

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION	
Fictitious Name Notice	
Notice Is Hereby Given that FORUS LAKEWOOD RANCH LLC, 18851 NE 29th Ave, Ste 905, Aventura, FL 33180, is desiring to engage in business under the fictitious name of The Stellar at Masters Avenue, with its principal place of business in the State of Florida in the County of Manatee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.	
August 14, 2026	26-01523M

FIRST INSERTION		FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		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 Where Paws Take You located at 6010 28th St W in the City of Bradenton, Manatee, FL 34207-4410 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of StringBench located at 5151 51st Ln W in the City of Bradenton, Manatee, FL 34210 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 10th day of August, 2026		Dated this 6th day of August, 2026	
Ace Road Sales LLC		Lefty Software LLC	
Amanda Chambers		Jeffrey S Thompson	
August 14, 2026	26-01543M	August 14, 2026	26-01532M

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 46.89 acres known as Watercolor Place - Phase 4. The project is located in Manatee County, Section(s) 25 & 19, Township 34 South, Range 18 & 19 East. The permit applicant is Upper Manatee 288, LLC whose address is 1651 Whitfield Ave., Sarasota FL 34243 The Permit No. is 43027367.044.

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 14, 2026	26-01524M
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FIRST INSERTION	
NOTICE OF RULEMAKING REGARDING THE PARKING RULES OF 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 the public notice of its intent to adopt its proposed Parking Rules (“**Proposed Rule**”). Prior notice of rule development relative to the Proposed Rule was published in the Manatee County edition of the Business Observer on Friday, August 7, 2026.

A public hearing will be conducted by the Board of Supervisors (“**Board**”) of the District on **Friday, September 11, 2026, at 11:00 a.m. at the Esplanade at Artisan Lakes Amenity Center, 10730 Inglenook Terrace, Palmetto, Florida 34221**, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The proposed Parking Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Parking Rules is to provide for efficient and effective District operations of the District's amenities and other properties by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rule includes Sections 190.035(2), 190.011(5) and 120.54, Florida Statutes.

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, (954) 658-4900 (“**District Manager's Office**”).

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

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

Jim Ward, District Manager Artisan Lakes East Community Development District August 14, 2026	26-01492M
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FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2026-CP-1780 IN RE: THE ESTATE OF JOAN MARIE ZOSE	
The administration of the estate of JOAN MARIE ZOSE, deceased, File Number 2026-CP-1780, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address of the personal representative and the personal representative's attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF	
THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.	
The date of first publication of this Notice is August 14, 2026.	
Signed on 8/6/2026.	
Elizabeth G. Winheim Personal Representative	
Damian M. Ozark, Esquire The Ozark Law Firm, P.A. Florida Bar No. 0582387 1904 Manatee Avenue West, Ste. 300 Bradenton, Florida 34205 Telephone: (941)750-9760 dmozark@ozarklawfirm.com August 14, 21, 2026	
26-01534M	

FIRST INSERTION	
UNIVERSITY TOWN CENTER IMPROVEMENT 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 University Town Center Improvement District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	September 2, 2026
TIME:	9:00 AM
LOCATION:	Benderson Development 7978 Cooper Creek Blvd.; Suite 100 University Park, FL 34201

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

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

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

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

District Manager August 14, 21, 2026	26-01497M
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FIRST INSERTION	
NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT	

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

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (“**Board**”) for the Newport Isles Community Development District (“**District**”) will hold the following two public hearings and a regular meeting on **September 8, 2026 at 10:00 a.m., and at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201**. The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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

Product/Parcel	Units	FY 2026 O&M Assessments
Builder Pod – Planned Single Family Lot	918	\$967.74
Remaining Planned Lots (Undeveloped Lands)	2,341	\$35.08

(1) Annual O&M Assessment includes anticipated County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Notwithstanding the chart above, the O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2026/2027, and any portion of the District's Proposed Budget not funded

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 ES Bradenton LLC, 305 East 85th St, Suite 12D, New York, NY 10028. 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 14, 2026	26-01540M
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FIRST INSERTION	
LAKEWOOD RANCH STEWARDSHIP DISTRICT	

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

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

DATE:	September 4, 2026
TIME:	9:00 AM
LOCATION:	Offices of Schroeder-Manatee Ranch, Inc. 14400 Covenant Way Lakewood Ranch, FL 34202

