURY SERVICE
THOMAS WAYNE MAJORS	\$15.00	JURY SERVICE
THOMASON, MARK JOSEPH	\$23.50	2023TR31177
TIMOTHY MICHAEL BELL	\$15.00	JURY SERVICE
TIMOTHY PATRICK CANNIFF	\$15.00	JURY SERVICE
TIMOTHY RUSSELL POTTER	\$15.00	JURY SERVICE
TOMASZ WASIK	\$15.00	JURY SERVICE
TOMMY HILFIGER OUTLET	\$36.50	2022MM367
TOMMY HILFIGER OUTLET	\$26.50	2022MM000367AX
TOMMY JOHN COOPER	\$15.00	JURY SERVICE
TOWNSEL, TENISHA	\$46.50	2020CF002293AX

TRACIE LEIGH LEHMAN	\$15.00	JURY SERVICE
TRACY LYN MILLER	\$15.00	JURY SERVICE
TRANE AIR	\$46.50	2011CF002428AX
TRANE AIR	\$46.50	2011CF002428AX
TRAVIS STEPHEN TAYLOR	\$15.00	JURY SERVICE
TREJOREYES, YOSELIN	\$18.00	2023CT002276AX
TREJUSTE, FEDNER	\$10.80	2024TR19046
TUMEKA SUZETTE HARRIS	\$15.00	JURY SERVICE
TYSON FINN LONDEREE	\$15.00	JURY SERVICE
VALERIE JEAN BRENNAN	\$15.00	JURY SERVICE
VALUE PAWN AND JEWELRY	\$56.50	2010CF4251
VALUE PAWN AND JEWELRY	\$56.50	2010CF4251
VALUE PAWN AND JEWELRY	\$11.00	2010CF4251
VANESSA RENEE HOFFMEISTER	\$15.00	JURY SERVICE
VANESSA SHYANNE ALCAN-TARA	\$15.00	JURY SERVICE
VANISE SILVA BOURGEOIS	\$15.00	JURY SERVICE
VASQUEZ, JAVIER	\$500.00	2024MM000560AX
VENANCIO, LESLIE	\$16.75	2023CF002870AX
VILLAFANA, ZENON	\$10.80	2024TR26044
VIVERIOUS, JOSEPH	\$22.00	2008CF003718CX
VU, LONG T	\$166.00	2023TR23135
WALGREENS	\$21.28	2013CF001931AX
WALMART	\$21.50	2022MM2368
WALMART	\$21.50	2022MM2368
WALMART	\$21.50	2022MM2368
WALMART	\$21.50	2022MM2368
WALMART	\$50.00	2016CF001055AX
WALMART	\$48.00	2014CF001873AX & 2022MM002368AX
WALMART	\$43.00	2014CF001873AX & 2022MM002368AX
WALMART	\$327.88	2023MM1714
WALMART	\$38.96	2021CF2347
WALMART	\$76.50	2013CF2472
WALMART	\$81.50	2013CF002472AX
WALMART	\$50.00	2016CF1055
WALMART	\$69.00	2023MM1501
WALMART	\$87.31	2013CF2472 & 2022MM646
WALMART	\$76.85	2013CF002472AX
WALMART	\$21.50	2020MM000565AX
WALMART	\$81.50	2013CF002472AX
WALTHER COPETE MINA	\$500.00	2024MM001116AX
WARD, BRENDA JOYCE	\$10.80	2024TR25314
WATSON, OTHA LEE	\$10.80	2024TR1449
WESLEY DAVIS MCGURN	\$15.00	JURY SERVICE
WEST FLORIDA ANESTHESIA CONSULTANTS	\$56.50	2018CF002003AX
WEST FLORIDA ANESTHESIA CONSULTANTS	\$56.50	2018CF002003AX
WEST FLORIDA ANESTHESIA CONSULTANTS	\$56.50	2018CF002003AX
WEST FLORIDA ANESTHESIA CONSULTANTS	\$56.50	2018CF002003AX
WILLOW BRIE SANDERS	\$15.00	JURY SERVICE
WOLFGANG, JOSEPH	\$400.00	2023CT002119AX
WOOD, ROBERT DOUGLAS	\$10.80	2024TR9886
WYATT MATTHEW PASCUAL	\$15.00	JURY SERVICE
XIAMARA MONET DOWLING	\$15.00	JURY SERVICE
YANEZ, HENRY	\$637.00	2023CF2296
YONATHAN BAEZ	\$15.00	JURY SERVICE
YOUNG, MILES SCOTT	\$10.80	2024TR21789
ZACAVIAS, RAFAEL L	\$1,698.75	2023CT001502AX
ZACHARY CHASE KELLY	\$15.00	JURY SERVICE
ZACHARY JOSEPH TOLAN	\$15.00	JURY SERVICE
ZACHARY TYLER CHIPPS	\$15.00	JURY SERVICE
ZACHERY TANNER LEVINGS-TON	\$15.00	JURY SERVICE
ZAGACETA-EGOAVIL, ITALO MATIAS	\$10.80	2024TR10715
ZAHRADKA, KARL ANDREAS	\$44.50	2015CF2617

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified. Newspaper legal notices fulfills all of those standards.



ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1641
Division Probate
IN RE: ESTATE OF
ERIC M. BEAVERS Deceased.

The administration of the estate of Eric M. Beavers, 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 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 24, 2026.

Personal Representative:
Christine Beavers
2407 Holy Oke Avenue
Bradenton, Florida 34207
Attorney for Personal Representative:
Logan Elliott, Attorney
Florida Bar Number: 86459
Elliott
5105 Manatee Avenue West
Suite 15A
Bradenton, FL 34209
Telephone: (941) 792-0173
Fax: (941) 240-2165
E-Mail: logan@elliottderlaw.com
July 24, 31, 2026 26-01355M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP001089
IN RE: ESTATE OF
GARY FRINGS
Deceased.

