MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

Certificate Number: 2024-52
Tax Deed #:2026TD000052

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-52 Year of Issuance 2024 Description of Property COM AT THE SW COR OF SEC 9; TH N 89 DEG 34 MIN 42 SEC E, ALG THE S LN OF SD SEC 9, A DIST OF 992.48 FT FOR A POB; TH CONT N 89 DEG 34 MIN 42 SEC E, ALG SD S LN, A DIST OF 230.07 FT; TH N 00 DEG 02 MIN 28 SEC W, 1062.58 FT TO A PT ON THE SLY R/W LN OF MYAKKA CITY-WAUCHULA RD; TH S 64 DEG 24 MIN 42 SEC W, ALG SD SLY R/W LN, A DIST OF 255.00 FT; TH S 00 DEG 02 MIN 28 SEC E, 954.13 FT TO THE POB AS DESC IN OR 1283 P 1918 & OR 1283 P 1922 PRMCF PI#586.2800/9 Parcel ID Number 58628009 Property Address: 5253 WAUCHULA RD MYAKKA CITY, FL 34251 Names in which assessed: GALE COLLINS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/31/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 7, 14, 21, 2026 26-01473M

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING REVISED RULES OF PROCEDURE AND AMENITY RULES, POLICIES AND FEES OF 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 the public notice of its intent to adopt its proposed revised Rules of Procedure (the "**Proposed Rules of Procedure**") and its proposed Amenities Rules and Rates (the "**Proposed Amenity Rules**"). The Proposed Rules of Procedure and Proposed Amenity Rules numbers are ROP-2026-1 and AMENITY-2026-1 respectively. Prior notice of rule development relative to the Proposed Rules of Procedure and Proposed Amenity Rules was published in the Business Observer on July 31, 2026.

Public hearings will be conducted by the Board of Supervisors of the District (the "**Board**") on September 8, 2026, at 11:00 a.m., at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201, relative to the adoption of the Proposed Rules of Procedure and Proposed Amenity Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules of Procedure and Proposed Amenity Rules will not require legislative ratification.

The purpose and effect of the Proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The purpose and effect of the Proposed Amenity Rules is to govern the operation of the District's amenities. The specific grant of rulemaking authority for the adoption of the Proposed Rules of Procedure and Proposed Amenity Rules 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 Rule and Proposed Policy 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.

Proposed schedule of rates and fees associated with the Proposed Amenity Rules is as follows with each amount being the maximum amount that can be set by the District:

USER*	ANNUAL FEE FOR AMENITY (VARIES BY YEAR)
Annual User Fee for Esplanade Property Owner	$250*
Annual User Fee for Non-Resident Patrons	Annual Debt + O&M Assessment for the Largest Lot Type
*NOTE: In addition to the fees stated herein, all landowners will be responsible for paying all other debt and operations and maintenance assessments attributable to their respective properties. All fees stated herein are subject to a percentage change on an annual basis, and in an amount not to exceed the percentage increase in the District's annual budget(s).	

ROOM/AREA**	RENTAL FEE	DEPOSIT
Community Room	$300 (four-hour rental period, including set up and clean up)	$250
** Rate and deposit based on facility being rented, type of event, and staffing needs.		

MISCELLANEOUS ITEMS	FEE
Additional Daily Guest Pass	$10
Replacement of Damaged, Lost, or Stolen FOB	$100
Insufficient Funds Fee (for submitting an insufficient funds check)	$35

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rules of Procedure or Proposed Amenity Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearings, Proposed Rules of Procedure and/or Proposed Amenity Rules, or for a copy of the Proposed Rules of Procedure and/or Proposed Amenity Rules and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010, lansfordj@whhassociates.com (the "**District Manager's Office**").

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

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

Jordan Lansford, District Manager
Newport Isles Community Development District
August 7, 2026 26-01469M

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that KODO BRADENTON LLC, owner, desiring to engage in business under the fictitious name of KODO MARTIAL ARTS ACADEMY located at 5109 2ND AV. W., BRADENTON, FLORIDA 34209 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 7, 2026 26-01460M

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 Bella's Bar located at 6174 41ST STREET EAST in the City of Bradenton, Manatee, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of August, 2026
Bella's Booth
Faith D. Nawara
August 7, 2026 26-01468M

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 RG Services located at 10328 Flathed Dr 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 3rd day of August, 2026
RG Legasy LLC
Rustam Garipov
August 7, 2026 26-01465M

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 Neighborhood Vouch located at 17803 Roost PL 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 30th day of July, 2026
Nick Cruz
August 7, 2026 26-01455M

FIRST INSERITON

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. 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.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 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
August 7, 2026 26-01444M

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690 Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
0080 - Williams, Zachary; 0081 - Owen, Mclane; 0082 - Collins, Victoria; 0086 - Dunbar, Rickeya; 0103 - Thomas, Natalie; 0126 - Scott, Brea; 0154 - Larralde, Juan; 0155 - Pavtis, Larry; 1004 - Bruce, Lesley; 1031 - Johnson, Tony; 1065 - Salinas, Guadalupe Romero; 2041 - Bellamy, Zykia; 2152 - EDWARDS, DONNA ELIZABETH; 2199 - Arbelaez, Ivan; 2242 - Mcclellan, Mike; 3017 - Frasca, Karen; 3044 - Martinez, Carmen; 3063 - Galloway, William; 3166 - Lewis, Berlyn; 4034 - Mosier, Amber; 4046 - Ibarra, Margarita; 4067 - Padro, Carmen; 4091 - Middleton, Jasmine; 4101 - Lyle, Tiana; 4124 - Hendricks, Shanna; 4185 - Lyle, Tiana; 4186 - Harris, Gwindolyn

PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
A05CC - Sheffstall, Karrington; A07CC - Kovaleski, Kristi; A24 - Melnychu, Yevhen; A30 - Voltaire, Julvince; C14 - Castro, Fernando; C31CC - Robinson, Jomarius; D32 - Whitmore, Mindy; E35CC - York, Natasha; G21 - Zinkhan, Ashley; L17CC - Pittman, Christina

PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
1126 - mock, Alexander; 1213 - Page, Michael; 2102 - Ramiro, Samuel; 2209 - Wells, Michael; 2210 - Carr, Tiffany; 2344 - Escuela, Albert; 2345 - Power, Krystle; 3008 - Hoffman, Erika; 3350 - WILSON, JEWELEE; 3359 - Ford, John; 3519 - Martin, Samantha; 3553 - Hyman, Chevon; 3603; Meg Higgins

PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
A067 - Maxwell, Hermeana; A072 - Wesley-Yarn, Teresa A; A075 - Helmes, Richard; B043 - Smith, Chanel; C045 - Brady Jr, Philip; C067 - verdejo, modesta; C069 - Cuello, Ebony; C078 - Clark, Aniyah; D016 - Dorante, Karem; D018 - Council, Shera; E031 - Murray, Steven; E033 - Edouard, Elie; E034 - GARCIA, ANTONIA R; E037 - lily, louise; E040 - case, Thomas; F024 - Mobley, CHeyenne; F027 - Duche, Lori; F032 - Vallance, Jordan; J025 - Civkulis, Juris; K015 - Barnes, Benisia

PUBLIC STORAGE # 78058, 9419 Moccasin Wallow Rd, Parrish, FL 34219, (941) 340-3737 Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
D114 - Murray, John; H124 - milton, temeka; H137 - Williams, Dina; H155 - Sandoval, Sean

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

August 7, 14, 2026 26-01453M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Auction Date:
08/27/2026
Multiple Facilities - Multiple Units
Extra Space Storage - 4010 E SR 64 Bradenton, FL 34208 - (941)705-9605- @9:30AM
Scott Carson-Household stuff
Dominique Crawford-Clothes and other things
Jamara Davis-Household good
Jesus Martinez-Bed room, dinning room,
Misty Gonzales-boxes bags and tvs
Pieter Visser-Household Goods
Extra Space Storage - 5225 Caruso Rd, Bradenton, FL 34203 - (941)216-0233- @11:00AM
Zach Brousseau-Pictures, Paintings,
Extra Space Storage - 5311 34th St W Bradenton, FL 34210 - (941)263-3625- @10:00AM
Jarrett Troupe-2 bdr apt essentials
Sabina Nava-Household items
Ruth Torres-Tot's, plastic bags
Extra Space Storage - 1930 Cortez Rd W Bradenton, FL 34207- (941)302-9918- @10:00AM
Damaris Ventura-Desk, furniture, desk
Margaret Stoklosa-Household goods
Jewell Tucker-clothes, shoes, shelf
Extra Space Storage - 5717 14th St W Bradenton, FL 34207- (941)866-6675- @10:00AM
Cedric Booth-2 bedrooms, pressure washer, generator, vacuum, lawn mower, chainsaw, wheelchair, dresser
destiny smith-clothes shoes
Michael Kenna-sofa-2 chairs-tv stand-3 tvs-
Extra Space Storage - 1721 Cortez Rd W Bradenton, FL 34207- (941)866-8225- @9:30AM
Kettea Ruth-Clothes
Yaned Ramos-furniture, boxes
Extra Space Storage - 3708 Manatee Ave W Bradenton, FL 34205 - (941)292-2323- @10:00AM
Elba Toro-Household/Personal items
Extra Space Storage - 921 64th St Ct E Bradenton, FL 34208 - (941)308-9744- @10:00AM
Gregory Payne-furniture
Gregory Payne-FURNITURE
Diego Rivas-1 bedroom fully furn
Vernon Simpson-personal items

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.

August 7, 14, 2026 26-01443M

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. 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.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 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
August 7, 2026 26-01445M

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 24, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
0305 - Schambach, Sherrilou; 0310 - Hernandez, Gerson; 0466 - Limon, Brittany; 0468 - williams, teixeira; 0475 - Watkins, Crystal; 0485 - Sannon, Fabiola; 0522 - ward, Rakisha; 0614 - Kenon, Njai; 0710 - Williams, katina; 0849 - Yacin, Charlene; 2038 - Bruce, Natalie; 2096 - Averett, Luretha

PUBLIC STORAGE # 78074, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339 Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
0197 - Mazon, Donte; 0279 - Lee, Erica; 0294 - Carter, Aleesa; 0315 - Mayer, Jerome; 0337 - Wright, Daphne; 1033 - Jones, Kaleigh; 1043 - Underwood, Amanda; 2083 - Mazon, Cherish; 2087 - CASEY, ALLYCE; 2113 - Delfavero, Francis; 2132 - Albritton, Ronald; 2139 - Montgomery, Jamesia; 3073 - Brewer, Shedrea; 3138 - swafford, tammy; 3174 - Mondragon, Yesenia

PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212, (941) 867-7942
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1305 - Frantz, Anthony; 1702 - Rousseau, Jada; 3401 - Bell, Keeli; 3412 - Johnson, Vanessa

PUBLIC STORAGE # 23956, 115 Manatee Ave W, Bradenton, FL 34205, (941) 281-7010 Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
1001 - Baptiste, Kurtisha; 1010 - Andersen, Bjorn; 2001 - Little, John; 2013 - Coutinho, Mary; 2019 - Carranza, Maria; 2055 - Jones, Jalen; 2074 - Zuniga, Gloria; 2117 - McKelly, James; 2138 - Phaneuf, Roseann; 2144 - Brooks, Bernard; 2204 - Jones, Nick; 2209 - Nau, Marie; 2228 - Flick, Jen; 2229 - Lobel, Darlene; 2242 - Lobel, Darlene; 3012 - Culmer, Tye; 3055 - Pagan, Jalena; 3062 - Sanches, Neftali; 3078 - Carter, Alisha; 3120 - Sparkman, Paige; 3124 - LLC, Doiron; 3215 - Williams, Terrence; 3242 - Zamudio, Kimberly; 4031 - Cee, Shyra; 4067 - Rainey, Trevor; 4082 - Ramos, Nakale; 4108 - Cabrera, Juan; 4111 - Ortiz Cadiz, Jose; 4115 - green, Brandon; 4118 - crigger, lauren; 4121 - Whittaker, Ranell; 4239 - Elms, Dale; 4246 - McClenithan, Sueli; 4249 - Nicholas, Michael; 4320 - Edwards, Robert; 5041 - Bourroughs, Lorenzo; 5058 - Bryant, Cyndi; 5124 - Bourroughs, Lorenzo; 5142 - Williams, Martin; 5207 - Stetson, Tracy; 5242 - Wilhoite, Louis; 5251 - Corbin, Fayette; 5316 - Wooton, Lee; 5318 - Armstead, Bradley; 2071; Trevianne Hearst, 2215; Michelle Mercado

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

August 7, 14, 2026 26-01452M

--- PUBLIC SALES ---

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 ACOSTA BUILDERS located at 2614 6TH ST EAST in the City of BRADENTON, Manatee, FL 34208 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of July, 2026
ACOSTA CARPENTRY INC
EMIGDIO R ACOSTA CASTRO
August 7, 2026 26-01454M

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 EpicLog located at 6508 Copper Ridge Trail in the City of Bradenton, Manatee, FL 34201 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of August, 2026
Christopher de Janasz PLLC
Christopher de Janasz
August 7, 2026 26-01463M

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 Hope Hill located at 2605 72nd Ave E, Suite 1221 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 4th day of August, 2026
Tell Somebody Movement, Inc.
Daniel Gokey
August 7, 2026 26-01477M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/21/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1995 MERI mobile home bearing the vehicle identification numbers FLHMBT56337911A and FLHMBT56337911B and all personal items located inside the mobile home. Last Tenant: Marie-France E. Lemay a/k/a France Lemay. Sale to be held at: Sun Key Village Mobile Home Park, 2601 86th Street East, Palmetto, Florida 34221, (941)723-2324.