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

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

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

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

District Manager August 14, 21, 2026	26-01496M
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FIRST INSERTION	
NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT	

by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2026/2027. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 1-877-276-0889 (“**District Manager's Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager August 14, 2026	26-01541M
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--- PUBLIC SALES ---

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Notice is hereby given that on 08/28/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 SLVC mobile home bearing the vehicle identification number 0265, and all personal items located inside the mobile home. Last Tenant: Richard Weidman Jr. and Sandra Dee Weidman. Sale to be held at: Trade Winds Mobile Home Park, 5917 14th Street West, Bradenton, Florida 34207, (941-896-7104).	
August 14, 21, 2026	26-01550M

FIRST INSERTION	
BOARD OF SUPERVISORS MEETING DATES	
UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT FISCAL YEAR 2025-2026	

The Board of Supervisors of the University Town Center Improvement District will hold their regular monthly meetings for Fiscal Year 2026 at **Benderson Development 7978 Cooper Creek Blvd. Suite 100 University Park, FL 34201, on Wednesday, September 2, 2026, at 9:00 AM.**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from PFM Management Services LLC at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, or by calling (407) 723-5900 (“District Office”).

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager Vivian Carlvaho August 14, 2026	26-01494M
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FIRST INSERTION	
NOTICE OF BOARD MEETING	
WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT	

Notice is hereby given that the Board of Supervisors (“Board”) of the Water's Edge Community Development District (“District”) will hold a Board of Supervisors meeting on **August 27, 2026, at 6:00 PM** at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at https://www.wccd.org. These meetings may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or aferguson@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. 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.

Each person who decides to appeal any action taken at these meetings 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.

Amanda Ferguson, District Manager Governmental Management Services – Tampa, LLC August 14, 2026	26-01493M
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FIRST INSERTION	
UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT	
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.	

The Board of Supervisors (“**Board**”) of the University Town Center Improvement District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	September 2, 2026
TIME:	9:00 AM
LOCATION:	Benderson Development 7978 Cooper Creek Blvd.; Suite 100 University Park, FL 34201

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Vivian Carvalho, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, (407) 723-5900 (“**District Manager's Office**”), during normal business hours.

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

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

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

District Manager August 14, 21, 2026	26-01495M
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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 Lakewood CIO Advisory located at 8433 Enterprise Circle, Suite 100 in the City of Lakewood Ranch, Manatee, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of August, 2026 Nigel de Wit August 14, 2026	
26-01560M	

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 Envaiois located at 6170 State Road 70 E, Suite 108 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 SOZO CONSULTING LLC August 14, 2026	
26-01548M	

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 Envaiois located at 6170 State Road 70 E, Suite 108 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 SOZO CONSULTING LLC August 14, 2026	
26-01548M	

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 Radiology Diligence located at 8433 Enterprise Circle, Suite 100 in the City of Lakewood Ranch, Manatee, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of August, 2026 Nigel de Wit August 14, 2026	
26-01562M	

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 Radiology Diligence located at 8433 Enterprise Circle, Suite 100 in the City of Lakewood Ranch, Manatee, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of August, 2026 Nigel de Wit August 14, 2026	
26-01562M	

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 Radiology Diligence located at 8433 Enterprise Circle, Suite 100 in the City of Lakewood Ranch, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of August, 2026 Ann-Marie Bell August 14, 2026	
26-01556M	

FIRST INSERTION	
LEXINGTON COMMUNITY DEVELOPMENT DISTRICT	

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

The Board of Supervisors for the Lexington Community Development District will hold two public hearings and a regular meeting on **September 14, 2026, at 6:30 p.m. at the Rocky Bluff Library, located at: 6750 U.S. Hwy 301 North, Ellenton, Florida 34222.**

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

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at: **2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, 656-237-8299** or email at: Samantha.zanoni@inframark.com during normal business hours.

