MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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

The Board of Supervisors (the "**Board**") of the Parrish Lakes II Community Development District (the "**District**") will hold a public hearing and a meeting Tuesday, August 25, 2026, at 6:00 p.m. at Springhill Suites 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.parrishlakesiicdd.org 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
40'	479	0.80	383.20	30.04%	$866.66	$415,132.42	$926.91	$443,991.90
50'	611	1.00	611.00	47.89%	$1,083.33	$661,915.22	$1,158.64	$707,930.71
60'	167	1.20	200.40	15.71%	$1,300.00	$217,099.52	$1,390.37	$232,192.00
70'	58	1.40	81.20	6.36%	$1,516.66	$87,966.47	$1,622.10	$94,081.79
Total	**1315**		**1275.80**	**100.00%**		**$1,382,113.64**		**$1,478,196.40**

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.

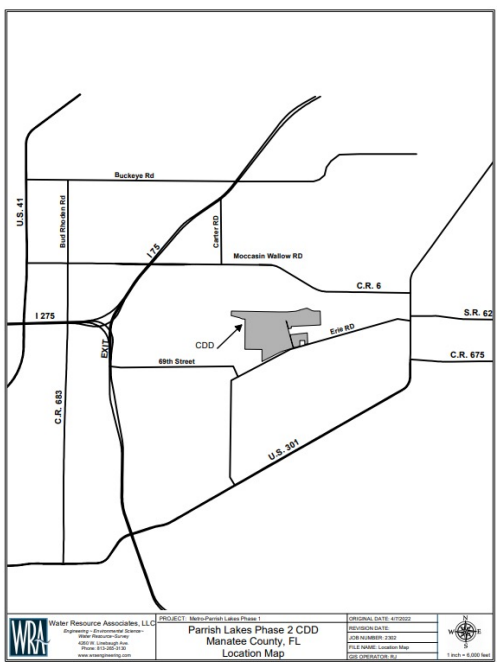
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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



July 31, 2026 26-01396M

FIRST INSERTION

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

The Board of Supervisors (the "**Board**") of the Parrish Lakes Community Development District (the "**District**") will hold a public hearing and a meeting Tuesday, August 25, 2026, at 6:00 p.m. at Springhill Suites 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.parrishlakescdd.org 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
22'-26' TH	274	0.52	142.48	17.95%	$154.87	$42,433.20	$165.63	$45,383.10
22'-26' TH	180	0.52	93.60	11.79%	$1,129.54	$203,317.12	$1,208.06	$217,451.46
30'-32'	84	0.60	50.40	6.35%	$1,303.31	$109,478.45	$1,393.92	$117,089.25
40'	158	0.80	126.40	15.93%	$238.25	$37,644.28	$254.82	$40,261.26
40'	169	0.80	135.20	17.04%	$1,737.75	$293,680.28	$1,858.56	$314,096.55
50'	249	1.00	249.00	31.38%	$297.82	$74,156.84	$318.52	$79,312.13
50'	258	1.00	258.00	32.51%	$2,172.19	$560,425.38	$2,323.20	$599,385.43
60'	18	1.20	21.60	2.72%	$357.38	$6,432.88	$382.23	$6,880.09
60'	167	1.20	200.40	25.25%	$2,606.63	$435,307.16	$2,787.84	$465,569.15
70'	9	1.40	12.60	1.59%	$416.95	$3,752.51	$445.93	$4,013.38
70'	40	1.40	56.00	7.06%	$3,041.07	$121,642.72	$3,252.48	$130,099.16
Total	**1606**		**1345.68**	**169.57%**		**$1,888,270.81**		**$2,019,540.98**

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.

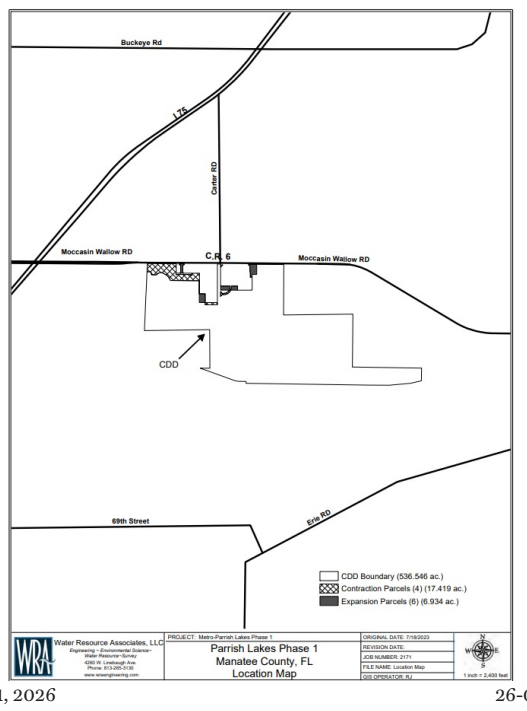
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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



July 31, 2026 26-01397M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on August 21, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.
Auction will be held online at, Storagetreasures.com/auctions
FACILITY
7735 US 41 Palmetto FL 34221

NAME	UNIT	BALANCE
Keith Lane	2353	329.9
SARANA CHAVEZ CANO	206	779.75
JAMIYA Barnes	2175	353.8
IAN BECK	1082	277.8
MICHELLE DINKEL	1060	373.8
Sarah Creed	2131	257.8
Cedric Williams	2168	347.8
Keith Lane	2294	329.9
reginald kit	214	383.8
AIMEE CROOK	1097	355.6

July 31; August 7, 2026 26-01415M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on August 20, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.
FACILITY
3602 14th Street West Bradenton, FL 34205

NAME	UNIT	BALANCE
Steve Watkins	4007	859.8
Steve Watkins	4011	459.8
Steve Watkins	4003	899.9
Steve Watkins	2009	579.8
Steve Watkins	2007	679.8
Steve Watkins	4005	859.8
Steve Watkins	2003	859.8
Steve Watkins	2039	679.8
KEVIN Dowd	1069	389.9
GARY JUSTUS	1045	580.7
Annie Gaskin	1015	207.8
HIRAM ROSARIO GUZMAN	4033	401.8
AMIRA HARRIS	2104	213.8
Gabriel Alvarez	2115	207.8
TINA MATHIS	3047	469.9
Sabrina Yawn	4107	401.8
JASMINE BARRETT	2065	269.9
Rafael Gonzalez	2066	269.9
Aysia Harrison	2071	403.8

July 31; August 7, 2026 26-01414M

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 **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. 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.buckheadtrailscdd.com at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at assessments@inframark.com or via phone at 954-603-0034.

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

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

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

Angel Montagna
District Manager
July 31, 2026 26-01390M

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 **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. 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.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 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 31, 2026 26-01389M

--- PUBLIC SALES ---

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that JACCAR ENTERPRISES LLC, desiring to engage in business under the fictitious name CLKUPAPP located at 11120 Bennett Dr, Unit 203, Bradenton, FL 34211, intends to register said name in Manatee County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 31, 2026 26-01426M

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 Sanchez Mobile Auto Solutions located at 199 Americas Cup Blvd 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 24th day of July, 2026
Eddy Sánchez
July 31, 2026 26-01403M

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 SeaCo Sandbar Co. located at 3009 61st Drive E in the City of Ellenton, Manatee, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of July, 2026
Michelle Bergsten
July 31, 2026 26-01412M

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 KW Coastal Art located at 12730 Rainwashed Loop 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 27th day of July, 2026
Kimberly D Woodrow
July 31, 2026 26-01421M

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 Harbor Ease Business Systems located at 285 Sherwood Drive 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 26th day of July, 2026
Julie Robinson
July 31, 2026 26-01410M

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. 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.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 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.

David Wenck
District Manager
July 31, 2026 26-01392M

FIRST INSERTION

UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT

NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the University Town Center Improvement District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on September 2, 2026, at 9 AM at the offices of Benderson Development located at 7978 Cooper Creek Blvd.; Suite 100, University Park, FL 34201.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, recreation facilities, earthwork, water, sewer, and stormwater management systems, roadway improvements, landscape, irrigation, signage and lighting improvements, amenity and preserve improvements, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Vivian Carvalho
District Manager
July 31; August 7, 14, 21, 2026 26-01422M

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 SeaCo Consulting Co. located at 3009 61st Drive E in the City of Ellenton, Manatee, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of July, 2026
Michelle Bergsten
July 31, 2026 26-01411M

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 Sonar Sentinel located at 9066 Royal River Circle 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 27th day of July, 2026
Michael Underwood
July 31, 2026 26-01417M

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 SeaCo Coastal Co. located at 3009 61st Drive E in the City of Ellenton, Manatee, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of July, 2026
Michelle Bergsten
July 31, 2026 26-01413M

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 Bees Knees Coffee Company located at 2901 26th street west in the City of Bradenton, Manatee, FL 34205 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
Christian and Erica Rogers
July 31, 2026 26-01398M

FIRST INSERTION

ADVERTISEMENT OF SALE

Property described below will be sold per the Florida Self Storage Facility Act. Sale on Tuesday the 18th day of August, 2026 at 10:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. OT024 - Sarasota, FL - Whitfield, 2024 Whitfield Park Dr, Sarasota, FL, 34243 John Komuli. Steve Mudd Sale is subject to cancellation in the event of settlement between owner and obligated party.

July 31; Aug. 7, 2026 26-01395M

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Earls Endeavors, located at 4210 Ironwood Cir, unit 304, in the City of Bradenton, County of Manatee, State of FL, 34209, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 23 of July, 2026.
Claudia Earls
4210 Ironwood Cir, unit 304
Bradenton, FL 34209
July 31, 2026 26-01404M

FIRST INSERTION

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

The Board of Supervisors (the "**Board**") of the Buckhead Trails II Community Development District (the "**District**") will hold a public hearing and a meeting **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. 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.buckheadtrails2cdd.com at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at assessments@inframark.com or via phone at 954-603-0034.