Aug. 7, 14, 2026 26-01474M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/21/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1963 GRAT mobile home bearing vehicle identification number 3G5510FD2X21425 and all personal items located inside the mobile home. Last Tenant: Joanete Ribeiro Silva and John Deering Behr. Sale to be held at: Village on the Greens, 508 44th Avenue E., Lot No. K-13, Bradenton, Florida 34203, (941-755-8909).

August 7, 14, 2026 26-01490M

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 Rekkas Development located at 2700 Palma Sola Blvd in the City of Bradenton, Manatee, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of August, 2026
Rekkas Plaza 1, LLC and
Rekkas Plaza 2, LLC
August 7, 2026 26-01464M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Desear services located at 11910 45th Avenue West A, in the County of Manatee, in the City of Cortez, Florida 34215 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Cortez, Florida, this 04th day of August, 2026.
DALE MARK DESEAR
August 7, 2026 26-01483M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Total Health Institute located at 107 3rd Ave W apt 4201, in the County of Manatee, in the City of Bradenton, Florida 34205 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bradenton, Florida, this 02nd day of August, 2026.
TOTAL HEALTH HQ PLLC
August 7, 2026 26-01459M

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Artisan Lakes East Community Development District ("**District**") hereby gives notice of its intention to develop Parking Rules to govern the operations of the District.

The Parking Rules will address such areas as parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. The purpose and effect of the Parking Rules is to provide for efficient and effective District operations for the benefit of District residents and the public. The specific grant of rulemaking authority for the adoption of the Parking Rules includes Sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the proposed rule include, but are not limited to, Sections 120.69, 190.012, 190.035 and 190.041, Florida Statutes. Public hearings will be conducted by the District on **Friday, September 11, 2026 at the Esplanade at Artisan Lakes Amenity Center, 10730 Inglenook Terrace, Palmetto, Florida 34221 at 11:00 a.m.**

A copy of the proposed Parking Rules and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, (954) 658-4900. Additional information regarding these public hearings may be obtained from the District's website, www.artisanlakeseastcdd.org or by contacting the District Manager.

Jim Ward, District Manager
Artisan Lakes East Community Development District
August 7, 2026 26-01480M

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 69.84 acres known as Moore's Dairy Subdivision Phase II. The project is located in Manatee County, Section(s) 19, Township 34 South, Range 19 East. The permit applicant is Upper Manatee 288, LLC whose address is 1651 Whitfield Ave., Sarasota FL 34243 The Permit No. is 43027367.042.

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

NOTICE OF RIGHTS

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

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

August 7, 2026 26-01491M

FIRST INSERTION

PUBLIC NOTICE

The Manatee County Building and Construction Services, in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the Manatee County intent to revise the flood hazard information, generally located east of Sawgrass Rd, west of Fort Hamer Rd, and north of Moccasin Wallow Rd. The flood hazard revisions are being proposed as part of the Letter of Map Revision (LOMR) Case No. 25-04-5995P. Specifically, the flood hazard information will be revised within the Little Manatee River Watershed. Pulte Homes constructed a residential development that affected several flood sources, including the Curiosity Creek Tributary, Del Webb Ditch 1, unnamed ponding areas, and unnamed wetland areas.

As a result of the revision, the 1% annual chance water-surface elevations shall increase, decrease, and be established, and the 1% annual chance floodplain shall widen, narrow, and be established within the area of revision.

Maps and detailed analysis of the revision can be reviewed at the Manatee County Operations Center 2101 47th Terrace E Bradenton, FL 34203. Interested persons may call Matt Rush, Building Official at (941) 748-4501 for additional information from 8 AM to 5 PM during working hours to discuss.

August 7, 2026 26-01487M

FIRST INSERTION

NOTICE OF RECEIPT OF ENVIRONMENTAL RESOURCE PERMIT APPLICATION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit Application No. 943979 from MICRON INVESTMENTS LLC, 608 Misty Pond Court, Bradenton, FL 34212. Application received: June 29, 2026. Proposed activity: Commercial development. Project name: Echo Suites Hotel. Project size: 3.73 acres. Location: Section 14, Township 35 South, Range 18 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No.

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813) 985-7481 or 1 (800) 836-0797, TDD only 1 (800) 231-6103.

August 7, 2026 26-01484M

FIRST INSERTION

CODDINGTON 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 Coddington Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: August 26, 2026
TIME: 2:00 p.m.
LOCATION: Star Farms Amenity Center
18360 Star Farms Loop
Lakewood Ranch, Florida 34211

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular board meeting of the District will also be held at 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, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://www.coddingtoncdd.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 to a date, time, 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 this public hearing and 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
August 7, 14, 2026 26-01481M

FIRST INSERTION

NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2026DR001316
Division: 3
IN RE THE MARRIAGE OF:
JOANNE KHOUMPHONPHAKDY, Petitioner, and
TONY KHOUMPHONPHAKDY,
To: Tony Khoumphonphakdy

YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on William Galarza, Esq., Petitioner's attorney, whose address is 6151 Lake Osprey Drive, Suite 300, Sarasota, FL 34240, on or before 09/09/2026, and file the original with the clerk of this court at Manatee County Courthouse, 1115 Manatee Ave W, Bradenton, FL 34205, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

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

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

DATED this 29 day of July, 2026
Angelina Colonneso, Esq.
Manatee County Clerk
of The Circuit Court
CLERK OF THE CIRCUIT COURT
By: /s/ T Leblanc
Deputy Clerk
August 7, 14, 21, 28, 2026
26-01450M

FIRST INSERTION

RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors ("**Board**") of the Rye Crossing Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: August 26, 2026
TIME: 2:00 p.m.
LOCATION: Star Farms Amenity Center
18360 Star Farms Loop
Lakewood Ranch, Florida 34211

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular board meeting of the District will also be held at 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, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://ryecrossingcdd.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 to a date, time, 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 this public hearing and 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
August 7, 14, 2026 26-01482M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26-CA-307
DOVE INVESTMENT CORP.
Plaintiff, vs.
EDUARDO D. FILIPPO, NORA I. MARAFUOCHI, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2
Defendant(s).
TO: EDUARDO D. FILIPPO
Privada Del Romnce 10, Apt 703B
Bosque Real, Mexico and
3820 Ironwood Lane, #305-I
Bradenton, FL 34209

YOU ARE HEREBY NOTIFIED that an action for ejectment concerning the following described property in Manatee County, Florida:

Condominium Unit No. 305-I, IRONWOOD NINTH CONDOMINIUM, according to the Declaration of Condominium as recorded in Official Records Book 928, Pages 1214 through 1333, inclusive, of the Public Records of Manatee County, Florida.