The administration of the estate of GARY FRINGS, deceased, whose date of death was March 11, 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 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 24, 2026.

Personal Representative:
MARTIN FRINGS
105 Smith Ave.
Garden City, Georgia 31408
Attorney for Personal Representative:
JOHN FERRARI, JR. Attorney
Florida Bar Number: 111132
John Ferrari, PA
7100 S. Beneva Road
Sarasota, Florida 34238
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfi.com
Secondary E-Mail:
pollyb@elderlegalfi.com
July 24, 31, 2026 26-01361M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-001607-AX
IN RE: ESTATE OF
ALLEN B. VARN,
Deceased.

The administration of the Estate of ALLEN B. VARN, Deceased, whose date of death was June 18, 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. 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13.

The date of first publication of this notice is: July 24, 2026

NANCY B. TYLER
Personal Representative
6320 Venture Drive, Ste. 104
Lakewood Ranch, Florida 34202
Michael A. Varone Esq.
Attorney for Personal Representative
Florida Bar No. 1054398
Najmy Thompson, P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL34202
Telephone: 941-907-3999
Email:
mvarone@najmythompson.com
Secondary Email:
mscott@najmythompson.com
July 24, 31, 2026 26-01349M

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001580-AX
IN RE: ESTATE OF
JEAN FARLEY HUGHES a/k/a
JEAN P. FARLEY Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of JEAN FARLEY HUGHES a/k/a JEAN P. FARLEY, deceased, File Number 2026-CP-001580-AX, by the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, FL 34205; that the decedent's date of death was June 4, 2026; that the total value of the estate is less than \$75,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Karen M. Partisch, as Trustee of The Jean P. Farley Living Trust Dated August 11, 1992	6120 Dartmouth Drive Bradenton, FL 34207

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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 sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is July 24, 2026.

Person Giving Notice:
KAREN M. PARTISCH
6120 Dartmouth Drive
Bradenton, Florida 34207
Attorney for Person Giving Notice
Neil R. Covert, Esquire, Attorney
Florida Bar Number: 227285
Neil R. Covert, P.A.
311 Park Place Blvd., Ste. 180
Clearwater, Florida 33759
Telephone: (727) 449-8200
Fax: (727) 450-2190
E-Mail: ncovert@covertlaw.com
Secondary E-Mail:
service@covertlaw.com
July 24, 31, 2026 26-01354M

FIRST INSERTION

PALM BAY MHC HOLDINGS, LLC
715 10TH STREET EAST
PALMETTO, FL 34221

NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY
(WITH NOTICE OF SALE)
(Certified Mail, Return Receipt Required and by Regular Mail)

TO: MY LOAN THI NGUYEN, THUY CHI NGUYEN MY AND ANY UNKNOWN PARTY(S) IN POSSESSION
751 10th Street East; Lot #509
Palmetto, FL 34221
CMRR#: 9589-0710-5270-3815-8473-00

When you vacated the premises 751 10th Street East; Lot #509, Palmetto, FL 34221, the following personal property remained:

1980 UNKNOWN MODEL; SINGLE WIDE MOBILE HOME; TITLE No. 0017719137; VIN No. 03611732N; and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT

You may claim this property at: 751 10th STREET EAST, PALMETTO, FL 34221 (Main Office)

Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than **August 7, 2026** at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.

PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within 1 year after the county receives the money.

DATE: July 22, 2026	PALM BAY MHC HOLDINGS, LLC
	KATHY HOFF, PARK MANAGER 715 10th Street East Palmetto, FL 34221 (941)-722-7048
THIS DOCUMENT WAS PREPARED BY:	WILLIAM C. PRICE, III, P.A. 522 12th STREET WEST BRADENTON, FL 34205
July 24, 31, 2026	26-01363M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE TWELFTH JUDICIAL
CIRCUIT, IN AND FOR
MANATEE COUNTY,
FLORIDA
File No.: 2026-CP-1594
IN RE: ESTATE OF
STEPHEN J. DERFLINGER,
Deceased.

The administration of the estate of STEPHEN J. DERFLINGER, deceased, File Number 2026-CP-1594, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address of the Petitioner and the Petitioners attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THE LATER OF 3 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 having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, 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.

The date of first publication of this Notice was July 24, 2026.

Signed on July 16, 2026.

s/Sharon Derflinger
Sharon Derflinger
Petitioner
Damian M. Ozark, Esquire
The Ozark Law Firm, P.A.
Florida Bar No. 0582387
1904 Manatee Avenue West, Ste. 300
Bradenton, Florida 34205
Telephone: (941) 750-9760
dmozark@ozarklawfirm.com
July 24, 31, 2026 26-01326M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE TWELFTH JUDICIAL
CIRCUIT, IN AND FOR
MANATEE COUNTY,
FLORIDA
File No.: 2026-CP-1590
IN RE: ESTATE OF
LINDA S. CLIBURN,
Deceased.

The administration of the estate of LINDA S. CLIBURN, deceased, File Number 2026-CP-1590, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address of the Petitioner and the Petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THE LATER OF 3 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 having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, 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.

The date of first publication of this Notice was July 24, 2026.

Signed on July 16, 2026.

s/Donald R. Cliburn
Donald R. Cliburn
Petitioner
Damian M. Ozark, Esquire
The Ozark Law Firm, P.A.
Florida Bar No. 0582387
1904 Manatee Avenue West, Ste. 300
Bradenton, Florida 34205
Telephone: (941) 750-9760
dmozark@ozarklawfirm.com
July 24, 31, 2026 26-01327M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001602
IN RE: ESTATE OF
RAYMOND JAMES SPYKER
Deceased.