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

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

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

Angel Montagna
District Manager
July 31, 2026 26-01391M

FIRST INSERTION

LAKE FLORES 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 Lake Flores Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

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 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) 571-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://lakeflorescdd.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 31, 2026 26-01405M

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Newport Isles Community Development District (the "**District**") hereby gives notice of its intention to develop revised Rules of Procedure and Amenities Rules and Rates, each to govern the operations of the District. The proposed rule numbers are ROP-2026-1 and AMENITY-2026-1, respectively.

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

The Amenities Rules and Rates will govern the operation of the District's Amenities.

The purpose and effect of the revised Rules of Procedure and the Amenities Rules and Rates is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure and Amenities Rules and Rates includes Sections 120.54, 190.011(5), 190.011(15), 190.012(2)(d), 190.035, and 190.041, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure and Amenities Rules and Rates include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and Amenities Rules and Rates and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010, lansfordj@whhassociates.com.

Jordan Lansford, District Manager
Newport Isles Community Development District
July 31, 2026 26-01434M

FIRST INSERTION

NOTICE OF ACTION
NON JUDICIAL TIMESHARE FORECLOSURES
GULFSTREAM BEACH RESORT CONDOMINIUM ASSOCIATION, INC.

TO: Spencer Broad a/k/a
Spencer E. Broad a/k/a
Spencer M. Broad
16 Panorama Court
Mount Laurel, NJ 08054
Mary Burton a/k/a
Mary L. Burton a/k/a
Mary Lynn Burton
1110 Lakemont Drive
Dalton, GA 30720
Bernadette Direnzo
600 Red Bank Avenue
West Deptford, NJ 08096
Sandra Starr
Eric Parsons a/k/a
Eric M. Parsons
37750 Dunbar Avenue
Zephyrhills, FL 33542

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 GULF STREAM BEACH RESORT CONDOMINIUM ASSOCIATION, INC. on May 22, 2026 as Instrument Number 202641059169 of 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 Gulf Stream Beach Resort, a condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1447, Page 1879, Public Records of Manatee County, Florida, and all amendments thereof, which condominium is also described at Condominium Plat Book 28, Pages 39-41, Public Records of Manatee County, Florida.

ATTACHMENT "A"
Spencer Broad a/k/a
Spencer E. Broad a/k/a
Spencer M. Broad
16 Panorama Court
Mount Laurel, NJ 08054
Unit 04, Week 51-0
$1,249.25
Per Diem Interest $.28
Mary Burton a/k/a
Mary L. Burton a/k/a
Mary Lynn Burton
1110 Lakemont Drive
Dalton, GA 30720
Unit 03, Week 25
$2,428.09
Per Diem Interest $.38
Bernadette Direnzo
600 Red Bank Avenue
West Deptford, NJ 08096
Unit 03, Week 47-0
$1,206.16
Per Diem Interest $.28
Sandra Starr
Eric Parsons a/k/a
Eric M. Parsons
37750 Dunbar Avenue
Zephyrhills, FL 33542
Unit 08, Week 21-E
$1,257.25
Per Diem Interest $.25

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, at 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 13 Avenue North, Suite 3A
St. Petersburg, FL 33710
(727) 384-5999X201
Fla. Bar No. 500534
Primary Email Address:
bpdeeb@deeblawgroup.com
Secondary Email address:
snieratko@deeblawgroup.com
Trustee for Gulf Stream Beach Resort Condominium Association, Inc.
July 31; August 7, 2026 26-01423M

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2018CA003716AX
REGIONS BANK,
Plaintiff, vs.
MICHAEL D. FESER, UNKNOWN SPOUSE OF MICHAEL D. FESER, AGNESE FESER, UNKNOWN SPOUSE OF AGNESE FESER, CESAR FERNANDES, INTERNAC, INC., A FLORIDA CORPORATION, INTERNAC, INC, A DISSOLVED GEORGIA CORPORATION, UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 17, 2026, entered in Case No.: 2018CA003716AX of the Circuit Court in and for Manatee County, Florida, wherein are the Defendants, MICHAEL D. FESER, UNKNOWN SPOUSE OF MICHAEL D. FESER, AGNESE FESER, UNKNOWN SPOUSE OF AGNESE FESER, CESAR FERNANDES, INTERNAC, INC., A FLORIDA CORPORATION, INTERNAC, INC, A DISSOLVED GEORGIA CORPORATION,UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2, that the Clerk of the Court, Manatee County, Florida, shall sell the subject property at public sale on August 19, 2026 to the highest bidder for cash, except as prescribed in Paragraph 13, conducted electronically online at http://www.manatee.realforeclose.com. All electronic sales will begin at 11:00 a.m. and continue until all scheduled sales have been completed.

The following described real property as set forth in the Final Judgment will be sold:

LOT 24, RIVERWALK VILLAGE, SUBPHASE E, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGES 192 THROUGH 196, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
ALSO KNOWN AS 10922 BULLRUSH TER, BRADENTON, FL 34202

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 22, 2026.
Wayne E. Klinkbeil
Florida Bar #0040037
E-mail: wayne@mkpalegal.com
P.O. Box 3108
Orlando, FL 32802
(407)422-1966 (Phone)
(407)932-4750 (Fax)
Carlos J. Melendez
Florida Bar #0047752
E-mail: melendez@mkpalegal.com
Alberto J. Melendez
Florida Bar #1002511
E-mail: alberto@mkpalegal.com
Melendez & Klinkbeil, P.A.
20 S. Rose Avenue, Suite 2
Kissimmee, FL 34741
(407)932-1650 (Phone)
July 31; Aug. 7, 2026 26-01442M

FIRST INSERTION

Notice of Auditor Selection Committee Meeting and Regular Board of Supervisors Meeting
Lakewood Ranch Stewardship District

The Board of Supervisors of the Lakewood Ranch Stewardship District will hold its Regular Board Meeting and Auditor Selection Committee Meeting on Friday, August 7, 2026, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The regular meeting will take place immediately following the adjournment of the Auditor Committee meeting where the Board may consider any other business that may properly come before it. The Auditor Committee will review, discuss and rank the proposals received to perform the audit for the fiscal year ending September 30, 2026, as previously advertised in accordance with Florida law.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.

Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Jane Gaarlandt
District Manager
July 31, 2026 26-01394M

FIRST INSERTION

715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY
(Certified Mail, Return Receipt Required and by Regular Mail)
AND PUBLISHED PURSUANT TO F.S. 709.109(2)

COLONIAL MANOR MHC HOLDINGS, LLC
900 9TH AVENUE EAST
PALMETTO, FL 34221

TO: Quentin Julian Connell, Wanda Connell
And Any Unknown
Party(s) in Possession
900 9th Avenue E Lot #218
Palmetto, FL 34221
Palmetto, FL 34221
CMRR #9589-0710-5270-3815-8473-17

FROM: Colonial Manor MHC Holdings, LLC
900 9th Avenue East
Palmetto, FL 34221
Telephone: (941)-722-3191
Cheryl Peake, Manager

Walter John Ostrowski
900 9th Ave E Lot #65
Palmetto, FL 34221
CMRR #9589-0710-5270-0136-5681-81

When you vacated the premises at 900 9TH AVENUE EAST, LOT 218, PALMETTO, FL 34221 the following personal property remained:

1977 MAUVE NOBILITY HOMES, INC UNKNOWN MODEL DOUBLE WIDE MOBILE HOME, VIN# No. N2150A; Title# No. 0014586039; VIN# No. N2150B; Title# No. 0014586040 **and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT.**

If you own this property, you may claim it at: 900 9th AVENUE 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 14, 2026** at 11:00 a.m., this property will be sold 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 one year after the county receives the money.

DATE: July 29, 2026 COLONIAL MANOR MHC HOLDINGS, LLC

CHERYL PEAKE, PARK MANAGER
900 9th Avenue East
Palmetto, FL 34221
(941) 722-3191
July 31; August 7, 2026 26-01441M

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 La Gitana de Cuba located at 2925 50th Avenue West apto 21 in the City of Bradenton, Manatee, FL 34207 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of July, 2026
Yaine Dulaine Rodriguez Tamayo
July 31, 2026 26-01433M

FIRST INSERTION

AMENDED 715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY
(Certified Mail, Return Receipt Required and by Regular Mail)
AND PUBLISHED PURSUANT TO F.S. 709.109(2)

COLONIAL MANOR MHC HOLDINGS, LLC
900 9TH AVENUE EAST
PALMETTO, FL 34221

TO: Jeffrey I Scherl
And Any Unknown
Party(s) in Possession
900 9th Avenue E Lot #67
Palmetto, FL 34221
CMRR#: 9589-0710-5270-0136-5681-67

FROM: Colonial Manor MHC Holdings, LLC
900 9th Avenue East
Palmetto, FL 34221
Telephone: (941)-722-3191
Cheryl Peake, Manager

When you vacated the premises at 900 9TH AVENUE EAST, LOT 67, PALMETTO, FL 34221 the following personal property remained:

1970 MAUVE UNKNOWN MAKE UNKNOWN MODEL DOUBLE WIDE MOBILE HOME, VIN# No. 9464A; Title# No. 0003914343; VIN# No. 9464B; Title# No. 0003914344 **and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT.**

If you own this property, you may claim it at: 900 9th AVENUE 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 14, 2026** at 11:00 a.m., this property will be sold 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 one year after the county receives the money.

DATE: July 29, 2026 COLONIAL MANOR MHC HOLDINGS, LLC

CHERYL PEAKE, PARK MANAGER
900 9th Avenue East
Palmetto, FL 34221
(941) 722-3191
July 31; August 7, 2026 26-01440M

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 Coastalign Chiropractic Center located at 13611 Luxe Ave., Apt. 202 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 28th day of July, 2026
Gabriel Nickels
Coastalign, LLC
July 31, 2026 26-01431M

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 alteration of an existing Surface Water Management System on 38.95 acres to serve the residential subdivision project known as Moore Property. The project is located in Manatee County, Section(s) 2,35, Township 35,34 South, Range 19 E. The permit applicant is SL IV Marisol Realty Company LLC 277 Park Avenue, 9th Floor New York, NY 10172. The Permit No. is 43045541.001.