Address: 3820 Ironwood Lane, Apartment 305-I, Bradenton, FL 34209

Has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Hugh Shafritz, Esq., Shafritz and Associations, PA, the plaintiff's attorney, whose address is 601 N. Congress Ave, Suite 424, Delray Beach, FL 33445, pleadings@collectionslawfirm.com, on or before 30 days from first publication and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 7/29, 2026.
Angelina Colonneso , Esq.
As Clerk of the Court
By (SEAL) K. Gaffney
Deputy Clerk
August 7, 14, 2026 26-01447M

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 1733
Division PROBATE
IN RE: ESTATE OF
ELIZABETH A. CECCHETTI
Deceased.

The administration of the estate of ELIZABETH A. CECCHETTI, 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 115 MANATEE WEST BRADENTON, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

Al 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.

Al 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 August 7, 2026.

Personal Representative:
Virginia Grosskurth Chaffee
3 Mears Circle
Newport News, Virginia 23602
Attorney for Personal Representative:
John A. Moran, Esq., Attorney
Florida Bar No. 718335
SANDBERG PHOENIX &
VON GONTARD PC
6111 Exchange Way
Lakewood Ranch, FL 34202
Telephone: (941) 366-0115
Fax: (941)365-4660
E-Mail:
jmoran@sandbergphoenix.com
Secondary E-Mail:
lalbright@sandbergphoenix.com
August 7, 14, 2026 26-01476M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-000562
Division Probate
IN RE: ESTATE OF
ANN WILSON Deceased.

The administration of the estate of ANN WILSON, deceased, whose date of death was November 28, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the ancillary personal representative and the ancillary personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 7, 2026.

Ancillary Personal Representative:
TRICIA ANN STAPLETON
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
Attorney for Ancillary
Personal Representative:
JENNA KYLE MELTZER, Attorney
Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
August 7, 14, 2026 26-01489M

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 1622 AX
Division Probate
IN RE: ESTATE OF
CARL A. RAVAZZOLI
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 Carl A. Ravazzoli, deceased, File Number 2026 CP 1622 AX, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205; that the decedent's date of death was September 8, 2025; that the total value of the estate is approximately $7,939.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Keith Ravazzoli
6310 Grand Oak Circle, Unit 203
Bradenton, FL 34203
Carl M. Ravazzoli
5994 Briely Ridge Drive
Cincinnati, Ohio 45247
Lynn Pitetti
19 Nick Road
Middlebury, Connecticut 06762

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 August 7, 2026.

Person Giving Notice:
Keith Ravazzoli
6310 Grand Oak Circle, Unit 203
Bradenton, Florida 34203
Attorney for Person Giving Notice
Ira Stewart Wiesner, Esq., Attorney
Florida Bar Number: 222887
ADVOCATES IN AGING
WIESNER SMITH PLLC
328 N Rhodes Avenue
Sarasota, FL 34237
Telephone: (941) 365-9900
Fax: (941) 365-4479
E-Mail: sherri@wiesnerlaw.com
Secondary E-Mail:
rachel@wiesnerlaw.com
August 7, 14, 2026 26-01466M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
CASE NO: 2026 CP 1656
IN RE: The Estate Of:
MARY ELIZABETH H BURSTON
Deceased.

The administration of the estate of MARY ELIZABETH BURSTON, Deceased, whose date of death was February 18, 2026, File Number 2026 CP 1656, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida, 34206. The names and address of the personal representative and the personal representative 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedents 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 SO FILED WITHIN THE TIME PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOT WITHSTANDING THE TIME PERIOD SET ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

JOSEPH JADON BURSTON
1111 Third Bradenton, FL Ste 350
Bradenton, FL 34205
Personal Representative
August 7, 14, 2026 26-01485M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-CP-001800
IN RE: ESTATE OF
VALIA V. MITCHELL,
Deceased.

The administration of the estate of Valia V. Mitchell, deceased, whose date of death was April 12, 2025, 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 the 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 death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is August 7, 2026.

August 7, 14, 2026 26-01457M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-1292
IN RE: ESTATE OF
JEANNE C. HENDERSON
Deceased.

The administration of the estate of Jeanne C. Henderson, deceased, whose date of death was November 9, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the mailing 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 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 August 7, 2026.

Personal Representative:
William C. Lloyd
6307 32nd Ave E
Bradenton, FL 34208
Attorney for Personal Representative:
Alexander A. Stewart, Attorney
Florida Bar Number: 122110
Stewart & St. Paul Estate Law, PLLC
1201 6th Avenue West, Suite 100
Bradenton, Florida 34205
Telephone: (941) 217-7654
E-Mail: stewart@sspestatelaw.com
August 7, 14, 2026 26-01488M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
REF: 26-CP-001677
IN RE: ESTATE OF
THOMAS R. GARDNER
Deceased.

The ancillary administration of the estate of THOMAS R. GARDNER, deceased, whose date of death was April 6, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division; File No. 26-CP-001677, 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 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.

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 section 732.216- 732.228 applies or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

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 August 7, 2026.

Personal Representative:
NICOLE G. SANDERS
Attorney for Personal Representative:
Stacy Strohauer Son, Esquire
STROHAUER MANNION SON
1150 Cleveland Street, Suite 300
Clearwater, FL 33755
stacy@smslaw.net
Tel: 727-461-6100
Fax: 727-447-6899
FBN: 640891
August 7, 14, 2026 26-01456M

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR THE COUNTY OF
MANATEE -
STATE OF FLORIDA
PROBATE DIVISION
File No.: 2026-CP-001470
IN RE ESTATE OF
MARGARET LYNN COON
Deceased.

The administration of the Estate of MARGARET LYNN COON, deceased, whose date of death was January 2, 2026, is pending in the Circuit Court for Manatee County Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, Florida 34205, under File No.: 2026-CP-001470. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on August 7, 2026.

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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR WITHIN 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 SO FILED WILL BE FOREVER BARRED.

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

The 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 Statute.