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

Assessment Summary Fiscal Year 2027 vs. Fiscal Year 2026													
Product	General Fund			Debt Service Series 2007			Debt Service Series 2015			Total Assessments per Unit			Units
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	
TH	\$92.56	\$82.37	12%	\$0.00	\$0.00	n/a	\$373.47	\$373.47	0%	\$466.03	\$455.84	2.2%	97
SF 55'	\$112.93	\$100.49	12%	\$0.00	\$0.00	n/a	\$448.17	\$448.17	0%	\$561.10	\$548.66	2.3%	100
SF 70'	\$144.40	\$128.50	12%	\$0.00	\$0.00	n/a	\$504.19	\$504.19	0%	\$648.59	\$632.69	2.5%	108
SF 80'	\$164.76	\$146.62	12%	\$732.00	\$732.00	0%	\$0.00	\$0.00	n/a	\$896.76	\$878.62	2.1%	35
SF 85'	\$174.94	\$155.68	12%	\$0.00	\$0.00	n/a	\$522.86	\$522.86	0%	\$697.80	\$678.54	2.8%	46
													386

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

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

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

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

Any person requiring special accommodations at this meeting or hearings because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least forty-eight (48) hours prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

Samantha Zanoni District Manager	
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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 Clairely Consulting located at 3129 Oriole Drive Unit 104 in the City of Sarasota, Manatee, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 6th day of August, 2026 Ellyn Shirk August 14, 2026	
26-01531M	

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 Emenite Games located at 2916 38th Ave W in the City of Bradenton, Manatee, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 10th day of August, 2026 Joseph Andrews August 14, 2026	
26-01542M	

FIRST INSERTION	
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes	
NOTICE IS HEREBY GIVEN that NAMI Sarasota and Manatee Counties, Inc., a Florida corporation, desiring to engage in business under the fictitious name of “NAMI Central Suncoast”, located primarily at 1226 N. Tamiami Trail, Suite 202, Sarasota, Florida 34236, Sarasota County, and also operating within Manatee County and DeSoto County, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 14th day of August 2026. August 14, 2026	
26-01549M	

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 Empire Wellness located at 920 Tidewater Shores Loop Unit 207, in the County of Manatee, in the City of Bradenton, Florida 34208 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Bradenton, Florida, this 09th day of August, 2026. Michael Casabona August 14, 2026	
26-01539M	

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 Empire Wellness located at 920 Tidewater Shores Loop Unit 207, in the County of Manatee, in the City of Bradenton, Florida 34208 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Bradenton, Florida, this 09th day of August, 2026. Michael Casabona August 14, 2026	
26-01539M	

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 Empire Wellness located at 920 Tidewater Shores Loop Unit 207, in the County of Manatee, in the City of Bradenton, Florida 34208 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Bradenton, Florida, this 09th day of August, 2026. Michael Casabona August 14, 2026	
26-01539M	

FIRST INSERTION	
LEXINGTON COMMUNITY DEVELOPMENT DISTRICT	

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

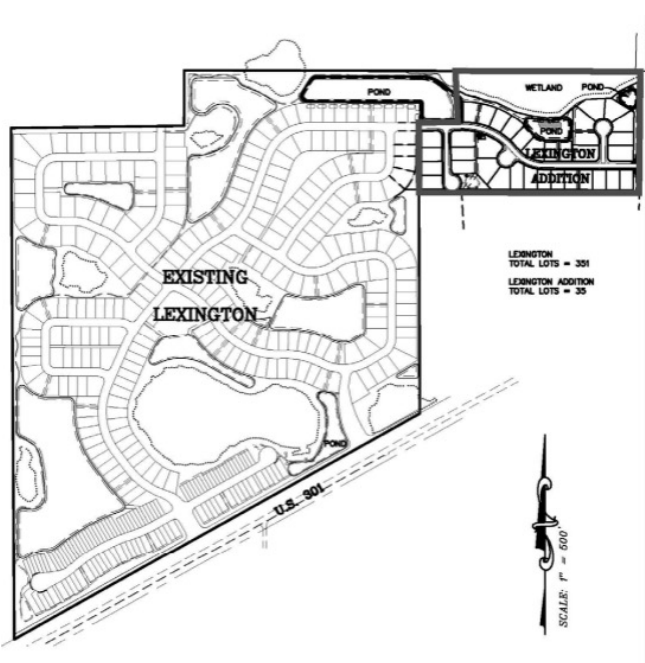
The Board of Supervisors for the Lexington Community Development District will hold two public hearings and a regular meeting on **September 14, 2026, at 6:30 p.m. at the Rocky Bluff Library, located at: 6750 U.S. Hwy 301 North, Ellenton, Florida 34222.**

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

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at: **2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, 656-237-8299** or email at: Samantha.zanoni@inframark.com during normal business hours.