The administration of the estate of RAYMOND JAMES SPYKER, deceased, whose date of death was October 24, 2025, and whose social security number is N/A, 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 petitioners and the petitioners' 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 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 24, 2026.

Petitioner:
DARRELL GLENN SPYKER
C/O TIMOTHY W. GENSMER, P.A.
2831 RINGLING BLVD. STE 202A
SARASOTA, FL 34237
Attorney for Petitioner:
TIMOTHY W. GENSMER, ESQ.
TIMOTHY W. GENSMER, P.A.
2831 RINGLING BLVD, STE 202A
SARASOTA, FL 34237
Telephone: 941-952-9377
Florida Bar No.586242
July 24, 31, 2026 26-01328M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT IN AND
FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
(Judge: The Honorable Diana L.
Moreland)
CASE NO:
412026CP000684CPAXMA
IN RE: ESTATE OF
MARGARET HANKA LAURICH,
a/k/a MARGARET ELIZABETH
LAURICH, a/k/a Margaret E.
Laurich
Deceased.

The administration of the Estate of MARGARET HANKA LAURICH a/k/a MARGARET ELIZABETH LAURICH, a/k/a Margaret E. Laurich, deceased, whose date of death was on May 20, 2025, is pending in the Twelfth Judicial Circuit Court for Manatee County, Florida, Probate Division, Case Number 412026CP000684CPAXMA the address of which is 1115 Manatee Avenue W., Bradenton, FL 34205. The Estate is testate. 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE 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.

A 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 Sections 732.216 – 732.228. Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

The publishing newspaper is Business Observer.

The date of first publication of this notice is July 24, 2026.

Personal Representative:
COMERICA BANK
611 Anton Boulevard, Suite 200
Costa Mesa, CA 92626
Attorneys for the Personal Representative
Brad H. Milhauser, Esq.
Anna R. Lieberman, Esq.
HUTH, PRATT & MILHAUSER, PLLC
2500 North Military Trail, Suite 460
Boca Raton, Florida 33431
Telephone: (561) 222-1111
July 24, 31, 2026 26-01338M

SAVE
TIME



Email your Legal Notice

legal@businessobserverfl.com

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SARASOTA • MANATEE
HILLSBOROUGH • PASCO
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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

1/27/2026 6:31 PM

ACTIONS / SALES

FIRST 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.: 2025CA002572AX PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. ANGEL M. MENDEZ COLEXCUA; THE UNKNOWN SPOUSE OF ANGEL M. MENDEZ COLEXCUA N/K/A KAREN TAPIA Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 1, 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 19th 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: LOT 32, BLOCK W, RIVERDALE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 9, PAGE 76, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property address: 307 43rd Street Boulevard East, Bradenton, FL 34208	

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. 2025CA001812AX LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. RONNY ENRIQUE MILLARES A/K/A RONNY MILLARES, ANA K. MILLARES, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 03, 2026, and entered in 2025CA001812AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and RONNY ENRIQUE MILLARES A/K/A RONNY MILLARES; UNKNOWN SPOUSE OF RONNY ENRIQUE MILLARES A/K/A RONNY MILLARES; ANA K. MILLARES; SOLERA COMMUNITY ASSOCIATION, INC. are the Defendant(s). Angelina Colonneso 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 12, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 324, LAKEWOOD RANCH-SOLERA-PHASES 1A AND 1B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 67,PAGES 173 THROUGH 201, OF THE PUB-	

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No.: 2018-CA-005016-AX VALSINA FOUNDATION, a foundation formed under the laws of the Principality of Liechtenstein Plaintiff, v. GREER BAY, LLC, a Florida limited liability company; ABAY SARSEKEYEV, an individual; et al., Defendants. GREER BAY, LLC, a Florida limited liability company; and ABAY SARSEKEYEV, an individual, Counter-Plaintiffs, v. VALSINA FOUNDATION, a foundation formed under the laws of the Principality of Lichtenstein, Counter-Defendant. GREER BAY, LLC, a Florida limited liability company; and ABAY SARSEKEYEV, an individual, Third-Party Plaintiffs, v. KAISER PARTNER TRUST SERVICES ANSTALT; a foreign corporation, Third-Party Defendant. NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated June 15, 2026 [DIN 490] entered in Case No. 2018-CA-005016-AX of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein VALSINA FOUNDATION is the Plaintiff/Counter-Defendant, and GREER BAY, LLC and ABAY SARSEKEYEV are the Defendants/Counter-Plaintiffs. The Clerk shall sell at public sale to the highest and best bidder for cash at 11:00 a.m. on Wednesday, August 19, 2026 at www.manatee.realforeclose.com, the following described property as set forth in said Final Judgment, to wit:	

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. Admin. 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 documents required to be served on the parties.

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,
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. 25-012220-1
July 24, 31, 2026

26-01337M

FIRST INSERTION	
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO. 26-DR-1475 DILCIA NAVARRO GODOY Petitioner. v. WILLIAN NAVARRO GODOY, Respondent. TO: Willian Narvarro Godoy, Address Unknown YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed by Carol McKoy against you and that you are required to serve a copy of your written defenses, if any, to it on Ruhl Law P.A., whose address is 20020 Veterans Blvd Suite 1 Port Charlotte Florida 33952 on or before 2026, and file the original with the Clerk of this Court at 1115 Manatee Avenue, Bradenton, Florida 34205 either before service on the aforementioned attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition. 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	