Dated: July 29, 2026

Frank R. Coon,
Personal Representative
c/o Paul J. Bupivi, Esq.
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Paul J. Bupivi, Esq.
(FL Bar #94635)
Attorney for the
Personal Representative
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Email: paul@bupivilaw.com
August 7, 14, 2026 26-01467M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 1629 AX
Division: Probate
IN RE: ESTATE OF
JOEL DAVIDSON, formerly known as JOSEPH SEDLACEK,
Deceased.

The administration of the estate of Joel Davidson, formerly known as Joseph Sedlacek, deceased, whose date of death was June 29, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 August 7, 2026.

Personal Representative:
Steven W. Ledbetter
229 Pensacola Rd.
Venice, FL 34285
Attorney for Personal Representative:
Ledbetter Cowan Law Group
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetteCowan.com
229 Pensacola Road,
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterCowan.com
August 7, 14, 2026 26-01470M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP1708
Division Probate
IN RE: ESTATE OF
REYNOLD L. GLANZ Deceased.

The administration of the estate of REYNOLD L. GLANZ, deceased, whose date of death was May 31, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, 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 FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is August 7, 2026.

Personal Representative:
LACINDA D. WHELESS
9650 18th Avenue Circle Northwest
Bradenton, FL 34209
Attorney for Personal Representative:
Dana Laganella Gerling, Esq.
Florida Bar No. 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
dlaganella@gerlinglawgroup.com
August 7, 14, 2026 26-01475M

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 412025CA002772CAAXMA
PLANET HOME LENDING, LLC, Plaintiff, vs.
LEAH ANN ELLIOTT, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 26, 2026, and entered in 412025CA002772CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and LEAH ANN ELLIOTT; KINGSFIELD HOMEOWNERS 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 26, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK D, KINGSFIELD PHASE I, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 33, PAGES 20 THROUGH 24, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 4016 KINGSFIELD DRIVE, PARRISH, FL 34219

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 31 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\Liamna Matos
Liamna Matos, Esquire
Florida Bar No. 1049814
Communication Email: limatos@raslg.com
25-340501 - NaP
August 7, 14, 2026 26-01471M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 412026CA000035CAAXMA
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs.
CALVIN J. ROHRICH, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 30, 2026, and entered in 412026CA000035CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and CALVIN J. ROHRICH; RIVER STRAND GOLF & COUNTRY CLUB, INC.; HERITAGE HARBOUR MASTER 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 27, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 245, HERITAGE HARBOUR, SUBPHASE J, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 67, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 231 HERITAGE PRESERVE RUN, BRADENTON, FL 34212

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 31 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\Liamna Matos
Liamna Matos, Esquire
Florida Bar No. 1049814
Communication Email: limatos@raslg.com
25-381033 - NaP
August 7, 14, 2026 26-01472M

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 412026CA000941CAAXMA
Freedom Mortgage Corporation Plaintiff, vs.
Jenny Nicholson; Unknown Spouse of Jenny Nicholson; Unknown Spouse of Bonnie J. Mathers f/k/a Bonnie J. Despres; Creekwood Master Association, Inc. Defendants.

TO: Unknown Spouse of Bonnie J. Mathers f/k/a Bonnie J. Despres
Last Known Address: 1937 Chris Dr, Tarpon Springs, FL 34689

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

LOT 27, CREEKWOOD PHASE ONE, SUBPHASE I, UNIT A-1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 185, 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 Corey J. Zinman, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In and for Manatee County:

If you cannot afford an attorney, contact 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 7/31/2026.
Angelina Colonneso
As Clerk of the Court
By (SEAL) K. Gaffney
As Deputy Clerk
File # 26-F00779
August 7, 14, 2026 26-01461M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 2025CA000787AX
WELLS FARGO BANK, N.A. Plaintiff, v.
CYNTHIA E MURPHY; UNKNOWN SPOUSE OF CYNTHIA E MURPHY; UNKNOWN TENANT 2; UNKNOWN TENANT 1; BAYOU ESTATES HOMEOWNERS ASSOCIATION, INC Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 28, 2026, in this cause, in the Circuit Court of Manatee County, Florida, the office of Angelina "Angel" Colonneso, Clerk of the Circuit Court, shall sell the property situated in Manatee County, Florida, described as:

LOT 83, BAYOU ESTATES NORTH II-C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 82, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

a/k/a 3407 6TH AVE W, PALMETTO, FL 34221-6270

at public sale, to the highest and best bidder, for cash, online at www.manatee.realforeclose.com, on September 02, 2026 beginning at 11:00 AM.

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 at St. Petersburg, Florida this 3 day of August, 2026.
eXL Legal, PLLC
Designated Email Address: efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010856
August 7, 14, 2026 26-01479M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26-CA-307
DOVE INVESTMENT CORP. Plaintiff, vs.
EDUARDO D. FILIPPO, NORA I. MARAFUOCHI, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2 Defendant(s).

TO: NORA I. MARAFUOCHI:
Privada Del Romnce 10, Apt 703B
Bosque Real, Mexico and
3820 Ironwood Lane, #305-I
Bradenton, FL 34209

YOU ARE HEREBY NOTIFIED that an action for ejectment concerning the following described property in Manatee County, Florida:

Condominium Unit No. 305-I, IRONWOOD NINTH CONDOMINIUM, according to the Declaration of Condominium as recorded in Official Records Book 928, Pages 1214 through 1333, inclusive, of the Public Records of Manatee County, Florida.

Address: 3820 Ironwood Lane, Apartment 305-I, Bradenton, FL 34209

Has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Hugh Shafritz, Esq., Shafritz and Associations, PA, the plaintiff's attorney, whose address is 601 N. Congress Ave, Suite 424, Delray Beach, FL 33445, pleadings@collectionslawfirm.com, on or before 30 days from first publication and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 7/29, 2026.
Angelina Colonneso , Esq.
As Clerk of the Court
By (SEAL) K. Gaffney
Deputy Clerk
August 7, 14, 2026 26-01446M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2026CA000147
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
STEPHANIE RIVERA TIRADO; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN SPOUSE OF STEPHANIE RIVERA TIRADO; UNKNOWN TENANT Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ANGELINA M. COLONNESO as the Clerk of the Circuit Court for MANATEE County shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at, 11:00 AM on the 26 day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

BEGIN 25.24 FEET NORTH AND 705 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE WEST 80 FEET; THENCE NORTH 140 FEET; THENCE EAST 80 FEET; THENCE SOUTH 140 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 2207 38TH AVE E, BRADENTON, FL 34208

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 30 day of July 2026.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-01985
August 7, 14, 2026 26-01458M