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 (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit 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 final 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 Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 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 final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application 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 final action in this matter is not available prior to the filing of a request for hearing.
July 31, 2026 26-01438M

Q&A

Q What is a public notice?

A 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 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 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 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.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V32

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1847
Tax Deed #:2026TD000086

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: 2024-1847 Year of Issuance 2024 Description of Property LOTS 17,18 LESS LAND FOR RD R/W DESC IN ORB 822 P 367 BLK B CENTER PARK PI#16627.0000/2 Parcel ID Number 1662700002 Property Address: 5114 17TH STREET CT E BRADENTON, FL 34203 Names in which assessed: DIANE L. ARTHUR 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01370M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1929
Tax Deed #:2026TD000087

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: 2024-1929 Year of Issuance 2024 Description of Property UNIT 704 BLDG 7 THE VILLAGE AT TARA A CONDO PI#17315.2320/3 Parcel ID Number 1731523203 Property Address: 6908 DREWRYS BLUFF Apt 704 BRADENTON, FL 34203 Names in which assessed: ANGELA IMMERSI, JOHN IMMERSI 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01372M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2747
Tax Deed #:2026TD000101

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: 2024-2747 Year of Issuance 2024 Description of Property LOTS 466 & 467 WASHINGTON PARK UNITS 1, 2, 3 & 4 PI#25165.0000/2 Parcel ID Number 2516500002 Property Address: 707 29TH ST E PALMETTO, FL 34221 Names in which assessed: ANDREW HAYNES, 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01384M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1970
Tax Deed #:2026TD000088

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: 2024-1970 Year of Issuance 2024 Description of Property UNIT 12 BLK O WESTWINDS VILLAGE PI#17343.1695/1 Parcel ID Number 1734316951 Property Address: 5316 53RD AVE E BRADENTON, FL 34203 Names in which assessed: DIANE L HAYNES 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01367M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2741
Tax Deed #:2026TD000080

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: 2024-2741 Year of Issuance 2024 Description of Property LOTS 340,341,342 WASHINGTON PARK UNITS 1, 2, 3 & 4 PI#25099.0000/3 Parcel ID Number 2509900003 Property Address: 2717 4TH AVE E PALMETTO, FL 34221 Names in which assessed: CHRISTIAN N DIAZ 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01365M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2402
Tax Deed #:2026TD000092

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: 2024-2402 Year of Issuance 2024 Description of Property UNIT 11-2 PHASE 4 SABAL BAY A CONDOMINIUM PI#20541.2395/9 Parcel ID Number 2054123909 Property Address: 8364 72ND ST E BRADENTON, FL 34201 Names in which assessed: BRIAN JASON ADKINS 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01373M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2916
Tax Deed #:2026TD000107

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: 2024-2916 Year of Issuance 2024 Description of Property LOT 3 RESUB BLK 5 LLOYDS ADD CLARK MOUNTS RESUB PI#26345.0000/9 Parcel ID Number 2634500009 Property Address: 319 11TH STREET DR W PALMETTO, FL 34221 Names in which assessed: DOROTHY CUMMINGS 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01388M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2231
Tax Deed #:2026TD000091

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: 2024-2231 Year of Issuance 2024 Description of Property V-21 PALMAIRE AT DESOTO LAKES COUNTRY CLUB APTS NO 3 PI#19206.0120/8 Parcel ID Number 1920601208 Property Address: 7288 WEST COUNTRY CLUB DR N SARASOTA, FL 34243 Names in which assessed: ANATOLY SHTARKMAN, VELENA SHTARKMAN 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01371M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2088
Tax Deed #:2026TD000090

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: 2024-2088 Year of Issuance 2024 Description of Property UNIT D WHITFIELD CENTER A CONDOMINIUM CB 32/144 PI#18683.0840/9 Parcel ID Number 1868308409 Property Address: 2031 WHITFIELD PARK LOOP SARASOTA, FL 34243 Names in which assessed: MIGUEL ITURMENDI 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01369M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-767
Tax Deed #:2026TD000056

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: 2024-767 Year of Issuance 2024 Description of Property UNIT 1734, BLDG 17, TERRACE VIII AT LAKEWOOD NATIONAL PH II PI #5817.0220/9 Parcel ID Number 581702209 Property Address: 18114 GAWTHROP DR BRADENTON, FL 34211 Names in which assessed: PSM LONG ISLAND 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01374M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3162
Tax Deed #:2026TD000082

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: 2024-3162 Year of Issuance 2024 Description of Property UNIT 307 MAINSTREET AT BRADENTON, A CONDO PI#32490.1125/9 Parcel ID Number 3249011259 Property Address: 210 3RD ST W BRADENTON, FL 34205 Names in which assessed: CAROL ANN CAPEN, CAROL ANN CAPEN LIVING TRUST DTD 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01366M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1667
Tax Deed #:2026TD000085

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: 2024-1667 Year of Issuance 2024 Description of Property LOT 156, EVERGREEN PH I PI #14186.0475/9 Parcel ID Number 1418604759 Property Address: 3828 CALAMITY TER BRADENTON, FL 34208 Names in which assessed: ANNA DMITRIYEVNA SENICHKINA, FRANCESCO DEL CIAMPO 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01368M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1950
Tax Deed #:2026TD000079

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: 2024-1950 Year of Issuance 2024 Description of Property UNIT 5-101 PALM GROVE A CONDOMINIUM PI#17316.0685/9 Parcel ID Number 1731606859 Property Address: 7261 FOUNTAIN PALM CIR BRADENTON, FL 34203 Names in which assessed: DENNIS T KRAUSE, JOANNE KRAUSE 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01364M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2823
Tax Deed #:2026TD000105

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: 2024-2823 Year of Issuance 2024 Description of Property UNIT S-73 RIVIERA DUNES MARINA, A CONDO PI#25816.1365/9 Parcel ID Number 2581613659 Property Address: RIVIERA DUNES WAY PALMETTO, FL 34221 Names in which assessed: SOUTH BANK FARM 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01386M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2439
Tax Deed #:2026TD000093

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: 2024-2439 Year of Issuance 2024 Description of Property LOT 10 BLK 16 RUBONIA, BEING A RESUBDIVISION OF PLAT OF EAST TERRA CEIA PI#20962.0000/7 Parcel ID Number 2096200007 Property Address: 1520 71ST ST E PALMETTO, FL 34221 Names in which assessed: MARGARET MATHIS 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01380M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2703
Tax Deed #:2026TD000100

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: 2024-2703 Year of Issuance 2024 Description of Property LOT 23 BLK B WASHINGTON GARDENS SEC 2 PI#24688.0000/4 Parcel ID Number 2468800004 Property Address: 1007 26TH STREET CT E PALMETTO, FL 34221 Names in which assessed: BESSIE LOLEATER PACKER 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01383M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-256
Tax Deed #:2026TD000023

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: 2024-256 Year of Issuance 2024 Description of Property TRACT 49, LESS THE E1/2 AS DESC IN OR 1155 P 517 PI#3238.0000/3 Parcel ID Number 323800003 Property Address: 6151 279TH ST E MYAKKA CITY, FL 34251 Names in which assessed: CHARLES MCLEOD, RHONDA MCLEOD 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01378M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1176
Tax Deed #:2026TD000039

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: 2024-1176 Year of Issuance 2024 Description of Property LOT 44 CREEKSIDE PRESERVE PI#7410.1720/9 Parcel ID Number 741017209 Property Address: 3828 91ST AVE E PARRISH, FL 34219 Names in which assessed: ESTIME MESADIEU REV TRUST DTD, JACQUELINE DORELIEN, 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01379M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2520
Tax Deed #:2026TD000095

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: 2024-2520 Year of Issuance 2024 Description of Property COM 165 FT E OF NW COR OF NE1/4 OF NE1/4 OF NE1/4 OF SEC 1; TH S 00 DEG 24 MIN 20 SEC W 170 FT FOR A POB; TH CONT S OO DEG 24 MIN 20 SEC W 90 FT; TH E PARALLEL TO N LN OF SD NE1/4 OF NE1/4 OF NE1/4 A DIST OF 193 FT; TH N 00 DEG 24 MIN 20 SEC E 90 FT; TH W 193 FT TO THE POB DESC (995/291) PI#22692.1000/7 Parcel ID Number 2269210007 Property Address: 4721 15TH AVE E PALMETTO, FL 34221 Names in which assessed: DONNA L JONES, JOHNNY JONES, JOHNNY M JONES 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01382M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2450
Tax Deed #:2026TD000094

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: 2024-2450 Year of Issuance 2024 Description of Property COM AT NE COR OF SE1/4 OF SEC 25, & GO S ALG E LN OF SD SE1/4 OF SEC 25, A DIST OF 632 FT TO A PT ON S R/W LN OF ADAMS ST AS SHOWN ON PLAT OF RUBONIA, PB 1, P 277, GO N 88 DEG 35 MIN W, 517.95 FT ALG SD S R/W LN OF ADAMS ST FOR POB; CONT N 88 DEG 35 MIN W [INSERT 'ALG SD S LN 62.5 FT; GO S 00 DEG 53 MIN W'] 100 FT TO A PT; GO S 88 DEG 35 MIN E 62.5 FT TO A PT; GO N 00 DEG 53 MIN E 100 FT TO THE POB, AS DESC ORB 191 P 494, PUB REC MAN CO, FLA P-55-3 PI#21125.0000/0 Parcel ID Number 2112500000 Property Address: 1407 71ST ST E PALMETTO, FL 34221 Names in which assessed: PAYTON & ROSS HOLDING 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01381M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-82
Tax Deed #:2026TD000084