FIRST INSERTION	
AMENDED NOTICE OF SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA Case No.: 2025-CC-1084AX COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. SHAWN V. BROTHERTON; UNKNOWN SPOUSE OF SHAWN V. BROTHERTON; UNKNOWN PARTY OR PARTIES IN POSSESSION OF THE SUBJECT PROPERTY AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s). NOTICE is hereby given that, pursuant to the AMENDED IN REM UNIFORM FINAL JUDGMENT FOR FORECLOSURE AND AWARD OF ATTORNEY FEES AND COSTS entered July 7, 2026, in this cause, in the County Court of Manatee County, Florida, the Office of Angelina "Angel" Colonesso, Clerk of the Circuit Court and Comptroller, shall sell the property situated in Manatee County, Florida, described as: LOT 173, COVERED BRIDGE ESTATES PHASE 4A, 4B, 5A & 5B, according to the map or plat thereof, as recorded in Plat Book 44, page(s) 195 through 207, inclusive, of the Public Records of Manatee County, Florida. Also known as 6302 FRENCH CREEK COURT, ELLENTON, FL 34222. Parcel ID: 746500169 at public sale, to the highest and best bidder, for cash, online at https://www.manatee.realforeclose.com, on: October	

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.: 2023CA006592 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF DANIELLE SHARRE MCKNIGHT A/K/A DANIELLE MCKNIGHT, DECEASED; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; BRYON MCKNIGHT, JR.; DE'ZUAN BARNES; DIAUJA BLACK; DANYEL BLACK, JR.; DION BLACK; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 24, 2026 in Civil Case No. 2023CA006592, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF DANIELLE SHARRE MCKNIGHT A/K/A DANIELLE MCKNIGHT, DECEASED; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; BRYON MCKNIGHT, JR.; DE'ZUAN BARNES; DIAUJA BLACK;	

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 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.

July 24, 31; Aug. 7, 14, 2026

26-01320M

29, 2026, beginning at 11:00 AM.

Any persons 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,
Johnson Pope Bokor Ruppel & Burns, LLP
360 Central Avenue, Suite 500
St. Petersburg, FL 33701
(727) 999-9900 - Telephone
(727) 800-5981 - Facsimile
Primary Email Address: knaller@jppfirm.com
Secondary Email Address: kmurphy@jppfirm.com
Attorneys for Plaintiff, COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation
By: s/Karen E. Maller
Karen E. Maller, Esquire
Florida Bar No. 822035
Matter 151155
July 24, 31, 2026

26-01356M

FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2026-CC-389 GATES CREEK ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EUGENE BRUSCO, JR.; 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 30, GATES CREEK, UNIT 2, according to the Plat thereof as recorded in Plat Book 32, Pages 11 through 14, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid. Property Address: 201 113th Street E, Bradenton, FL 34212 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 September 1, 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 24, 31, 2026

26-01329M

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2026CA001259 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST 2005-HY1, ASSET BACKED CERTIFICATES, SERIES 2005-HY1, Plaintiff, vs. UNKNOWN TRUSTEE OF THE JESSICA ELIZABETH CARTER TRUST; et al., Defendant(s). TO: Unknown Trustee of The Jessica Elizabeth Carter Trust Last Known Residence: 220 Pearl Ave Sarasota, FL 34243 TO: Unknown Beneficiaries of The Jessica Elizabeth Carter Trust Last Known Residence: 220 Pearl Ave Sarasota, FL 34243 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in MANATEE County, Florida: LOT 1, AND THE NORTH 30 FEET OF LOT 2, BLOCK 14, WHITFIELD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 23, 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, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, WITHIN 30 DAYS FROM THE FIRST DATE OF	

FIRST INSERTION	
NOTICE OF SALE, PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NUMBER: 2023 CA 000253 PALAW, LLC, a Florida Limited Liability Company, Plaintiff, v. ANSELMO SANCHEZ-LUNA, FEDERICO SANCHEZ-LUNA, UNKNOWN PARTY IN POSSESSION #1, AND UNKNOWN PARTY IN POSSESSION #2 Defendants. NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgement of Mortgage Foreclosure dated August 31, 2023 (DIN:46), Order Granting Plaintiff's Motion for Order Rescheduling Foreclosure Sale dated October 23, 2024 (DIN: 68), Order Granting Plaintiff's Second Motion for Order Rescheduling Foreclosure Sale dated February 26, 2026 (DIN: 99), and Order Granting Plaintiff's Third Motion for Order Rescheduling Foreclosure Sale dated July 16, 2026 (DIN: 122), each entered in Case No. 2023 CA 000253 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein PALAW, LLC, a Florida Limited Liability Company, is Plaintiff, and ANSELMO SANCHEZ-LUNA, FEDERICO SANCHEZ-LUNA, UNKNOWN PARTY IN POSSESSION #1, ND UNKNOWN PARTY IN POSSESSION #2, are Defendants, I will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com at 11:00 a.m. on the 16th day of September, 2026, all as provided by Chapter 45 of the Florida Statutes, the following	

described property as set forth in said Final Judgment, to wit:

LOT 9, PEACOCK'S SUBDIVISION SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 37, OF THE PUBLIC RECORDS OF MANATEE COUNTY.

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 within 60 days after the sale.

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 at Manatee County, Florida this 17th day of July, 2026.