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412025CA001774CAAXMA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE LB-FLAT SERIES VI TRUST, Plaintiff, v.
ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES M. WALL, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 24, 2026 and entered in Case No. 412025CA001774CAAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES M WALL, are the Defendants. The Clerk of the Court, ANGELINA ANGEL COLONNESO, will sell to the highest bidder for cash at https://manatee.realforeclose.com on August 19, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 1, SLEEPY LAGOON PARK NO. 2, ACCORDNIG TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK 302, PAGE 150, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

and commonly known as: 501 GENERAL HARRIS STREET, LONGBOAT KEY, FL 34228 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol, Esq
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
August 7, 14, 2026 26-01486M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412025CA002756CAAXMA
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST 2020-3, MORTGAGE-BACKED CERTIFICATES, SERIES 2020-3, Plaintiff, vs.
DARYL JAMES MARAZON; NICOLE CHARITY MARAZON; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Consent Uniform Final Judgment of Foreclosure dated July 30, 2026, entered in Civil Case No.: 412025CA002756CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST 2020-3, MORTGAGE-BACKED CERTIFICATES, SERIES 2020-3, Plaintiff, and DARYL JAMES MARAZON; NICOLE CHARITY MARAZON, are Defendants.

ANGELINA COLONNESO, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.manatee.realforeclose.com, at 11:00 AM, on the 2nd day of December, 2026, the following described real property as set forth in said Judgment, to wit:

BEGIN AT THE SW CORNER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 22 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°44'49" EAST ALONG THE SOUTH LINE OF SECTION 17, A DISTANCE OF 1,293.18 FEET TO THE INTERSECTION WITH THE WESTERLY MAINTAINED RIGHT-OF-WAY OF MYAKKA-WAUCHULA ROAD; THENCE ALONG THE WESTERLY MAINTAINED RIGHT-OF-WAY THE FOLLOWING TWO COURSES: N 01°11'02" EAST, A DISTANCE OF 883.13 FEET; THENCE N 00°17'51" EAST, A DISTANCE OF 125.23 FEET FOR A POINT OF BEGINNING; THENCE N 89°44'49" WEST, A DISTANCE OF 659.91 FEET, THENCE N 01°16'37" EAST, A DISTANCE OF 332.79 FEET; THENCE S 89°44'11" EAST, A DISTANCE OF 677.05 FEET; THENCE S 09°00'37" WEST, A DISTANCE OF 131.79 FEET; THENCE S 03°16'32" WEST, A DISTANCE OF 56.32 FEET; THENCE S 00°16'24" WEST, A DISTANCE OF 146.12 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT OVER THE SOUTH 20 FEET AND TO TWO EASEMENTS OF 20 FEET EACH, MAKING A TOTAL OF 40 FEET OVER THE NORTH OF THE PROPERTY FOR INGRESS AND EGRESS.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

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 call an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800)342-8011.

Dated: August 4, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-52150
August 7, 14, 2026 26-01478M

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer
LV4769

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 25-CC-3179
SABAL BAY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.
ESTATE OF AARON T. SEXTON, ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Manatee County, Florida, the Clerk of Court will sell all the property situated in Manatee County, Florida described as:

Unit No. 3-3 of Phase 4, SABAL BAY, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 2011, Page 7150, amended by the first Amendment to Declaration recorded in O.R. Book 2033, Page 1795, as amended by Amendment to Declaration recorded in O.R. Book 2043, Page 1710, and all amendments thereto, of the Public Records of Manatee County, Florida.

Property Address: 7280 83RD Dr. E., Bradenton, Florida, 34201.

at public sale, to the highest and best bidder, for cash, at www.manatee.realforeclose.com, at 11:00 A.M. on August 27, 2026.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this 30th day of July, 2026.
ANGELINA COLONNESO CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
August 7, 14, 2026 26-01451M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA
TWELFTH JUDICIAL CIRCUIT
CIVIL DIVISION
CASE NO.: 2024-CA-001288
DIVISION: D
JUDGE: WHYTE
SYNERGY RENTS, LLC, Plaintiff, v.
G & L 12208 CR 675 LLC, HENDRIK J. LAMPRECHT, AS CO-TRUSTEE OF THE HML 2020 TRUST u/a/d MAY 22, 2020, and MARIANA LAMPRECHT, AS CO-TRUSTEE OF THE HML 2020 TRUST u/a/d MAY 22, 2020. Defendants.
LOVELL GOVERNMENT SERVICES, INC., Intervenor.

NOTICE IS HEREBY GIVEN that pursuant to (i) this Court's July 30, 2026 Order Scheduling Foreclosure Sale in this action (Dkt. 77 (Judges Dkt. 88)), (ii) this Court's May 1, 2025 Final Judgment in favor of Intervenor, Lovell Government Services, Inc., in the case styled Lovell Government Services, Inc. v. Monolex USA Trading LLC, Hendrik Johannes Lamprecht, Sr., Hendrik Johannes Lamprecht, Jr., Mariana Lamprecht, G&L 2020 Trust, Monolex Group LLC, MGL Medical Supplies, Inc., MGLMS LLC, Monolex Telecom LLC, J.V. Bolin-Monolex Energy Inc., G & L 12208 CR 675 LLC, G & L 15810 CR 675 LLC, LV Winery, Inc., and HML 2020 Trust, Twelfth Judicial Circuit Court Case No. 2020-CA-004615 (Certified Copy recorded in the official records of Manatee County, Florida on January 22, 2026 (Instrument # 202641007679)), as amended, with relation back, by this Court's April 29, 2026 Amended Final Judgment in the Case No. 2020-CA-004615 action (Certified Copy recorded in the official records of Manatee County, Florida on May 6, 2026 (Instrument # 202641051730)), and (iii) this Court's April 10, 2026 Order Granting Plaintiff's, Synergy Rents, LLC, Motion For Summary in this action (Certified Copy recorded in the official records of Manatee County, Florida on April 17, 2026 (Instrument # 202641043887)), which Orders and Judgments of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Intervenor, Lovell Government Services, Inc., and Plaintiff, Synergy Rents, LLC, are Plaintiffs and Defendant, HML 2020 Trust, is a Defendant, the Clerk of the Circuit Court, Angelina "Angel" Colonneso, will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, at 11:00 A.M. on August 27, 2026, the following described real property as set forth in said Final Judgments, to wit:

The East 540.0 feet of the South ½ of the Northwest ¼ of the Southeast ¼ and the East 540.0 feet of the South 86.0 feet of the North ½ of the Northwest ¼ of the Southeast ¼ of Section 29, Township 33 South, Range 19 East, Manatee County, Florida. Subject to right-of-way off the South for State Road Number 675. Less that part of the above described parcel as described in O.R. Book 688, Page 636, Public Records of Manatee County, Florida.