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

Assessment Summary Fiscal Year 2027 vs. Fiscal Year 2026													
Product	General Fund			Debt Service Series 2007			Debt Service Series 2015			Total Assessments per Unit			Units
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	
TH	\$92.56	\$82.37	12%	\$0.00	\$0.00	n/a	\$373.47	\$373.47	0%	\$466.03	\$455.84	2.2%	97
SF 55'	\$112.93	\$100.49	12%	\$0.00	\$0.00	n/a	\$448.17	\$448.17	0%	\$561.10	\$548.66	2.3%	100
SF 70'	\$144.40	\$128.50	12%	\$0.00	\$0.00	n/a	\$504.19	\$504.19	0%	\$648.59	\$632.69	2.5%	108
SF 80'	\$164.76	\$146.62	12%	\$732.00	\$732.00	0%	\$0.00	\$0.00	n/a	\$896.76	\$878.62	2.1%	35
SF 85'	\$174.94	\$155.68	12%	\$0.00	\$0.00	n/a	\$522.86	\$522.86	0%	\$697.80	\$678.54	2.8%	46
													386



August 14, 2026	26-01559M
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PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

All U Can Storage LLC, 6112 28th St. E. Bradenton, Fl. 34203. 941-727-1700 time 9:00 am . Sale to be held at Lockerfox.com. Charlie Thomas A69, Patrique Louisaint A16, Kenneth Mitchell 11. Household items and tools.

August 14, 21, 2026

26-01544M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No.
41-2026-CP-001612-CPAXMA
IN RE: ESTATE OF
JUDY A. WILLIAMS-DEITRICK
Deceased.

The administration of the estate of Judy A. Williams-Deitrick, deceased, whose date of death was December 2, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 14, 2026.

Personal Representative:
John H. Deitrick
603 63rd Avenue West, Lot 4
Bradenton, Florida 34207
Attorney for Personal Representative:
L. Caleb Wilson
Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
August 14, 21, 2026 26-01545M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-0369
Division Probate
IN RE: ESTATE OF
JUDITH E. SICA
Deceased.

The administration of the estate of Judith E. Sica, deceased, whose date of death was December 26, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the 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 14, 2026.

Personal Representative:
Mathew Sica
4631 South Branch Road
South Branch, Michigan 48761
Attorney for Personal Representative:
Logan Elliott, Attorney
Florida Bar Number: 86459
Elliot
5105 Manatee Avenue West
Suite 15A
Bradenton, FL 34209
Telephone: (941) 792-0173
Fax: (941) 240-2165
E-Mail: logan@elliottelderlaw.com
August 14, 21, 2026 26-01546M

FIRST INSERTION

NOTICE OF RESCHEDULED SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 41-2018-CA-006069
DIVISION: B
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
SASCO MORTGAGE LOAN TRUST
2006-WF3 ,
Plaintiff, vs.
BCIT TRUST, A FLORIDA LAND
TRUST, JAMES M. HEYWARD,
THE UNKNOWN TRUSTEE OF
BCIT TRUST, A FLORIDA LAND
TRUST, ZAROLD HOLMES
LLC, A DISSOLVED FLORIDA
CORPORATION, BY AND
THROUGH JAMES HEYWARD,
MANAGER, UNKNOWN PARTY
#1 N/K/A HOLLI HARDEN,
UNKNOWN PARTY #2 N/K/A
RYAN HARDEN, JAMES M.
HEYWARD, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 27, 2026, and entered in Case No. 41-2018-CA-006069 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF3, is the Plaintiff and BCIT Trust, a Florida Land Trust, James M. Heyward, The Unknown Trustee of BCIT Trust, a Florida Land Trust, Zarold Holmes LLC, a dissolved Florida Corporation, by and through James Heyward, Manager, Unknown Party #1 n/k/a Holli Harden, Unknown Party #2 n/k/a Ryan Harden, James M. Heyward, are defendants, the Manatee County Clerk of the

Circuit Court will sell to the highest and best bidder for cash in/on online at on-line at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the September 9, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 3, BLOCK I, BEAU VUE ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 92 AND 93, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
A/K/A 218 3RD AVE E, 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.