GIBSON KOHL, P.L.
1800 2nd Street, Suite 777
Sarasota, Florida 34236
Telephone: 941-362-8880
Facsimile: 941-362-8881
Primary Email: James@legaljim.com
Secondary Email: Forest@legaljim.com
Attorneys for Plaintiff
By: /s/ James D. Gibson
James D. Gibson
Fla. Bar No. 0709069
July 24, 31, 2026

26-01336M

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
MANATEE COUNTY
CIVIL DIVISION
Case No.
412026CA001212CAAXMA
Division B
SUNCOAST CREDIT UNION, A
FEDERALLY INSURED STATE
CHARTERED CREDIT UNION
Plaintiff, vs.
SEAN MICHAEL BROWN, AS
KNOWN HEIR OF MICHAEL
WILLIAMS, DECEASED, DONTE
ANTONIO WILLIAMS, AS
KNOWN HEIR OF MICHAEL

WILLIAMS, DECEASED,
KAYLA MARIE WILLIAMS, AS
KNOWN HEIR OF MICHAEL
WILLIAMS, DECEASED, AYSHA
RUBY WILLIAMS, AS KNOWN
HEIR OF MICHAEL WILLIAMS,
DECEASED, UNKNOWN
HEIRS, DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS AND TRUSTEES
OF MICHAEL WILLIAMS,
DECEASED, et al.
Defendants.
TO:
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS AND TRUSTEES OF
MICHAEL WILLIAMS, DECEASED

CURRENT RESIDENCE UNKNOWN
You are notified that an action to
foreclose a mortgage on the following
property in Manatee County, Florida:
UNIT 16-C SUMMER PLACE, A
CONDOMINIUM, ACCORDING
TO THE DECLARATION OF
CONDOMINIUM RECORDED
IN O.R. BOOK 1009, PAGE
1351, AND ALL EXHIBITS
AND AMENDMENTS THERE-
OF, AND RECORDED IN CON-
DOMINIUM PLAT BOOK 12,
PAGE 31, PUBLIC RECORDS
OF MANATEE COUNTY,
FLORIDA, TOGETHER WITH
ITS UNDIVIDED INTER-
EST IN THE COMMON ELE-

MENTS.
commonly known as 1327 54TH AVE
E, BRADENTON, FL 34203 has been
filed against you and you are required
to serve a copy of your written de-
fenses, if any, to it on David Ada-
mian of Kass Shuler, P.A., plaintiff's
attorney, whose address is P.O. Box
800, Tampa, Florida 33601, (813)
229-0900, on or before 30 days from
the first date of publication which-
ever is later) and file the original with
the Clerk of this Court either before
service on the Plaintiff's attorney or
immediately thereafter; otherwise, 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-

If you are a person with a disabil-
ity 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 17th, 2026.
CLERK OF THE COURT
Honorable Angelina M. Colonnese
1115 Manatee Avenue West
Bradenton, Florida 34205-7803
(COURT SEAL)
By: Kris Gaffney
Deputy Clerk
July 24, 31, 2026 26-01350M

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

FOURTH 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

immediately thereafter. If you fail to do
so, a default may be entered against you
for the relief demanded in the petition.
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 Cir-
cuit Court's office notified of your cur-
rent address. (You may file Designation
of Current Mailing and E-Mail Address,
Florida Supreme Court Approved Fam-
ily 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, re-
quires certain automatic disclosure of
documents and information. Failure
to comply can result in sanctions, in-
cluding dismissal or striking of plead-
ings.
Dated: JUN 24 2026
CLERK OF THE CIRCUIT COURT
(SEAL) By: {Deputy Clerk}
July 3, 10, 17, 24, 2026 26-01111M

SECOND 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 address-
es 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 de-
mands 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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

SECOND 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 Develop-
ment 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.parrishnorthdcd.com/ at least 2
days before the meeting or may be obtained by contacting the District Manager's of-
fice 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 evi-
dence upon which such appeal is to be based.

Angel Montagna
District Manager
July 17, 24, 2026 26-01247M

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 com-
plaint 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 plain-
tiff:
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 sum-
mons 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 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-

SECOND INSERTION

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEAR-
ING TO CONSIDER THE IMPOSITION OF OPERATIONS AND
MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN
ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND EN-
FORCEMENT 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 Dis-
trict (“**District**”) will hold two (2) public hearings and a regular meeting at the fol-
lowing 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 (“**Pro-
posed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending Sep-
tember 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, collec-
tion, 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 pay-
ment 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 an-
other 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

office, 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.

IMPORTANT
Usted ha sido demandado legal-
mente. Tiene 20 días, contados a par-
tir del recibo de esta notificación, para
contestar la demanda adjunta, por es-
crito, y presentarla ante este tribunal.
Una llamada telefonica no lo protegera.
Si usted desea que el tribunal considere
su defensa, debe presentar su respu-
esta por escrito, incluyendo el numero
del caso y los nombres de las partes
interesadas. Si usted no contesta la de-
manda a tiempo, podiese 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, pu-
ede usted consultar a un abogado inme-
diatamente. 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 de-
manda por su cuenta, al mismo tiempo
en que presenta su respuesta ante el tri-
bunal, debera usted enviar por correo o
entregar una copia de su respuesta a la
persona denominada abajo como Plain-
tiff'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 de-
poser une reponse ecrite a la plainte
cjointe aupres de ce tribunal. Un sim-
ple coup de telephone est insuffisant
pour vous proteger. Vous etes obliges
de déposer votre reponse ecrite, avec
mention du numero de dossier cides-
sus et du nom des parties nommees ici,
si vous souhaitez que le tri- bunal en-
tende votre cause. Si vous ne deposez
pas votre reponse ecrite dans le relai
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 ju-
ridiques et vous pouvez requerir les
services immediats d'un avocat. Si vous
ne connaissez pas d'avocat, vous pour-
riez telephoner a un service de reference
d'avocats ou a un bureau d'assistance
juridique (figurant a l'annuaire de tele-
phones). Si vous choisissez de déposer
vouseme une reponse ecrite, il vous
faudra egalement, en meme temps que
cette formalite, faire parvenir ou expe-
dier une copie de votre reponse ecrite au
Plaintiff/Plaintiff's Attorney (Plaignant
ou a son avocat) nomme cidessous.

ANGELINA “ANGEL” COLONESSO
Clerk of the Circuit Court
July 10, 17, 24, 31, 2026 26-01181M

manner at a future time.