STREET ADDRESSES:
12250 CR 675
PARRISH, FL 34219
PARCEL ID NO.:
464511005

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

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

DATED: July 31, 2026
STREETMAN LAW
By: /s/ Morgan W. Streetman
MORGAN W. STREETMAN
(Fla. Bar No. 0732966)
505 East Jackson Street, Suite 305
Tampa, Florida 33602
Telephone: (813) 227-8689
Facsimile: (813) 227-8680
Email: Morgan@StreetmanLaw.com
Email: Service@StreetmanLaw.com
Counsel for Intervenor
August 7, 14, 2026 26-01462M

FIRST INSERTION

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY
CASE NO. 2025-DP-0073Div.J
IN THE INTEREST OF:
Z.D.H. DOB: 3/8/2025, MINOR CHILD

TO: Malisicea Hendriex, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: Z.D.H. born on 3/8/2025. You are hereby commanded to appear on September 15, 2026, at 9:00 AM before the Honorable Teresa K. Dees at the Manatee County Judicial Center Courtroom 5A 1051 Manatee Ave. W Bradenton, Florida 34206, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

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.

Angelina Colonneso,
Clerk of Court
By: (SEAL)
As Deputy Clerk
August 7, 14, 21, 28, 2026
26-01449M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 412025CA003051CAAXMA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff(s), vs.
THE FOURTH BAYSHORE CONDOMINIUM ASSOCIATION, INC.; LORA CLAY; DENISE HAGAN; DARREN NEW; DENNIS NEW; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF DANIEL E. NEW AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF DANIEL E. NEW AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN
TO: DARREN NEW
LAST KNOWN ADDRESS: 113 FILLMORE ST. APT. B BRISTOL, PA 19007
CURRENT ADDRESS: 113 FILLMORE ST. APT. B BRISTOL, PA 19007

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Manatee County, Florida, to foreclose certain real property described as follows:

LAND SITUATED IN THE COUNTY OF MANATEE IN THE STATE OF FL APARTMENT C-26, BUILDING C, THE FOURTH BAYSHORE CONDOMINIUM, SECTION 23, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 570, PAGES 640 THROUGH 655, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 3, PAGES 24 THROUGH 25, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA..

Property address: 2219 Canal Drive, C26, Bradenton, FL 34207

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of 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.

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 this the 29th day of July, 2026.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: (SEAL) K. Gaffney
Deputy Clerk

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-013988-1
August 7, 14, 2026 26-01448M

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

The History
How We Got Here

Cradle to Grave

The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

BY **MILTON & ROSE FRIEDMAN**

The presidential election of 1932 was a political watershed for the United States.

Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner.

Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out.

Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism.

True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount.

At the same time, both before the election and during the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor's Mansion in Albany — his "brain trust," as it was christened. They devised measures to be taken after his inauguration that grew into the "New Deal" FDR had pledged to the American people in accepting the Democratic nomination for president.

The election of 1932 was a watershed in narrowly political terms.

In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16.

The election was also a watershed in a more important sense: It marked a major change in both the public's perception of the role of government and the actual role assigned to government.

One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income.

Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

> **The role of the federal government in the economy has multiplied roughly tenfold in the past half-century.**

ROOSEVELT'S UTOPIAN FANTASY

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close.

But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that "the only thing we have to fear is fear itself." And he immediately launched a frenetic program of legislative measures — the "100 days" of a special congressional session.