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: 2024-82 Year of Issuance 2024 Description of Property COM AT THE SW COR OF SEC 35; TH RUN N 00 DEG 01 MIN 59 SEC E, 2525.24 FT ALG THE W LN OF SEC 35; TH S 48 DEG 37 MIN 12 SEC E, 549.78 FT FOR A POB; TH N 16 DEG 01 MIN 00 SEC E 1148.24 FT TO THE SLY R/W OF SR 70; TH S 65 DEG 00 MIN 10 SEC E, ALG SD SLY R/W, 222.30 FT, TH LEAVING SD R/W, RUN S 18 DEG 36 MIN 33 SEC W, 1193.27 FT; TH N 48 DEG 37 MIN 12 SEC W, 183.26 FT TO THE POB (1497/7290) LESS MIN RTS AS DESC IN OR 1436/1259 PI#1062.0230/2 Parcel ID Number 106202302 Property Address: 44510 SR 70 E MYAKKA CITY, FL 34251 Names in which assessed: JAMES W SCHUPOLSKY, KRISTI K MENZIES, KRISTI KAYLA MENZIES 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026
26-01375M

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2812
Tax Deed #:2026TD000104

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: 2024-2812 Year of Issuance 2024 Description of Property START AT SW COR OF LOT 38 OF H L MOSS SUB AS PER PLAT REC IN PB 7 P 10; THENCE IN A NLY DIREC A DIST OF 81.7 FT FOR POB; E 66 FT; N 81.7 FT; W 66 FT; S 81.7 FT TO POB AS DESC ORB 144 P 4 PRMCF H L MOSS SUB PI#25706.0000/3 Parcel ID Number 2570600003 Property Address: 2208 4TH AVE E PALMETTO, FL 34221 Names in which assessed: CATERRA FRAZIER 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026 26-01385M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1533
Tax Deed #:2026TD000070

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: 2024-1533 Year of Issuance 2024 Description of Property E 50.03 FT OF LOT 3, W 21.23 FT OF LOT 4 BLK 4 LEES ADD PI#12956.0000/9 Parcel ID Number 1295600009 Property Address: 1834 7TH AVE E BRADENTON, FL 34208 Names in which assessed: EST OF KATIE GIBBS WAITERS, KATIE GIBBS WAITERS, ROBERT C MARTIN, SHEROD A. HALLIBURTON 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026 26-01376M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2892
Tax Deed #:2026TD000106

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: 2024-2892 Year of Issuance 2024 Description of Property LOT 16, BLK 3, MRS. A D COX'S PLAT, (DB 271 P 167) BEING THE SAME PROPERTY DESC IN DB 260 P 169, LESS THE N 30 FT THEREOF. PI#26202.0000/2 Parcel ID Number 2620200002 Property Address: 305 14TH ST W PALMETTO, FL 34221 Names in which assessed: JESTANY INVESTMENT CORPORATION 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026 26-01387M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-219
Tax Deed #:2026TD000020

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: 2024-219 Year of Issuance 2024 Description of Property SE1/4 OF SEC 9-35S-20E. EXCEPT BLKS 7, 21, 39, 55 & EXCEPT LOT 7 BLK 33 & LOT 19 BLK 49 SUB OF SE1/4. LESS LOT 11 BLK 38 WATERBURY TOWNSITE, AS PER PB 2 PG 43. ALSO LESS ORB 914 P 1689 DESC AS FOLLOWS: THE N 1646.4 FT OF THE SE 1/4 OF SEC 9. LESS R/W FOR SR 675. AND LESS BLOCKS 7, 21 AND THE N 582.4 FT OF BLK 39, BRADENVIEW SUB, AS PER PLAT THEREOF RECORDED IN PLAT BK 6, PG 42, PRMCF, CONTAINING 3.4 ACRES. ALSO LOTS 10, 11, 12, 13, 20, 21, 22 AND 23, SEC 9, WATERBURY GRAPEFRUIT TRACTS, AS PER PLAT THEREOF REC IN PLAT BK 2, PG 37 PRMCF. ALSO LESS OR 1032 P 925 DESC AS FOLLOWS: LOTS 17 & 18, LESS W 175 FT THEREOF OF WATERBURY TRACT, AS PER PLAT THEREOF REC IN PLAT BK 2, PG 37, PRMCF, IN SEC 9. ALSO A PARCEL IMMEDIATELY E OF AND CONTIGUOUS TO SD LANDS AND LOT 19 OF SD SUB BOUNDED ON S BY S LN OF SD SEC 9 DESC AS BEG AT SE COR OF SD LOT 17 RUNNING ELY A DIST OF 1540.06 FT; TH NLY AND PAR TO EASTERNMOST LINES OF LOTS 17, 18 & 19 A DIST OF 987.84 FT: TH WLY TO NE COR OF LOT 19; TH SLY ALG EASTERNMOST LINES OF LOTS 19, 18 & 17 TO POB. LESS & EXCEPT LOT 7, BLK 33 AND LESS & EXCEPT LOT 19, BLK 49 OF THE PLAT OF TOWN OF WATERBURY AS PER PLAT THEREOF REC IN PLAT BK 2, PAGES 43-45, PRMCF. LESS LAND OR 1113 P 2841 PRMCF DESC AS FOLLOWS: COM AT THE SE COR OF SEC 9, TH RUN W 328.5 FT; TH N 299.5 FT; TH W 241.2 FT; TH N 465.34 FT; TH E 381.2 FT; TH S 624.84 FT; TH E TO THE EASTERNMOST LN OF SD SEC 9; TH S TO POB, ALL LYING & BEING IN WATERBURY GRAPEFRUIT TRACT, AS PER PLAT THEREOF REC IN PLAT BK 2, PG 37, PRMCF. LESS: THE WESTERNMOST 125 FT OF THE FOLLOWING DESC LANDS: COM AT THE SE COR OF SEC 9, TWP 35 S, RNG 20 E; TH N 89 DEG 44 MIN 41 SEC W, ALG THE S LN OF SD SEC 9, A DIST OF 526.00 FT FOR A POB; TH CONT N 89 DEG 44 MIN 41 SEC W, A DIST OF 614.05 FT TO THE SE COR OF THAT CERTAIN PARCEL OF LAND AS DESC IN OR 1032 P 925 PRMCF; TH N 00 DEG 11 MIN 22 SEC W, ALG THE E LN OF SD CERTAIN PARCEL IN OR 1032 P 925 & NLY EXTENSION THEREOF, A DIST OF 991.73 FT TO THE INTERSECTION WITH THE S LN OF THAT CERTAIN PARCEL OF LAND, AS DESC IN OR 914 P 1689 PRMCF; TH S 89 DEG 53 MIN 30 SEC E, ALG THE S LN OF SD CERTAIN PARCEL IN OR 914 P 1689, A DIST OF 614.04 FT; TH S 00 DEG 11 MIN 22 SEC E, PARALLEL TO THE E LN OF SD CERTAIN PARCEL IN OR 1032 P 925, A DIST OF 993.31 FT TO THE POB LYING AND BEING IN THE SE1/4 OF SEC 9, TWP 35 S, RNG 20 E, SUBJ TO R/W'S AS SHOWN ON 'THE WATERBURY GRAPEFRUIT TRACTS SUB PER PB 2 PG 37 AND 'PLAT OF THE TOWN OF WATERBURY' SUB PER PB 2 PGS 43-45. ALSO LESS: COM AT THE SE COR OF SEC 9, TH N 89 DEG 44 MIN 41 SEC W, ALG THE S LN OF SD SEC 9, A DIST OF 1140.05 FT TO THE SE COR OF THAT CERTAIN PARCEL OF LAND AS DESC IN OR 1032 P 925, PRMCF; TH N 00 DEG 11 MIN 22 SEC W, ALG THE E LN OF SD CERTAIN PARCEL, IN OR 1032 P 925, A DIST OF 987.84 FT TO THE NE COR OF SD CERTAIN PARCEL, FOR A POB; TH N 00 DEG 11 MIN 22 SEC W, ALG THE NLY EXTENSION OF THE E LN OF SD CERTAIN PARCEL, 3.89 FT TO THE INTERSECTION WITH THE S LN OF THAT CERTAIN PARCEL OF LAND, AS DESC AND REC IN OR 914 P 1689; TH N 89 DEG 53 MIN 30 SEC W, ALG THE S LN OF SD CERTAIN PARCEL IN OR 914 P 1689, A DIST OF 1540.04 FT TO THE SW COR OF SD CERTAIN PARCEL IN OR 914 P 1689, SD PT ALSO BEING THE NW COR OF SD CERTAIN PARCEL IN OR 1032 P 925; TH S 89 DEG 44 MIN 41 SEC E, ALG THE N LN OF SD CERTAIN PARCEL IN OR 1032 P 925, A DIST OF 1540.06 FT TO THE POB. ALSO LESS: COM AT THE SE COR OF SEC 9 & RUN W 367 FT TO POB; TH CONT W A DIST OF 648 FT; TH N 991.73 FT; TH E 409 FT; TH S 891.73; TH E 80 FT; TH S 65 FT; TH E 159 FT; TH S 35 FT TO POB; ALSO LESS OR 1836/3315 DESC AS FOLLOWS: BEGIN AT THE SE COR OF SEC 9, FOR A POB, TH N 89 DEG 44 MIN 41 SEC W, ALG THE S LN OF SD SEC 9, A DIST OF 367.00 FT TO THE SE COR OF THAT CERTAIN PARCEL OF LAND, AS DESC AND REC IN OR 1385 P 2280, PRMCF; TH N 00 DEG 21 MIN 27 SEC W, ALG THE ELY LN OF SD CERTAIN PARCEL, A DIST OF 35.00 FT; TH N 89 DEG 44 MIN 41 SEC W, ALG SD ELY LN, A DIST OF 159.00 FT; TH N 00 DEG 21 MIN 27 SEC W, ALG SD ELY LN A DIST OF 65 FT; TH N 89 DEG 44 MIN 41 SEC W, ALG SD ELY LN, A DIST OF 80.00 FT; TH N 00 DEG 21 MIN 27 SEC W, ALG SD ELY LN, A DIST OF 40 FT; TH S 89 DEG 44 MIN 41 SEC E, PAR TO THE S LN OF SD SEC, A DIST OF 606.00 FT TO THE INT WITH THE E LN OF SD SEC 9; TH S 00 DEG 21 MIN 27 SEC E, ALG SD E SEC LN, A DIST OF 140.00 FT TO THE POB, BEING AND LYING IN SEC 9. SUBJ TO ROAD R/W FOR HWY 675. ALSO LESS THAT PART INCLUDED IN THE FOLL DESC PARCEL: COM AT THE SE COR OF SEC 9-35S-20E; TH N 00 DEG 21 MIN 27 SEC E, ALG THE E LN OF SD SEC 9, ALSO BEING THE C/L OF S.R. NO 675, A DIST OF 140.00 FT TO THE NE COR OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN OR 1836/3315, FOR A POB; TH CONT N 00 DEG 21 MIN 27 SEC W, ALG SD E SEC LN; A DIST OF 180.00 FT; TH N 89 DEG 44 MIN 41 SEC W, PARALLEL TO THE S LN OF SD SEC 9, A DIST OF 606.00 FT TO THE INTERSEC WITH THE ELY LN OF THAT CERTAIN PARCEL OF LAND, AS DESC AND REC IN O.R. 1385/2280; TH S 00 DEG 21 MIN 27 SEC E, ALG SD ELY LN, A DIST OF 180.00 FT TO THE NW COR OF SD CERTAIN PARCEL OF LAND IN O.R. 1836/3315; TH S 89 DEG 44 MIN 41 SEC E, ALG THE N LN OF SD CERTAIN PARCEL IN O.R. 1836/3315, A DIST OF 606.00 FT TO THE POB. AS DESC ON SURVEY FOR OWNER REQUEST #04.359R PI#3096.0026/9 Parcel ID Number 309600269 Property Address: 5150 CR 675 MYAKKA CITY, FL 34251 Names in which assessed: ROBERT A MANLEY, ROBERT MANLEY 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 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Jul 31; Aug. 7, 14, 21, 2026 26-01377M