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 04 day of August, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Robyn Sherer
Florida Bar #1030716
Robyn Sherer, Esq.
IN/18-027685
August 14, 21, 2026 26-01564M

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE
WILLOW HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Willow Hammock Community Development District (“**District**”) hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.

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

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

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

Kristen Thomas, District Manager
Willow Hammock Community Development District
August 14, 2026 26-01558M

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE
DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the DW Bayview Community Development District (“**District**”) hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 26-01.

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

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

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Phone (813) 533-2950.

Rachel Welborn, District Manager
DW Bayview Community Development District
August 14, 2026 26-01563M

FIRST INSERTION

FOUND AND ABANDONED PROPERTY
POST DATE: AUGUST 12, 2026

The Manatee County Sheriff’s Office is holding the below listed found or abandoned property. The Sheriff’s Office will retain custody of the listed property for 90 days from the date the property was submitted to the Property and Evidence section of the Sheriff’s Office. Items that are not claimed by the rightful owner after 90 days may be donated to a charitable organization, traded to another local government or state agency, sold at auction or retained for use by the Sheriff’s Office.

If you wish to claim any of the below listed property, please contact the Property and Evidence Section of the Manatee County Sheriff’s Office at (941) 747-3011 ext. 1130 to make an appointment.

Note: You will be required to clearly identify your property and present valid state-issued identification.

TYPE	CASE	TYPE	CASE
TOOL BOX	2024-000258	MONEY	2026-004222
IPAD & HEADPHONES	2026-010075	MONEY	2026-000193
MONEY	2026-013046	MONEY	2026-007908
TOOL BOX	2026-015022	MONEY	2026-008098
3 TOOL BOXES	2026002717	MONEY	2026-008989
RADAR GUN	2026-016035	MONEY	2023-022023
		MONEY	2026-010150

August 14, 21, 2026 26-01554M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO.: 2026 CP 000988
IN RE: GEORGE OBDYKE
MEYERSON
Deceased.

The administration of the estate of George Obdyke Meyerson, deceased, whose date of death was March 14, 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 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 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 Com-

munity 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.

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 14, 2026.

Personal Representative:
Michael Meyerson
Attorney for Personal Representative
s/ Marc J. Soss
Marc J. Soss, Esquire
FBN: 0937045
9040 Town Center Parkway
Lakewood Ranch, FL 34202
Telephone: (941) 928-0310
Email: mjs@fl-estateplanning.com
Attorney for Petitioner
August 14, 21, 2026 26-01533M

SAVE THE DATE



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH
PASCO • PINELLAS • POLK
LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/202606_V01

--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY GENERAL CIVIL DIVISION Case No.: 2023-CA-5803 ARTISAN LAKES MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. SANDRA LYNN BURNS; UNKNOWN SPOUSE OF SANDRA LYNN BURNS; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession; AQUA FINANCE, INC., Defendants, NOTICE IS HEREBY GIVEN pursuant to the Second Amended Final Judgment of Foreclosure dated March 5, 2026, and the Order Resetting Foreclosure Sale dated July 28, 2026, entered in Case No. 2023-CA-5803 of the Circuit Court of the TWELFTH Judicial Circuit in and for MANATEE County, Florida, wherein ARTISAN LAKES MASTER ASSOCIATION, INC., is the Plaintiff, and SANDRA LYNN BURNS., et al., are the Defendants, ANGELINA COLONNESO, Clerk of Court of MANATEE County, will sell to the highest and best bidder for cash online via the internet at http://www.manatee.realforeclose.com at 11:00 AM, on September 2, 2026, the following described property as set forth in	said Final Judgment: Lot 129 of ARTISAN LAKES PARCEL J PHASE 2A, 2B & 2C, according to the Plat thereof as recorded in Plat Book 69, Page(s) 142-147, of the Public Records of Manatee County, Florida. Parcel I.D. No. 612132959 a.k.a. 6205 Fairmont Lane Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a 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. /s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esquire Florida Bar No. 16237 ZP Legal, PLLC 4100 Central Avenue St. Petersburg, FL 33711 Telephone: (727) 440-4407 szetrouer@zp-legal.com cos@zp-legal.com August 14, 21, 202626-01526M