The members of FDR's brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

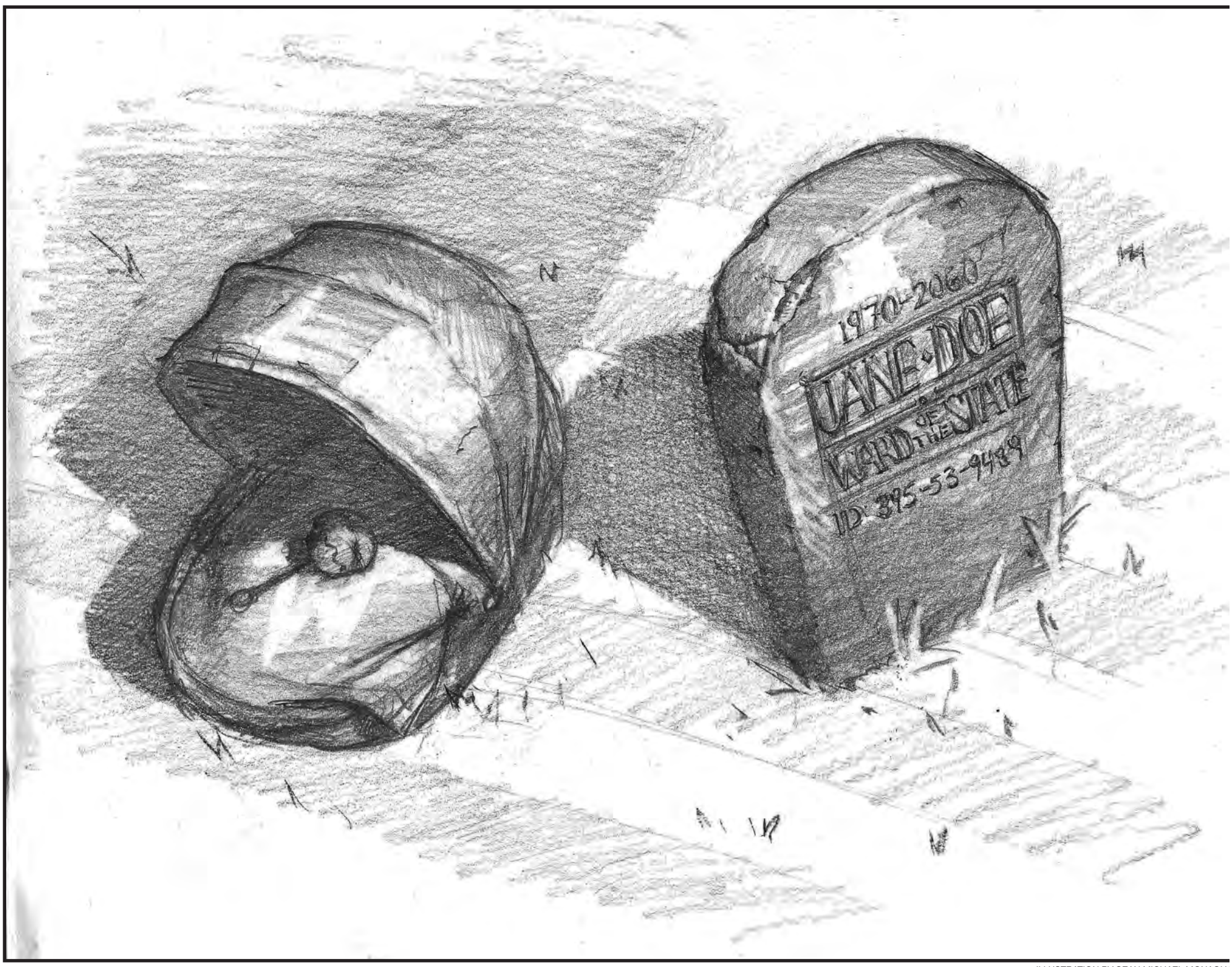

ILLUSTRATION BY SEAN MICHAEL MONAGHA

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the "general interest," even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, "Looking Backward," by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. "Looking backward," his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security "from cradle to grave" — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt's advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish "economic royalists" had abused. In the words of Roosevelt's first inaugural address, "The money changers have fled from the high seats in the temple of our civilization."

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck's Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be abandoned when they were declared unconstitutional by the Supreme Courrt, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included "make work" projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

CENTRAL PLANNING TAKES OVER

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing

of consumer goods, prohibition of the production of some civilian goods, allocation of raw materials and finished products, control of imports and exports.

The elimination of unemployment, the vast production of war materiel that made the United States the "arsenal of democracy" and unconditional victory over Germany and Japan — all these were widely interpreted as demonstrating the capacity of government to run the economic system more effectively than "unplanned capitalism."

One of the first pieces of major legislation enacted after the war was the Employment Act of 1946, which expressed government's responsibility for maintaining "maximum employment, production and purchasing power" and, in effect, enacted Keynesian policies into law.

The war's effect on public attitudes was the mirror image of the depression's. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The depression was produced by a failure of government, not of private enterprise. As to the war, it is one thing for government to exercise great control temporarily for a single overriding purpose shared by almost all citizens and for which almost all citizens are willing to make heavy sacrifices; it is a very different thing for government to control the economy permanently to promote a vaguely defined "public interest" shaped by the enormously varied and diverse objectives of its citizens.

At the end of the war, it looked as if central economic planning was the wave of the future. That outcome was passionately welcomed by some who saw it as the dawn of a world of plenty shared equally. It was just as passionately feared by others, including us, who saw it as a turn to tyranny and misery. So far, neither the hopes of the one nor the fears of the other have been realized.

Government has expanded greatly. However, that expansion has not taken the form of detailed central economic planning accompanied by ever widening nationalization of industry, finance and commerce, as so many of us feared it would. Experience put an end to detailed economic planning, partly because it was not successful in achieving the announced objectives, but also because it conflicted with freedom.

That conflict was clearly evident in the attempt by the British government to control the jobs people could hold. Adverse public reaction forced the abandonment of the attempt. Nationalized industries proved so inefficient and generated such large losses in Britain, Sweden, France and the United States that only a few die-hard Marxists today regard further nationalization as desirable.

The illusion that nationalization increases productive efficiency, once widely shared, is gone. Additional nationalization does occur — passenger railroad service and some freight service in the United States, Leyland Motors in Great Britain, steel in Sweden. But it occurs for very different reasons — because consumers wish to retain services subsidized by the government when market conditions call for their curtailment or because workers in unprofitable industries fear unemployment. Even the supporters of such nationalization regard it as at best a necessary evil.

SOCIALIZING RESULTS OF PRODUCTION

The failure of planning and nationalization has not eliminated pressure for an ever bigger government. It has simply altered its direction. The expansion of government now takes the form of welfare programs and of regulatory activities. As W. Allen Wallis put it in a somewhat different context, socialism, "intellectually bankrupt after more than a century of seeing one after another of its arguments for socializing the means of production demolished — now seeks to socialize the results of production."

In the welfare area, the change of direction has led to an explosion in recent decades, especially after President Lyndon Johnson declared a "War on Poverty" in 1964. New Deal programs of Social Security, unemployment insurance and direct relief were all expanded to cover new groups; payments were increased; and Medicare, Medicaid, food stamps and numerous other programs were added. Public housing and urban renewal programs were enlarged. By now there are literally hundreds of government welfare and income transfer programs.

The Department of Health, Education and Welfare, established in 1953 to consolidate the scattered welfare programs, began with a budget of $2 billion, less than 5% of expenditures on national defense. Twenty-five years later, in 1978, its budget was $160 billion, one and a half times as much as total spending on the Army, the Navy, and the Air Force. It had the third-largest budget in the world, exceeded only by the entire budget of the U.S. government and of the Soviet Union.

The war's effect on public attitudes was the mirror image of the depression's. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The department supervised a huge empire, penetrating every corner of the nation. More than one out of every 100 persons employed in this country worked in the HEW empire, either directly for the department or in programs for which HEW had responsibility but which were administered by state or local government units. All of us were affected by its activities. (In late 1979, HEW was subdivided by the creation of a separate Department of Education.)

No one can dispute two superficially contradictory phenomena: widespread dissatisfaction with the results of this explosion in welfare activities; and continued pressure for further expansion.

BAD MEANS FOR GOOD OBJECTIVES

The objectives have all been noble; the results, disappointing. Social Security expenditures have skyrocketed, and the system is in deep financial trouble. Public housing and urban renewal programs have subtracted from rather than added to the housing available to the poor. Public assistance rolls mount despite growing employment.

By general agreement, the welfare program is a "mess" saturated with fraud and corruption. As government has paid a larger share of the nation's medical bills, both patients and physicians complain of rocketing costs and of the increasing impersonality of medicine. In education, student performance has dropped as federal intervention has expanded.

The repeated failure of well-intentioned programs is not an accident. It is not simply the result of mistakes of execution. The failure is deeply rooted in the use of bad means to achieve good objectives.

Despite the failure of these programs, the pressure to expand them grows. Failures are attributed to the miserliness of Congress in appropriating funds, and so are met with a cry for still bigger programs. Special interests that benefit from specific programs press for their expansion — foremost among them the massive bureaucracy spawned by the programs.

An attractive alternative to the present welfare system is a negative income tax. This proposal has been widely supported by individuals and groups of all political persuasions. A variant has been proposed by three presidents; yet it seems politically unfeasible for the foreseeable future.

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 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

SECOND INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
Case No. 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

SECOND 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
LV10266
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer

--- ESTATE ---

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR 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

SECOND 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

SECOND 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

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication
LV20906_V24
SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-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

SECOND 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

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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 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

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. 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

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 PALM-AIRE 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

THIRD 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

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

SECOND 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

SECOND 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

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer
LV4796