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No: 2026 CP 000944
PROBATE DIVISION
IN RE: ESTATE OF CSABA IMRE LUKACS, Deceased.

The administration of the estate of CSABA IMRE LUKACS, deceased, whose date of death was January 3, 2026, and whose social security number is XXX-XX-0608, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 3000, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT 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.

The date of first publication of this notice is July 31, 2026.

LIRIA RUSINQUE SANCHEZ
Personal Representative
LEGAL AID OF MANASOTA, INC.
1900 Main Street, Suite 302
Sarasota, FL 34236
Phone: (941) 366-0038
Fax: (941) 364-8855
adamp@legalaidofmanasota.org
/s/ Adam B. Portnow
Adam B. Portnow, Esq.
FBN 0056807
July 31; Aug. 7, 2026 26-01439M

FIRST 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-1236
IN RE: ESTATE OF DAPHNA KAYE CUNNINGHAM, Deceased.

The administration of the estate of DAPHNA KAYE CUNNINGHAM, deceased, whose date of death was JANUARY 24, 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 AFl'ER THE TIME OF THE FIRST PUBUCATION OF THIS NOTICE OR 30 DAYS AFl'ER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT1S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: July 31, 2026.

/S/ KBC
KRISTEN BO CUNNINGHAM
Personal Representative
1818 4th Street East
Palmetto, FL 34221
/S/ JJH
JENNIFER J. HENSLEY, ESQ.
Attorney for Personal Representative
Email Addresses:
jen@jenhensleylaw.com
anna@jenhensleylaw.com
firm@ienshensleylaw.com
Florida Bar No. 1022202
Hensley Law Offices, LLC
5190 26th Street West, Suite D
Bradenton, FL 34207-2200
T: (941) 755-8583
July 31; Aug. 7, 2026 26-01429M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001574
IN RE: ESTATE OF RANDALL EDWARD TURNER, Deceased.

The administration of the estate of RANDALL EDWARD TURNER, deceased, whose date of death was May 7, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is: July 31, 2026.

KAREN RENEE STERLING
Personal Representative
9850 50th Street Circle E.
Parrish, FL 34219
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
July 31; Aug. 7, 2026 26-01407M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000017AX
IN RE: The Estate of BRENDON RONALD SAPORITO deceased

The administration of the estate of Brendon Ronald Saporito, deceased, whose date of death was October 28, 2025, File Number 2026CP000017AX, 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 name and address of the personal representative and of the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against this estate who are served with a copy of this notice within three months after the date of the first publication of this notice must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is July 31, 2026.

Personal Representative:
/s/ Ryan Cofrancesco
4850 51st Street West
Bradenton, FL 34210
/s/ Walter Sowa, III
Attorney for Personal Representative
435 12th Street West, Suite 206
Bradenton, FL 34205
941-840-0820
FL Bar No. 102220
Walter@SowaLegal.com
July 31; Aug. 7, 2026 26-01436M

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-1632
IN RE: ESTATE OF ROBERT FRANCIS SZAKACS, 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 ROBERT FRANCIS SZAKACS, deceased, File Number 2026-CP-1632; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206-2540; that the decedent's date of death was June 3, 2026; that the total value of the estate subject to creditor claims is $0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
DANA L. SZAKACS
12 Rutgers Street
Maplewood, NJ 07040
ALISON L. SZAKACS
107 Flint Street
Trumbull, CT 06611
NICOLE L. SZAKACS
11011 Harts Road, Apt. 104
Jacksonville, FL 32218
JEFFREY L. SZAKACS
4716 4th Avenue East
Bradenton, FL 34208

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 date of first publication of this Notice is: July 31, 2026.

DANA L. SZAKACS
Person Giving Notice
12 Ruthers Street
Maplewood, NJ 07040
M. BRANDON ROBINSON, ESQ.
Attorney for Person Giving Notice
Email: brobinson@barneswalker.com
Florida Bar No. 0119364
BARNES WALKER, GOETHE, PERRON, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, Florida 34205
Telephone: (941) 741-8224
July 31; Aug. 7, 2026 26-01428M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001690AX
IN RE: ESTATE OF ROSEMARY WALSH Deceased.

The administration of the estate of ROSEMARY WALSH, deceased, whose date of death was February 28, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is Probate and Guardianship, 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 31, 2026.

Personal Representative:
/s/Robert Lewis Cox
ROBERT LEWIS COX
7033 N Kedzie #1113
Chicago, Illinois 60645
Attorney for Personal Representative:
/s/ Tiffany M. Cerniglio
TIFFANY M. CERNIGLIO
Attorney
Florida Bar Number: 121791
HARRIS BARRETT MANN & DEW
1700 66th Street N., Ste. 502
St. Petersburg, FL 33710
Telephone: (727) 892-3100
Fax: (727) 898-0227
E-Mail: tiffany@hbmdlaw.com
Secondary E-Mail:
denise@hbmdlaw.com
July 31; Aug. 7, 2026 26-01430M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO. 2026 CP 1238
IN RE: THE ESTATE OF MARY K. OGLE, Deceased.

The administration of THE ESTATE OF MARY K. OGLE, deceased, whose date of death was November 25, 2025, is pending in the Circuit Court for Manatee County, Florida, the address of which is Manatee County Clerk of Court, 1115 Manatee Avenue West, Bradenton, FL 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 the 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE (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.

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 Right at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed by creditor as specified under section 732.2211, Florida Statutes.

The date of first publication of this Notice is July 31, 2026.

KEITH COLEMAN,
Ancillary Personal Representative
3515 Valley Lake Drive
Indianapolis, IN 46227
LISA JO SPENCER
Florida Bar No. 0002925
lisajo@lisajospencerlaw.com
LISA JO SPENCER, P.A.
151 Mary Esther Boulevard,
Suite 310A
Mary Esther, FL 32569
(850) 226-4998
Attorney for
ancillary personal representative
July 31; Aug. 7, 2026 26-01418M

FIRST 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-1657
IN RE: ESTATE OF JAMES EDWARD LEES, also known as JAMES E. LEES, Deceased.

The administration of the estate of JAMES EDWARD LEES, also known as JAMES E. LEES, deceased, whose date of death was June 20, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is: July 31, 2026.

Dawn Rivard
Personal Representative
9061 Shannon Drive
Sterling Heights, MI 48314
Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, PERRON, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
July 31; Aug. 7, 2026 26-01427M

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001581
Division Probate
IN RE: ESTATE OF MARY S. MANION a/k/a MARY STANNARD MANION 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 Mary S. Manion, deceased, File Number 2026-CP-001581, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. West, Bradenton, Florida 34205; that the decedent's date of death was May 6, 2026; that the total value of the estate is $4,131.51 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
ANTHONY FRANCIS MANION III, as successor Trustee of the Anthony F. Manion, Jr. and Mary S. Manion Joint Spousal Revocable Living Trust dated February 15, 2007, as subsequently amended
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205

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 31, 2026.

Person Giving Notice:
ANTHONY FRANCIS MANION III, as successor Trustee of the Anthony F. Manion, Jr. and Mary S. Manion Joint Spousal Revocable Living Trust dated February 15, 2007, as subsequently amended
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
Attorney for Person Giving Notice
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 31; Aug. 7, 2026 26-01424M

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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2026 CA 001764 AX
Agency Case No.: 2026-012676
IN RE: FORFEITURE OF: TWELVE THOUSAND FOUR HUNDRED FIFTY-ONE DOLLARS ($12,451.00) IN U.S. CURRENCY

TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: TWELVE THOUSAND FOUR HUNDRED FIFTY-ONE DOLLARS ($12,451.00) IN U.S. CURRENCY, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded ni the Complaint.