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025CA002646 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, VS. LARRY TODD BUSBEE A/K/A LARRY T. BUSBEE; UNKNOWN SPOUSE OF LARRY TODD BUSBEE A/K/A LARRY T. BUSBEE; COASTAL COMMUNITY BANK; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; FOREST CREEK COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 1, 2026 in Civil Case No. 2025CA002646, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and LARRY TODD BUSBEE A/K/A LARRY T. BUSBEE; COASTAL COMMUNITY BANK; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; FOREST CREEK COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A BOBETT BUSBEE are Defendants. The Clerk of the Court, Angelina “Angel” Colonnoso will sell to the highest bidder for cash at www.manatee.realforeclose.com on September 2, 2026 at 11:00:00 AM EST the following	described real property as set forth in said Final Judgment, to wit: LOT 6, FOREST CREEK PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 192 THROUGH 200, OF THE PUBLIC RECORDS OF MANATEE COUNTY, Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 5th day of August, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman Zachary Ullman, Esq. FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1133-3999B Ref# 22556 August 14, 21, 202626-01525M

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.: 412026CA000064CAAXMA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF ECA AZ RESIDENTIAL TRUST - SERIES SA Plaintiff(s), vs. MADRID CAPITAL LLC; JEANNE LEMASTER; MARCO MADRID; ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC.; ESPLANADE HOME OWNER'S ASSOCIATION OF BRADENTON, INC.; JAL SOLUTIONS, LLC; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: ESPLANADE HOME OWNER'S ASSOCIATION OF BRADENTON, INC. LAST KNOWN ADDRESS: 4808 64TH DR W BRADENTON FL 34210 CURRENT ADDRESS: UNKNOWN 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: LOT 110, ESPLANADE, PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 11, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property address: 12822 Del Corso Loop, Bradenton, FL 34211 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 Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.” If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED this the 6TH day of AUGUST, 2026. ANGELINA COLONNESO ESQ 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. 25-007741-3 August 14, 21, 202626-01535M

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 41-2024-CA-000296 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. KEVIN ISMAEL RODRIGUEZ, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 13, 2026 in Civil Case No. 41-2024-CA-000296 of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Kevin Ismael Rodriguez, 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 2nd day of September, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Unit 1401, Building 14, TOWN-HOMES AT LIGHTHOUSE COVE IV, a Condominium according to the Declaration or Condominium recorded in Official Records Book 2113, Pages 6703 through 6787, inclusive, 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. /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 23-08679FL August 14, 21, 202626-01529M	

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.: 412024CA001607CAAXMA U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, v. DENISE M. OLDHAM A/K/A DENISE PELLETIER, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on August 10, 2026 and entered in Case No. 412024CA001607CAAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein DENISE M. OLDHAM AKA A/K/A DENISE PELLETIER, ET AL., 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 September 10, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 8, BLOCK O, CASA DEL SOL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 67, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. and commonly known as: 3615 OXFORD DRIVE, BRADENTON, FL 34205 (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 14, 21, 202626-01555M

FIRST INSERTION	
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO. 26 DR 1475 DILCIA NAVARRO GODOY Plaintiff. 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 Dilcia Navarro Godoy 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. The action is asking the court to decide how the following real or personal property should be divided: Address: 1716 27th Ave Dr E, Bradenton FL 34208-7602 Parcel ID 1573600002 Legal Description: Lots 107,109 & 111 Sunshine Ridge P-36 PI#15736.0000/2 Address: 1731 28th Ave E, Bradenton, FL 34208-7622 Parcel ID 1567800105 Legal Description: Lot 1 and the W 7.5 FT of Lot 2, G C Wyatts ADD PI#15678.0010/5 AND Address: 4506 19th St Circle West, Bradenton, FL 34207-1306 Parcel ID: 5191500007 Legal Description: Lot 19, WORNS PARK SUBDIVISION, as per plat thereof recorded in Plat Book 9, Page 46, of the Pub-	lic Records of Manatee County, Florida. 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. Instructions for Florida Supreme Court Approved Family Law Form 12.913(a)(2), Notice of Action For Family Cases With Minor or Dependent Child(ren) (06/18) WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.” If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Aug. 14, 21, 28; Sept. 4, 202626-01536M