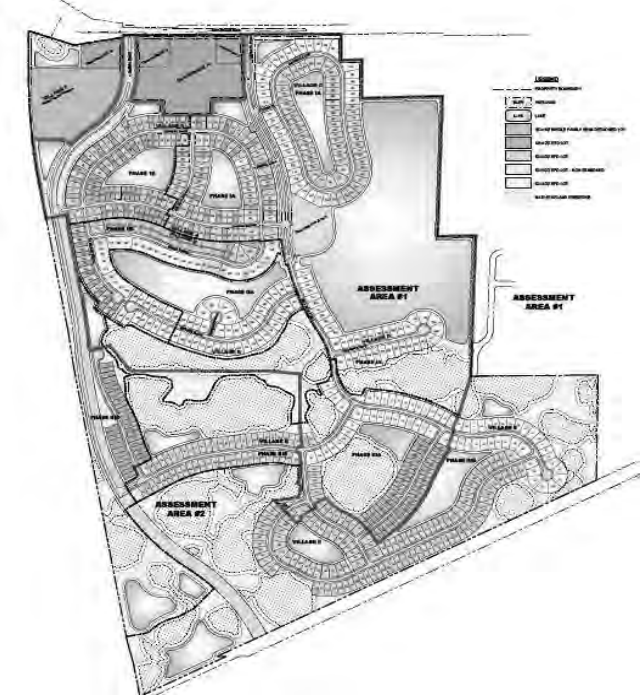
Additional Provisions

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, pro-
posed 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 tele-
phone.

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 Man-
ager'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 con-
sidered 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, 2026

26-01236M

ACTIONS / SALES

SECOND 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,

SECOND 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, 2026 26-01258M

SECOND 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 NORTHEAST 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, 2026 26-01276M

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. 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 dcalandra@jpfirm.com Plaintiff's Counsel July 17, 24, 2026 26-01254M

SECOND 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, 2026 26-01256M	

SECOND 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 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 12, 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: lanicandeloralaw.com Telephone: (352)835-3223 July 17, 24, 2026 26-01266M	

SECOND 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	

SECOND 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,	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

FOURTH 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, 2026 26-01101M

ACTIONS / SALES

SECOND INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 25-CC-3179 SABAL BAY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF AARON T. SEXTON, ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Manatee County, Florida, the Clerk of Court will sell all the property situated in Manatee County, Florida described as: Unit No. 3-3 of Phase 4, SABAL BAY, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 2011, Page 7150, amended by the first Amendment to Declaration recorded in O.R. Book 2033, Page 1795, as amended by Amendment to Declaration recorded in O.R. Book 2043, Page 1710, and all amendments thereto, of the Public Records of Manatee County, Florida. Property Address: 7280 83RD Dr. E., Bradenton, Florida,	34201. at public sale, to the highest and best bidder, for cash, at www.manatee.realforeclose.com, at 11:00 A.M. on July 30, 2026. 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 within 60 days after the sale. 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 13th day of June, 2026. ANGELINA COLONNESO CLERK OF THE CIRCUIT COURT s/ Stephan C. Nikoloff (Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 July 17, 24, 2026	26-01281M

SECOND 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. 412025CA002688CAAXMA Freedom Mortgage Corporation, Plaintiff, vs. Carlos Daniel Meneses Ortiz, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 412025CA002688CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Carlos Daniel Meneses Ortiz; Unknown Spouse of Carlos Daniel Meneses Ortiz; Trevesta Homeowners Association, Inc. are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 19th day of August, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 82 OF TREVESTA - PHASE IIIC & IIID, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT	BOOK 73, PAGE(S) 115-151, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TAX ID: 718031109 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 14th day of July, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley, Esq. Justin J. Kelley, Esq. Florida Bar No. 32106 File # 25-F03225 July 17, 24, 2026	26-01291M

SECOND 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. 412025CA002910CAAXMA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. AARON D JOHNSON, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 30, 2026 in Civil Case No. 412025CA002910CAAXMA of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Aaron D Johnson, 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: Lot 367, SAPPHIRE POINT PHASE 1A, IB, IC, IIA, IIB &	IIC, according to the plat thereof, as recorded in Plat Book 69, Pages 66 through 83, 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 24-09145FL July 17, 24, 2026	26-01269M

SECOND INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2026CA001268AX Wells Fargo Bank, N.A. Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Christine Jenkins a/k/a Margaret C. Jenkins a/k/a Margaret Christine Jenkins, Deceased; et al. Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Christine Jenkins a/k/a Margaret C. Jenkins a/k/a Margaret Christine Jenkins Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida: LOT 15, COCONUT BAYOU, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 81 AND 82, 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, to it on Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff’s attorney, whose address is	4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff’s attorney or immediately 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 attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaiddofmanasota.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 on JULY 14, 2026. Angelina Colonnese Esq. As Clerk of the Court By (SEAL) S. Bell As Deputy Clerk File # 26-F01427 July 17, 24, 2026	26-01301M