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: 7/28/2026
ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
BY: (SEAL) K. Gaffney
Deputy Clerk

July 31; Aug. 7, 2026 26-01432M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Clerk Case No.: 2026 CA 001300 AX
Agency Case No.: 2026-008196
IN RE: FORFEITURE OF: FIVE THOUSAND FIVE HUNDRED SEVENTY-SEVEN DOLLARS AND ONE CENT ($5,577.01) IN U.S. CURRENCY

TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: FIVE THOUSAND FIVE HUNDRED SEVENTY-SEVEN DOLLARS AND ONE CENT ($5,577.01) IN U.S. CURRENCY, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriffs Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner'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, 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: JULY 23, 2026
ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
BY: (SEAL) S. Bell
Deputy Clerk

July 31; Aug. 7, 2026 26-01408M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026 CA 000992
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
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 DONNA HEIER, DECEASED; et al.,
Defendant(s).

TO: 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 Donna Heier, Deceased
Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in MANATEE County, Florida:

LOT 9, SUMMERFIELD VILLAGE, SUBPHASE C, UNIT 8, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 12 THRU 21, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, al 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 days from first publication , and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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 on July 27, 2026.
Angelina Colonneso
As Clerk of the Court
By: (SEAL) K Gaffney
As Deputy Clerk

1395-1563B
Ref# 20901
July 31; Aug. 7, 2026 26-01419M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY
CIVIL DIVISION
Case No. 41-2024-CA-001000
Division B
CITIBANK, N.A. AS TRUSTEE FOR ELLINGTON FINANCIAL MORTGAGE TRUST 2021-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2021-2
Plaintiff, vs.
TIMOTHY NEIL ROBERTSON A/K/A TIMOTHY ROBERTSON, MARY JANE ROBERTSON, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 3, 2025, in the Circuit Court of Manatee County, Florida, Angelina M. Colonneso, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as:

LOT 8, AND THE WEST OF LOT 7, BLOCK C, WILLOW WOODS SUBDIVISION, UNIT THREE, AS PER PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 13, PAGE 66, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

and commonly known as: 4912 22ND AVE W, BRADENTON, FL 34209; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on September 16, 2026 at 11:00 A.M..

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.

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 July 24, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
320250/2424926/CMP
July 31; Aug. 7, 2026 26-01420M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
Case No.: 2026-CP-001499
IN RE: ESTATE OF CHARLES C. WALTON, IV
Deceased.

The administration of the estate of Charles C. Walton, IV, deceased, whose date of death was May 16, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 31, 2026.

Personal Representative:
David C. Walton
Attorney for Personal Representative:
Misa A. Everist, Esq
Attorney for Petitioner
Florida Bar Number: 0196169
BASKIN EISEL RIGHTMYER
450 Carillon Pkwy, Suite 150
St. Petersburg, FL 33716
Telephone: (727) 572-4545
Fax: (727) 572-4646
E-Mail: meverist@baskineisel.com
Secondary E-Mail:
jennifer@baskineisel.com
July 31; Aug. 7, 2026 26-01406M

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026CC002087AX
MHC WINDMILL MANOR, L.L.C.,
Plaintiff, vs.
KATHRYN MARY ALEXANDER a/k/a KATHY ALEXANDER, EARL LEIGH ALEXANDER, and WELLS FARGO BANK, N.A., as successor in interest to FIRST UNION NATIONAL BANK OF FLORIDA,
Defendants.

TO: Kathryn Mary Alexander
a/k/a Kathy Alexander
5610 Grist Mill Street
Lot No. Z105
Bradenton, Florida 34203
Earl Leigh Alexander
5610 Grist Mill Street
Lot No. Z105
Bradenton, Florida 34203

YOU ARE NOTIFIED that an action for money damages, subordination of a first lien and imposition and foreclosure of a statutory landlord's lien upon a mobile home described as that certain 1984 SCHU (Schult) mobile home in Windmill Manor mobile home park located at 5610 Grist Mill Street, Lot No. Z105, Bradenton, Florida 34203, and bearing Vehicle Identification Number 185441, has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Stanley L. Martin, Plaintiff's attorney, whose address is 4300 W. Cypress Street, Suite 400, Tampa, Florida 33607, within 30 days of the first publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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.

WITNESS, Clerk of the County Court, and the seal of said Court, at the Courthouse at Manatee County, Florida.

Dated: JULY 22, 2026
Angelina Colonneso, Esq.
Manatee County Clerk
of The Circuit Court
By: (SEAL) S. Bell
Deputy Clerk

July 31; Aug. 7, 2026 26-01400M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 412025CA002030
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
PETR GNOEVOY, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 412025CA002030 of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Petr Gnoevoy, 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 18th day of August, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 7, Block 7, Crosscreek, Phase 1-A, according to the map or plat thereof, as recorded in Plat Book 53, Page(s) 97, of the Public Records of Manatee County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-12678FL
July 31; Aug. 7, 2026 26-01402M

FIRST INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
Case No. 41-2025-CA-002950-CAAX
Honorable Judge: Sniffen, Charles P
PLANET HOME LENDING, LLC
Plaintiff, vs.
THOMAS CHRISTOPHER DIXON; ROSANNA LEE DIXON; USA FENCE COMPANY; ENFIN CORPORATION; VILLAGES OF GLEN CREEK HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;
Defendants,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 23, 2026, in the above-styled cause, Angelina "Angel" Colonneso, 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 August 26, 2026, the following described property:

LOT 16, VILLAGES OF GLEN CREEK PHASE 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGES 179 THROUGH 186, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Tax Id/UPI No. 1383501809
COMMONLY KNOWN AS: 2201 Grand Flora Trail, Bradenton, FL 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. 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 25, 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 31; Aug. 7, 2026 26-01416M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA729
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JACOB N. STILL A/K/A JACOB NATHANIEL STILL, et al.,
Defendants.

TO:
JORDAN A. STILL A/K/A JORDAN ASHLEY STILL A/K/A JORDAN ASHLEY MEEHAN
11577 57TH STREET CIR E, PARRISH, FL 34219
UNKNOWN SPOUSE OF JORDAN A. STILL A/K/A JORDAN ASHLEY STILL A/K/A JORDAN ASHLEY MEEHAN
11577 57TH STREET CIR E, PARRISH, FL 34219

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 229, OF LEXINGTON, A SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGES 155 THROUGH 172, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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.

WITNESS my hand and the seal of this Court this 23 DAY OF JULY, 2026.
ANGELINA M. COLONNESO
As Clerk of the Court
By (SEAL) S. Bell
As Deputy Clerk

25-02924
July 31; Aug. 7, 2026 26-01409M

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER
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CALL 941-906-9386
and select the appropriate County name from the menu option
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Business Observer

LV20906_V27

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2026-CC-000387
KINGSFIELD LAKES HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
MARCOS E. CORRAL; UNKNOWN SPOUSE OF MARCOS E. CORRAL; 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 195, KINGSFIELD LAKES, PHASE 1, according to the Plat thereof as recorded in Plat Book 40, Pages 140 through 148, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 4138 Noble Place East, Parrish, FL 34219

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 30, 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 31; Aug. 7, 2026 26-01437M

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2026-CC-386
PERIDIA ISLE HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
JOSEPH R. NYE, AS CO-TRUSTEE OF THE NYE FAMILY REVOCABLE TRUST; BRENDA L. NYE, AS CO-TRUSTEE OF THE NYE FAMILY REVOCABLE TRUST; 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 27, PERIDIA ISLE, according to the Plat thereof as recorded in Plat Book 29, Pages 160 through 163, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 4140 Caddie Drive East, Bradenton, FL 34203

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 10, 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 31; Aug. 7, 2026 26-01425M

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. 412025CA000375CAAXMA
COMPU-LINK CORPORATION, DBA CELINK,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARNOLD W. DAVIS, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 18, 2026, and entered in 412025CA000375CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein COMPU-LINK CORPORATION, DBA CELINK is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARNOLD W. DAVIS, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AQUA FINANCE, INC.; SYLVIA DEAN; RANDALL HOLDEN; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RANDALL L. HOLDEN, DECEASED; GARY HOLDEN; MELANIE L. HOLDEN 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 18, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 31, BLOCK C, SUN SET ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 97, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

Property Address: 5626 28TH STREET W., BRADENTON, FL 34207

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 28 day of July, 2026.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-263214 - NaP
July 31; Aug. 7, 2026 26-01435M

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2018CA003716AX
REGIONS BANK,
Plaintiff, vs.
MICHAEL D. FESER, UNKNOWN SPOUSE OF MICHAEL D. FESER, AGNESE FESER, UNKNOWN SPOUSE OF AGNESE FESER, CESAR FERNANDES, INTERNAC, INC., A FLORIDA CORPORATION, INTERNAC, INC, A DISSOLVED GEORGIA CORPORATION, UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 17, 2026, entered in Case No.: 2018CA003716AX of the Circuit Court in and for Manatee County, Florida, wherein are the Defendants, MICHAEL D. FESER, UNKNOWN SPOUSE OF MICHAEL D. FESER, AGNESE FESER, UNKNOWN SPOUSE OF AGNESE FESER, CESAR FERNANDES, INTERNAC, INC., A FLORIDA CORPORATION, INTERNAC, INC, A DISSOLVED GEORGIA CORPORATION,UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2, that the Clerk of the Court, Manatee County, Florida, shall sell the subject property at public sale on August 19, 2026 to the highest bidder for cash, except as prescribed in Paragraph 13, conducted electronically online at http://www.manatee.realforeclose.com. All electronic sales will begin at 11:00 a.m. and continue until all scheduled sales have been completed.