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2026 CA 001843 AX Agency Case No.: 2026-004596 IN RE: FORFEITURE OF: TWENTY-THREE THOUSAND SIX HUNDRED SIXTY-NINE DOLLARS AND TWENTY-TWO CENTS (\$23,669.22) 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: TWENTY-THREE THOUSAND SIX HUNDRED SIXTY-NINE DOLLARS AND TWENTY-TWO CENTS (\$23,669.22) 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 in the Complaint. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.” If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED: 8/6/2026 ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT MANATEE COUNTY, FLORIDA 1115 Manatee Avenue West Bradenton, FL 34205 BY: (SEAL) K. Gaffney Deputy Clerk August 14, 21, 202626-01528M

FIRST INSERTION	
AMENDED NOTICE OF SALE, PURSUANT TO CHAPTER 45, F.S. IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NUMBER: 2026 CA 001320 NC CHARLES E. BOURNIVAL AND PAMELA J. BOURNIVAL, AS TRUSTEES OF THE BOURNIVAL TRUST U/T/D 5/1/04; Plaintiffs, v. HEATHER OLSON, AS TRUSTEE OF THE GRATITUDE TRUST, CITY OF VENICE FLORIDA, a municipal Florida corporation, MARA VISTA INVEST, LLC, a Florida limited liability company, CARRIE BECK, an individual, UNKNOWN TENANT NO. 1, UNKNOWN TENANT NO. 2, UNKNOWN TENANT NO. 3, UNKNOWN TENANT NO. 4, UNKNOWN TENANT NO. 5, UNKNOWN TENANT NO. 6, UNKNOWN TENANT NO. 7, UNKNOWN TENANT NO. 8, UNKNOWN TENANT NO. 9, UNKNOWN TENANT NO. 10, UNKNOWN TENANT NO. 11, UNKNOWN TENANT NO. 12, UNKNOWN TENANT NO. 13, UNKNOWN TENANT NO. 14, UNKNOWN TENANT NO. 15, UNKNOWN TENANT NO. 16, UNKNOWN TENANT NO. 17, UNKNOWN TENANT NO. 18, UNKNOWN TENANT NO. 19, UNKNOWN TENANT NO. 20, UNKNOWN TENANT NO. 21, UNKNOWN TENANT NO. 22, UNKNOWN TENANT NO. 23, and UNKNOWN TENANT NO. 24, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Final Judgment of Mortgage Foreclosure dated August 4, 2026, entered in Case No. 2026 CA 001320 NC in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein CHARLES E. BOURNIVAL and PAMELA J. BOURNIVAL, as Trustees of the BOURNIVAL TRUST U/T/D 5/1/04 is the Plaintiff, and HEATHER OLSON, as Trustee of the GRATITUDE TRUST, et al., are the Defendants, that KAREN E. RUSHING, Clerk of the Circuit Court and County Comptroller of Sarasota County, Florida, will sell to the highest and best bidder for cash online at www.sarasota.realforeclose.com at 9:00 a.m. on the 29th day of September, 2026, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: SEE EXHIBIT “A” EXHIBIT A Lot 7, Block 1333, Port Charlotte Subdivision, Section 11 a Sub-division according to the Plat thereof, as recorded in Plat Book 4, Pages 22A and 22E, Public Records of Charlotte County, Florida. 21472 Mallory Ave Pt, Charlotte, FL 33952 Lot 3, Block L, PINE LAKE, a Subdivision according to the Plat thereof, as recorded in Plat Book 3, Pages 37A and 37B, Public Records of Charlotte County, Florida. 8271 Pelican Rd, Englewood, FL 34224 Lot 5, Block L, PINE LAKE, a Subdivision according to the Plat thereof, as recorded in Plat Book 3, Pages 37A and 37B, Public Records of Charlotte County, Florida. 8283 Pelican Rd, Englewood, FL 34224 Lot 6, Block L, PINE LAKE, a Subdivision according to the Plat thereof, as recorded in Plat Book 3, Pages 37A and 37B, Pub-	lic Records of Charlotte County, Florida. 8289 Pelican Rd, Englewood, FL 34224 Lot 17 and the West 16 2/3 feet of Lot 18, Block 213, Edgewood Section of Venice Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 2, Page 166, inclusive, of the Public Records of Sarasota County, Florida. 820 Pineland Ave, Venice, FL 34285 Lots 3967 and 3968, South Venice Subdivision, Unit 14, a Sub-division according to the Plat thereof as recorded in Plat Book 6, Page 50, Public Records of Sarasota County, Florida. 4224 Mercury Rd, Venice, FL 34293 The East 42 feet of Lot 13 and the West 24 feet of Lot 14, Block A, Harbor Oaks Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 2, Page 44, of the Public Records of Sarasota County, Florida. 2131 Palm Terrace, Sarasota, FL 34231 Lot 6, Block 1, Westfield Subdivision, a Subdivision according to the Plat thereof as recorded in Plat Book 1, Page 209, of the Public Records of Manatee County, Florida. Together with a portion or an alley adjacent to Lot 8, vacated in Official Record Book 1072, Page 656, Public Records of Manatee County, FL. 602 26th St W, Bradenton, FL 34205 The East 54.2 feet of the North 101.2 feet of Lot 1, and all of Lots 11 and 12, Block B, Vierhout's Subdivision, less the E 80 feet thereof, according to the Plat thereof as recorded in Plat Book 2, Page 113, of the Public Records of Manatee County, Florida. 2517 19th Ave W, Bradenton, FL 34205 Lots 517 and 518, Palmetto Point Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 8, Page 124 through 127, of the Public Records of Manatee County, Florida. 331 51st St Ct W, Palmetto, FL 34221 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 accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, 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 Sarasota County, Florida this 7th day of August, 2026. GIBSON KOHL, P.L. 1800 2nd Street, Suite 777 Sarasota, FL 34236 Telephone: 941-362-8880 Facsimile: 941-362-8881 Primary Email: James@legaljim.com Secondary Email: Forest@legaljim.com Attorneys for Plaintiff By: /s/ James D. Gibson James D. Gibson Fla. Bar No. 0709069 August 14, 21, 202626-01538M