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025CA001253AX FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. RUSSELL LEONARD III; TIDEVUE ESTATES CIVIC ASSOCIATION, INC.; UNKNOWN SPOUSE OF RUSSELL LEONARD III; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on June 24, 2026, in Case No.: 2025CA001253AX of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and RUSSELL LEONARD III; TIDEVUE ESTATES CIVIC ASSOCIATION, INC.; AND UNKNOWN SPOUSE OF RUSSELL LEONARD III are Defendants, the Office of Angelina “Angel” Colonnese, Esq., Manatee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 A.M. online at http://www.manatee.realforeclosure.com on August 5, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 35, BLOCK L, UNIT ONE OF DESOTO COMMUNITY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 100 AND 101, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA TOGETHER WITH A DOUBLE-WIDE MOBILE HOME	DESCRIBED AS A 1983 PRES, 50', I.D. #FH368037A AND FH368037B, TITLE NOS. 22671975 AND 22671976, RESPECTIVELY, WHICH IS AFFIXED TO THE REAL PROPERTY DESCRIBED ABOVE IN ACCORDANCE WITH FLORIDA LAW Also known as: 4224 12TH ST CT E, ELLENTON, FL 34222 together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds 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 the 13th day of July, 2026. SOKOLOF REMTULLA, LLP Counsel for Plaintiff 1800 NW Corporate Blvd, Suite 302 Boca Raton, FL 33431 Telephone: (561) 507-5252 Primary e-mail: vthuss@sokren.com Secondary e-mail: pleadings@sokrem.com By: /s/ Victoria Thuss Victoria Thuss, Esq. Florida Bar No.: 1054117 Matter No.: 25-01271 July 17, 24, 2026	26-01288M

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY CIVIL DIVISION CASE NO.: 2025-CA-002974 AMERICAN BUILDERS & CONTRACTORS SUPPLY CO., INC., doing business as ABC SUPPLY CO., INC., a foreign corporation, Plaintiff, vs. BULLDOG ROOFS, LLC, a Florida limited liability company, JOHN HEUTMAKER, and THOMAS SALVATORE DENNIS, jointly and severally, Defendants. Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the Circuit Court of Manatee County, Florida, the Clerk will sell the property described below situated in Manatee County, Florida, described as: 10416 Spoonbill Rd W, Bradenton, FL 34209; Parcel No 73498000008 - Lot 20 Flamingo Cay Second Unit Pl# 73498.0000/8; Manatee County,	Florida at public sale, to the highest bidder, for cash. The judicial sale will be conducted electronically online at the following website https://www.manatee.realforeclose.com/at 11:00 a.m. on August 19, 2026. 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 the seal of said court on July 13, 2026. ANGELINA “ANGEL” COLONNESO Manatee County Clerk of Court 1115 Manatee Ave West Bradenton, FL 34206 By: (SEAL) G Maya Deputy Clerk July 17, 24, 2026	26-01280M

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2025CA001697AX Division: D SOUTHSTATE BANK, N.A. a national banking association, f/k/a SOUTH STATE BANK, N.A., successor by merger with CENTERSTATE BANK, N.A., Plaintiff, vs. GREGORY BARTLETT HUNT A/K/A GREGORY B. HUNT, UNKNOWN SPOUSE OF GREGORY BARTLETT HUNT A/K/A GREGORY B. HUNT, TRAILER ESTATES PARK AND RECREATION DISTRICT, UNKNOWN TENANT 1 and UNKNOWN TENANT 2, Defendants. Notice is hereby given that pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered July 10, 2026, in case number 2025CA-001697 in the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein SOUTHSTATE BANK, N.A. a national banking association, f/k/a SOUTH STATE BANK, N.A., successor by merger with CENTERSTATE BANK, N.A. is Plaintiff, and GREGORY BARTLETT HUNT A/K/A GREGORY B. HUNT, UNKNOWN SPOUSE OF GREGORY BARTLETT HUNT A/K/A GREGORY B. HUNT, TRAILER ESTATES PARK AND RECREATION DISTRICT, UNKNOWN TENANT 1 and UNKNOWN TENANT 2, are Defendants, Angelina “Angel” Colonnese, the Clerk of the Court, will sell to the highest and best bidder for cash online at www.manatee.	realforeclose.com, at 11:00 a.m. on the 7th day of October, 2026, the following described real as set forth in said final judgment, to wit: Lot 12, Block 48, TRAILER ESTATES THIRD ADDITION, according to the plat thereof as recorded in Plat Book 10, Page(s) 69 of the Public Records of Manatee County, Florida. Together with 1977 Homette Single Wide Mobile Home VIN #0361739L, Title #15110540, which is situated thereon. 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 within sixty (60) days after the sale. 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. Submitted by: Krista Mahalak Florida Bar Number 78231 Peterson & Myers, P.A. Post Office Box 7608 Winter Haven, Florida 33883-7608 Telephone: (863) 294-3360 Facsimile: (863) 293-4104 kmahalak@petersonmyers.com dhughes@petersonmyers.com Attorneys for Plaintiff July 17, 24, 2026	26-01275M

SECOND INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 412025CA002937CAAXMA SERV BANK, N.A., Plaintiff, v. CHARLES F. MULKEY, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 29, 2026 and entered in Case No. 412025CA002937CAAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein CYNTHIA J. MULKEY AND CHARLES F. MULKEY, are the Defendants. The Clerk of the Court, ANGELINA ANGEL COLONNESO, will sell to the highest bidder for cash at https://manatee.realforeclose.com on July 29, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 15 AND TRIANGULAR PARCEL DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 15, THENCE GO EASTERLY 138.52 FEET TO A POINT ON THE EASTERLY LINE OF LOT 16, WHICH POINT IS 25 FEET SOUTHEASTERLY FROM THE SOUTHEAST CORNER OF LOT 15; THENCE GO NORTHWESTERLY ALONG SAID LOT 16, A DISTANCE OF 25 FEET TO THE SOUTHEAST CORNER OF LOT 15; THENCE GO SOUTHWESTERLY 127.38 FEET TO THE POINT OF BEGINNING, BLOCK 8, SOUTHWOOD VILLAGE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 80, 80A, 80B AND 80C, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA	and commonly known as: 5812 16TH ST W, BRADENTON, FL 34207 (the “Property”). 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 WITHIN 60 DAYS AFTER THE SALE. 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. GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol, Esq. Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottiberger.com July 17, 24, 2026	26-01250M

Q&A

Q

Are internet-only legal notices sufficient?