The following described real property as set forth in the Final Judgment will be sold:

LOT 24, RIVERWALK VILLAGE, SUBPHASE E, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGES 192 THROUGH 196, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

ALSO KNOWN AS 10922 BULLRUSH TER, BRADENTON, FL 34202

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 22, 2026.
Wayne E. Klinkbeil
Florida Bar #0040037
E-mail: wayne@mkpalegal.com
P.O. Box 3108
Orlando, FL 32802
(407)422-1966 (Phone)
(407)932-4750 (Fax)
Carlos J. Melendez
Florida Bar #0047752
E-mail: melendez@mkpalegal.com
Alberto J. Melendez
Florida Bar #1002511
E-mail: alberto@mkpalegal.com
Melendez & Klinkbeil, P.A.
20 S. Rose Avenue, Suite 2
Kissimmee, FL 34741
(407)932-1650 (Phone)
July 31; Aug. 7, 2026 26-01401M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA.
CASE No. 412026CA001476CAAXMA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST AB1,
PLAINTIFF, VS.
UNKNOWN TRUSTEE OF THE ANNELIE GUSTKE TRUST NO. ONE, DATED APRIL 27, 1990, ET AL.
DEFENDANT(S).

To: UNKNOWN TRUSTEE OF THE ANNELIE GUSTKE TRUST NO. ONE, DATED APRIL 27, 1990
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 4414 La Jolla Dr, Bradenton, FL 34210
To: UNKNOWN BENEFICIARIES OF THE ANNELIE GUSTKE TRUST NO. ONE, DATED APRIL 27, 1990
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 4414 La Jolla Dr, Bradenton, FL 34210

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Manatee County, Florida:

Unit 18-A, THE VILLAS AT EL CONQUISTADOR PHASE III as per Declaration of Condominium filed in Official Record Book 978, Page 95, Public Records of Manatee County, Florida, and amendments thereto and as per plat recorded in Condominium Book 10, Pages 77-81, 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 this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer-Tampa Bay.

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.

Date: JULY 22, 2026
Angelina Colonneso
Clerk of the Circuit Court
By: (SEAL) S. Bell
Deputy Clerk of the Court
Our Case#: 26-001106-FL
July 31; Aug. 7, 2026 26-01399M

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

FOURTH INSERTION

SUMMONS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
TROPIC ISLES CO-OP, INC., a Florida not-for-profit corporation,
Plaintiff, v.
The Estate of R. Ronald Cate, Unknown Tenants in Possession, The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, all other claimants claiming by, through, under or against R. Ronald Cate, deceased, the United States of America Internal Revenue Service, Florida Department of Revenue,
Defendant.

THE STATE OF FLORIDA:
TO Any Sheriff, Marshal, Constable, or Authorized Process Server in the State of California:

YOU ARE COMMANDED to serve this summons and a copy of the complaint in this action on the defendant:

THE ESTATE OF R. RONALD CATE
8489 PERRY CITY ROAD
TRUMANSBURG, NY 14886

Each defendant is required to serve written defenses to the complaint in this action on the attorney for the plaintiff:

Jesse M. Tilden, Esq.
Tilden & Prohidney, P.L.
431 12th Street West, Ste. 204
Bradenton, Florida 34205
Service email:
service@tildenprohidney.com
Facsimile: (800) 856-5332

within 20 days after service of this summons on that Defendant, exclusive of the day of service, and file the original of the defenses with the clerk of this court either before service on the attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief in the complaint or petition.

In and for Manatee County:

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org or Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800)342-8011 or www.floridabar.org/public/lrs/.

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. The Jury Office of the Clerk of Courts in each county of the 12th Judicial Circuit has been designated as the initial contact for ADA-related matters and shall screen calls, handle the request if it pertains to a function of the Clerks office, or obtain pertinent information in order to forward the request to the appropriate office. Please contact Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741-4062. If you are hearing or voice impaired, please call 711.

IMPORTANTE

Usted ha sido demandado legalmente. Tiene 20 dias, contados a partir del recibo de esta notificacion, para contestar la demanda adjunta, por escrito, y presentarla ante este tribunal. Una llamada telefonica no lo protegera. Si usted desea que el tribunal considere su defensa, debe presentar su respuesta por escrito, incluyendo el numero del caso y los nombres de las partes interesadas. Si usted no contesta la demanda a tiempo, pudiese perder el caso y podria ser despojado de sus ingresos y propiedades, o privado de sus derechos, sin previo aviso del tribunal. Existen otros requisitos legales. Si lo desea, puede usted consultar a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a una de las oficinas de asistencia legal que aparecen en la guia telefonica. Si desea responder a la demanda por su cuenta, al mismo tiempo en que presenta su respuesta ante el tribunal, debera usted enviar por correo o entregar una copia de su respuesta a la persona denominada abajo como Plaintiff's Attorney (Demandante o Abogado del Demandante).

IMPORTANT

Des poursuites judiciares ont ete entreprises contre vous. Vous avez 20 jours consecutifs a partir de la date de l'assignation de cette citation pour deposer une reponse ecrite a la plainte cijointe aupres de ce tribunal. Un simple coup de telephone est insuffisant pour vous proteger. Vous etes obliges de deposer votre reponse ecrite, avec mention du numero de dossier cidessus et du nom des parties nommees ici, si vous souhaitez que le tri- bunal entende 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 juridiques et vous pouvez requerir les services immediats d'un avocat. Si vous ne connaissez pas d'avocat, vous pourriez telephoner a un service de reference d'avocats ou a un bureau d'assistance juridique (figurant a l'annuaire de telephones). Si vous choisissez de deposer vousmeme une reponse ecrite, il vous faudra egalement, en meme temps que cette formalite, faire parvenir ou expedier une copie de votre reponse ecrite au Plaintiff/Plaintiff's Attorney (Plaignant ou a son avocat) nomme cidessous.

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

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V23

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2024 CA 1675
ARBOMAR CONDOMINIUM ASSOCIATION, INC.
a Florida not for profit corporation,
Plaintiff, v.
DAVID J. SANDORO, a Single Man,
Defendant.

Notice is hereby given pursuant to the Final Summary Judgment of Foreclosure entered on July 15, 2026 in the above-styled Case Number 2024 CA 1675 in the Circuit Court of Manatee, Florida, that the Clerk of Court of Manatee County Florida, shall sell the following property, in MANATEE County, Florida, described as:

Unit 402 of Arbomar Apartments, a Condominium according to the Declaration of Condominium recorded in Official Records Book 598, Pages 575 through 617, inclusive, and as per plat thereof recorded in Condominium Book 3, Pages 90, 91, 92 of the Public Records of Manatee County, Florida

Property address of: 4485 Gulf of Mexico Dr. #402, Longboat Key, FL 34228 at public sale, to the highest and best bidder for cash, at www.manatee.realforeclose.com, at 11:00 A.M. on AUGUST 18, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

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.

Dated this 20th day of July, 2026.
By: Michael W. Cochran
Michael W. Cochran, Esq.
July 31; Aug. 7, 2026 26-01393M

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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.

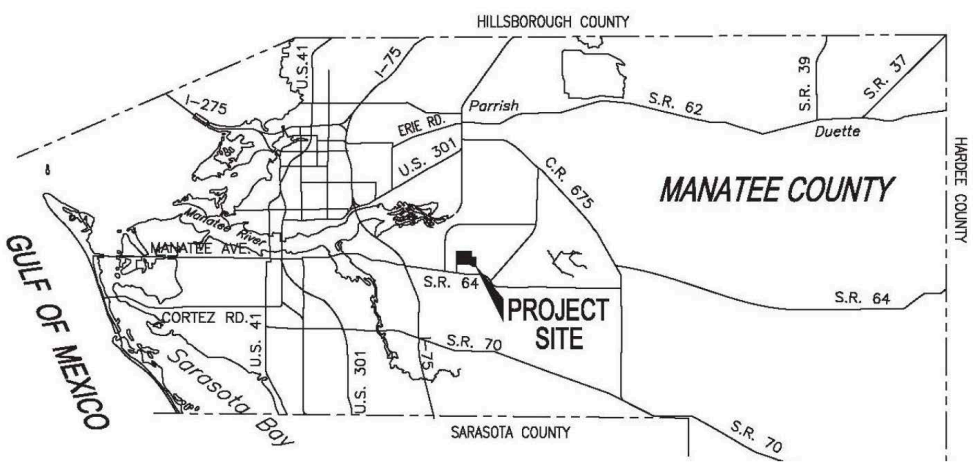
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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

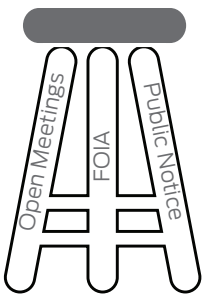


July 24, 31, 2026 26-01317M

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

It's newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**

Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:

- **Accessibility**
- **Independence**
- **Verifiability**
- **Archivability**

Publishing notices on the internet is neither cheap nor free

Newspapers remain the primary vehicle for public notice in **all 50 states**

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: **Legals.BusinessObserverFL.com**

To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

XNLV18187

--- PUBLIC SALES ---

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Auction Date:
08/13/2026
Multiple Facilities - Multiple Units
Extra Space Storage - 4010 E SR 64 Bradenton, FL 34208 - (941)705-9605- @9:30AM
Kristy Weinberg-Household
Diane Helton-Household items
scott Carson-Garage and House Items
Destinia Bradley-Clothes, shoes,house decorations
Fabian Rodriguez-Furniture clothes and toys
Extra Space Storage - 5225 Caruso Rd, Bradenton, FL 34203 - (941)216-0233- @11:00AM
Megan Collins-2 bedroom apartment furniture, clothes, kitchenware, books
Extra Space Storage - 5311 34th St W Bradenton, FL 34210 - (941)263-3625- @10:00AM
Cameron Bumgardner-one couch and love couch, box's
STEPHEN SOUZA-Household items and personal stuff
Extra Space Storage - 1930 Cortez Rd W Bradenton, FL 34207- (941)302-9918- @10:00AM
Latetia Sawyers-Home goods
Olga Solis Munoz-tools, household items, boxes
Extra Space Storage - 5305 Manatee Ave W Bradenton, FL 34209 - (561)288-4405- @9:30AM
Sabrina Taylor-half a house
Sabrina Taylor-half a house
Leanna Todd-Bed, Baby bed. House hold goods.
Lisa Booth-Christmas Decor, Arts/Crafts, Linens, Miscellaneous
Bailey Flynn-table , chairs , patio furniture, queen size bed
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 be listed and advertised on www.storagetreasures.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

SECOND INSERTION

NORTHLAKE STEWARDSHIP 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 Northlake Stewardship District ("District") will hold the following public hearings and regular meeting:

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

The first public hearing is being held pursuant to Chapter 2022-248, Laws of Florida, 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 Chapter 2022-248, Laws of Florida, 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 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 for FY 2027. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The District's resolution declaring the proposed O&M Assessments for FY 2027 is attached hereto pursuant to Chapter 170, Florida Statutes. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

General Fund (GF)

Land Use	Total Units / Acres	ERU Factor	Proposed Annual O&M Assessment*
Rye Ranch Pod A			
37.5' Villas	120	0.77	$448.59
SF 40'	161	0.81	$475.59
SF 50'	501	1.00	$583.58
SF 60'	107	1.19	$691.58
Residential Units (Future)	911	0.07	$43.60
Rye Ranch Pod B			
SF 40'	143	0.82	$478.37
SF 50'	286	1.00	$586.37
SF 60'	60	1.18	$691.58
Rye Ranch Pod C			
SF 35'	34	0.72	$392.08
SF 40'	24	0.81	$442.29
SF 45'	47	0.91	$492.51
SF 50'	73	1.00	$542.73
SF 55'	39	1.09	$592.95
SF 60'	43	1.19	$643.17
SF 70'	16	1.37	$743.60
Residential Units (Future)	554	0.08	$43.60

*includes collection costs and early payment discounts

Special Revenue Fund (SRF)

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod A-AA1			
Residential Unit	453	1.00	$33.23
Rye Ranch Pod A-AA2			
Residential Unit	436	1.00	$32.11
Rye Ranch Pod B-AA1			
Residential Unit	270	1.00	$34.85
Rye Ranch Pod B-AA2			
Residential Unit	219	1.00	$68.74
Rye Ranch Pod C1			
Residential Unit	276	1.00	$50.72

*includes collection costs and early payment discounts

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

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

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

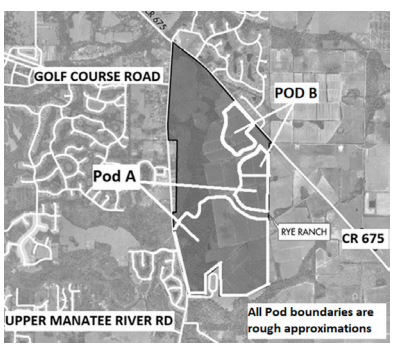
Additional Provisions

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 & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://northlakesd.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.

District Manager



RESOLUTION 2026-12

[DECLARING RESOLUTION - FY 2027 O&M ASSESSMENTS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHLAKE STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) FOR FY 2027 PURSUANT TO CHAPTER 2022-248, LAWS OF FLORIDA; SETTING PUBLIC HEARING; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Northlake Stewardship District ("**District**") prior to July 15, 2025, the proposed budget(s) attached hereto as **Exhibit A ("Proposed Budget")**; and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapter 2022-248, Laws of Florida ("**Act**"), and relevant statutes provided therein ("**O&M Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the O&M Assessments, and that such O&M Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the proposed O&M Assessments, and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTHLAKE STEWARDSHIP DISTRICT:

1. DECLARING O&M ASSESSMENTS. The current form of the Proposed Budget, attached hereto as **Exhibit A**, is hereby approved for use in proceedings to levy and impose the O&M Assessments. Pursuant to the Act and relevant statutes provided therein including Chapters 170 and 197, Florida Statutes, the O&M Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the O&M Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the office of the District Manager, c/o Cindy Cerbone, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Records Office**"). The O&M Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District Records Office. The O&M Assessments shall be paid in one or more installment(s) pursuant to a bill issued by the District at least thirty (30) days prior to the first due date, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.

2. SETTING A PUBLIC HEARING. Pursuant to the Act and relevant statutes provided therein including Chapters 170 and 197, Florida Statutes, a public hearing on the O&M Assessments is hereby declared and set for the following date, time, and location:

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

3. PUBLICATION OF NOTICE. Notice of the public hearing shall be published in the manner prescribed in Florida law. Additionally, the District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Manatee County.

4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 17th day of June, 2026.

ATTEST: **NORTHLAKE STEWARDSHIP DISTRICT**

/s/ Chris Conti /s/ Stephen J Cerven

Secretary/Assistant Secretary Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget (including Assessment roll)

July 24, 31, 2026 26-01347M

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 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

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

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. 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 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 17625 CANTARINA CV, BRADENTON, FL 34211

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 21 day of July, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-319331 - EuE
July 24, 31, 2026 26-01358M

SECOND 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:

Legal Description:
Lot 56, Phase III, Concession Phase II, Block B & Phase III, a subdivision, as per plat thereof, as recorded in Plat Book 48, Page 56, of the Public Records of Manatee County, Florida.

Parcel Identification Number: 331942909

Property Address: 8452 Lindrick Lane, Bradenton, FL 34202

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 SIXTY (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.

DATED this 17th day of July, 2026.
FARR LAW FIRM P.A.
BY: /s/ Will W. Sunter
DAROL H.M. CARR, ESQ.
Florida Bar Number 371203
dcarr@farr.com / ctout@farr.com
WILL W. SUNTER, ESQ.
Florida Bar Number 11448
wsunter@farr.com / alambert@farr.com
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: 941-639-1158
Fax: 941-639-0028
Attorneys for Valsina Foundation
July 24, 31, 2026 26-01359M

SECOND 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 than 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 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.

July 24, 31; Aug. 7, 14, 2026
26-01320M

SECOND 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" Colonneso, 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 & SB, 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 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: kmaller@jpfirm.com
Secondary Email Address: kmurphy@jpfirm.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

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.: 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; DANYEL BLACK, JR.; DION BLACK; are Defendants.

The Clerk of the Court, Angelina "Angel" Colonneso will sell to the highest bidder for cash at www.manatee.realforeclose.com on September 16, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 33, BLOCK 75, OF COUNTRY CLUB ADDITION TO WHITFIELD ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 82, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 21st 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: Kyle King, Esq.
FBN: 990248
Primary E-Mail: ServiceMail@aldridgepite.com
1091-2661B
Ref# 21606
July 24, 31, 2026 26-01357M

SECOND 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

SECOND 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 PUBLICATION, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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 on JULY 15, 2026.

Angelina Colonneso
Manatee County Clerk
of The Circuit Court
As Clerk of the Court
By: (SEAL) S Bell
As Deputy Clerk

1221-216B
Ref# 21031
July 24, 31, 2026 26-01319M

SECOND 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

--- ESTATE ---

SECOND 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@elliottelderlaw.com
July 24, 31, 2026 26-01355M

SECOND 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@elderlegalfl.com
Secondary E-Mail:
pollyb@elderlegalfl.com
July 24, 31, 2026 26-01361M

SECOND 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 THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 12, PAGE 31, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

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 defenses, if any, to it on David Adamian 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 whichever 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 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 17th, 2026.

CLERK OF THE COURT
Honorable Angelina M. Colonneso
1115 Manatee Avenue West
Bradenton, Florida 34205-7803
(COURT SEAL)
By: Kris Gaffney
Deputy Clerk
July 24, 31, 2026 26-01350M

SECOND 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

SECOND 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

SECOND 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

SECOND 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, on whom a copy of this notice is served 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

SECOND 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, on whom a copy of this notice is served 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

SECOND 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

SECOND 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

--- PUBLIC SALES / TAX DEEDS ---

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1560
Tax Deed #:2026TD000072

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1560 Year of Issuance 2024 Description of Property LOTS 7,8 RESUB OF BLK H BRADEN MANOR PI#13380.0000/1 Parcel ID Number 1338000001 Property Address: 802 23RD ST E BRADENTON, FL 34208 Names in which assessed: BERACAH SEVENTH DAY ADVENTIST CHURCH All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026
26-01230M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026
26-01225M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1605
Tax Deed #:2026TD000073

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

July 17, 24, 31; Aug. 7, 2026
26-01231M

SECOND 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

THIRD INSERTION

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

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1806 Year of Issuance 2024 Description of Property S1/2 OF LOT 5 & LOT 6 BLK B HILL PARK PI#16104.0000/2 Parcel ID Number 1610400002 Property Address: 3425 16TH ST E BRADENTON, FL 34208 Names in which assessed: MATTHEW D LADD All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/17/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026
26-01233M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026
26-01229M

SECOND 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 26-01333M

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

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

SECOND 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

SECOND 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

THIRD INSERTION

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

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

July 17, 24, 31; Aug. 7, 2026
26-01228M

THIRD INSERTION

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

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

July 17, 24, 31; Aug. 7, 2026
26-01232M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026 26-01215M

SECOND 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

--- TAX DEEDS ---

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026

26-01222M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026

26-01213M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026

26-01216M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026

26-01217M

THIRD 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 75.00 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 Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026

26-01212M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026

26-01211M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026

26-01234M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-513
Tax Deed #:2026TD000050

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

July 17, 24, 31; Aug. 7, 2026

26-01223M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026

26-01224M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1497
Tax Deed #:2026TD000066

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

July 17, 24, 31; Aug. 7, 2026

26-01220M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026

26-01210M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026

26-01227M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026

26-01221M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026

26-01218M

THIRD 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 1076002819 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 Colonneso, Manatee County Clerk of the Courts.

July 17, 24, 31; Aug. 7, 2026

26-01226M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1474
Tax Deed #:2026TD000065

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

July 17, 24, 31; Aug. 7, 2026

26-01219M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-726
Tax Deed #:2026TD000054

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

July 17, 24, 31; Aug. 7, 2026

26-01214M