A

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

VIEW NOTICES ONLINE AT

Legals.BusinessObserverFL.com

To publish your legal notice Email:

legal@businessobserverfl.com

UV18237_017

--- ESTATE ---	
SECOND INSERTION	SECOND 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
SECOND INSERTION	SECOND 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
SECOND INSERTION	SECOND 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

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 1541 Division Probate IN RE: ESTATE OF ELIZABETH ROSE PRITCHARD Deceased. The administration of the estate of Elizabeth Rose Pritchard, deceased, whose date of death was June 19, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 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 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: Daniel Joseph Pritchard 5855 Wauchula Rd Myakka City, Florida 34251 Attorney for Personal Representative: Christopher D. Smith, Esq. Florida Bar Number: 0605433 1561 Lakefront Dr Unit 204 SARASOTA, FL 34240 Telephone: (941) 202-2222 Fax: (941) 907-3040 E-Mail: smith@chrissmith.com July 17, 24, 2026 26-01298M
SECOND INSERTION	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-1507 IN RE: ESTATE OF MARICELA GRIFALDO SUAREZ, also known as MARICELA GRIFALDO, Deceased. The administration of the estate of MARICELA GRIFALDO SUAREZ, also known as MARICELA GRIFALDO, deceased, whose date of death was May 12, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 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	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

SECOND INSERTION	SECOND 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	SECOND INSERTION

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--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 INTO 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 62.72 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

SECOND 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

SECOND 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

SECOND 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 575.00 FT; TH SWLY, ALG THE ARC OF SD CURVE AND SD R/W/L, THROUGH A C/A OF 45 DEG 10 MIN 25 SEC, A DIST OF 59.13 FT (CHORD = 57.61 FT, CB = S 43 DEG 25 MIN 40 SEC W); TH LEAVING SD R/W/L ON A RADIAL BEARING OF N 69 DEG 09 MIN 32 SEC W, 607.16 FT; TH N 05 DEG 37 MIN 05 SEC E, 449.37 FT TO THE POB. PI#480.0510/9 Parcel ID Number 48005109 Property Address: 1010 406TH CT E MYAKKA CITY, FL 34251 Names in which assessed: JOHN CADMUS, LACEY CADMUS 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 26-01212M

SECOND 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

SECOND 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 W 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 / ACTIONS ---

SECOND 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, 2026	
	26-01265M

SECOND INSERTION	SECOND 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 Bayshore 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	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
26-01264M	26-01257M

SECOND 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
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SECOND 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.waterlefedd.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, 2026	26-01238M
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FOURTH 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 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: 2024-1282 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 Colonnoso, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026	
26-01090M	

FOURTH INSERTION	FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1187 Tax Deed #:2026TD000012	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 Colonnoso, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026	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 Colonnoso, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01064M	

SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1780 Tax Deed #:2026TD000076	

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 406800003 Property Address: 11942 82ND ST E PARRISH, FL 34219 Names in which assessed: SRQ1 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 Colonnoso, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01092M

SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1806 Tax Deed #:2026TD000077	

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 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: 2024-1384 Year of Issuance 2024 Description of Property UNIT 142, BLDG 1 TERRACE I 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 Colonnoso, Manatee County Clerk of the Courts.
July 3, 10, 17, 24, 2026

26-01091M

SECOND 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, 2026

26-01289M

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-114 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 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: 2024-14 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 Colonnoso, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026	
26-01070M	

FOURTH INSERTION	FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1172 Tax Deed #:2026TD000011	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 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: 2024-1172 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 Colonnoso, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026	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: 2024-1172 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 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 Colonnoso, Manatee County Clerk of the Courts. July 3, 10, 17, 24, 2026
26-01063M	

SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1534 Tax Deed #:2026TD000071	

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

SECOND 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

SECOND 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

SECOND 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

--- TAX DEEDS ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-990 Tax Deed #:2026TD000034
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: 2024-990 Year of Issuance 2024 Description of Property TRACT 601 (CELL TOWER), PRAVELA PI #6445.1945/9 Parcel ID Number 644519459 Property Address: 3850 85TH ST E PALMETTO, FL 34221 Names in which assessed: GLOBAL SIGNAL ACQUISITIONS IV 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
26-01086M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1084 Tax Deed #:2026TD000037
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: 2024-1084 Year of Issuance 2024 Description of Property LOT 125 FOSTERS CREEK UNIT III PI#6733.2395/9 Parcel ID Number 673323959 Property Address: 4804 73RD ST E PALMETTO, FL 34221 Names in which assessed: JOSEPH WALTER FLOOD, LINDA KELLY FLOOD 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
26-01089M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-95 Tax Deed #:2026TD000033
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: 2024-95 Year of Issuance 2024 Description of Property BEG AT THE NE COR OF E1/2 OF SW1/4 OF SEC 9; TH S 00 DEG 02 MIN 00 SEC E ALG E LINE OF SD TRACT 545.78 FT TO POB; TH CONT SAME LINE 283.05 FT; TH W 1031.83 FT TO C/L OF SUGAR BOWL RD; TH N 19 DEG 44 MIN 22 SEC E ALG SD C/L 300.72 FT; TH E 930.08 FT TO POB, SUBJ TO R/W TO SUGAR BOWL RD ON W SIDE PI#1105.2010/3 Parcel ID Number 110520103 Property Address: 14805 SUGAR BOWL RD MYAKKA CITY, FL 34251 Names in which assessed: CHAD LOWE, TAMMY LOWE 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
26-01084M

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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 282 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

FOURTH 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

FOURTH 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 8-33S-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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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 HYNÉ 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

FOURTH 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 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 OF SD SEC 16, 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