TAX DEEDS

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1530 Tax Deed #:2026TD000069 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: 2024-1530 Year of Issuance 2024 Description of Property LOT 8, BLK A, ORCHARD PLACE, LESS: COM AT THE INTERSECTION OF THE ELY BDRY OF THE SW1/4 OF SEC 30 AND THE SURVEY LN OF SR 64, SD PT BEING 1742 FT N 0 DEG 23 MIN 26 SEC E, OF A RR SPIKE AT THE SE COR OF THE SW1/4 OF SD SEC; TH S 88 DEG 26 MIN 23 SEC W, 770.32 FT ALG SD SURVEY LN; TH S 0 DEG 27 MIN 23 SEC E, 20.69 FT TO THE NE COR OF SD LOT 8, SD COR BEING A POB; CONT TH S 0 DEG 27 MIN 23 SEC E, 4.32 FT ALG THE ELY LOT LN OF SD LOT 8; TH S 88 DEG 26 MIN 23 SEC W, 49.94 FT TO THE WLY LOT LN OF SD LOT 8; TH N 0 DEG 26 MIN 46 SEC W, 4.27 FT ALG SD WLY LOT LN TO THE NW COR OF SD LOT 8; TH N 88 DEG 22 MIN 44 SEC E, 49.94 FT TO THE POB, (214 SQ FT M/L), (1120/804), PI#12908.0000/8 Parcel ID Number 1290800000 Property Address: 1910 MANATEE AVE E BRADENTON, FL 34208 Names in which assessed: ALFREDO GARCIA, EDDIE GARCIA, EDDIE J GARCIA 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 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026 26-01511M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2504 Tax Deed #:2026TD000124 NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2024-2504 Year of Issuance 2024 Description of Property UNIT 452 TERRA CEIA MANOR A RESIDENTIAL COOP PI#22436.2915/7 Parcel ID Number 2243629157 Property Address: 5619 BAYSHORE RD PALMETTO, FL 34221 Names in which assessed: B EUGENE HODGES, B. EUGENE HODGES, BARBARA OZBUN-HODGES 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 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026 26-01513M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2371 Tax Deed #:2026TD000122 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: 2024-2371 Year of Issuance 2024 Description of Property LOT 1 BLK E COUNTRY OAKS PHASE II PI#20459.0960/9 Parcel ID Number 2045909609 Property Address: 4960 80TH AVENUE CIR E SARASOTA, FL 34243 Names in which assessed: KELLY LEILA BALDWIN, TIMOTHY A LEILA BALDWIN, TIMOTHY A. BALDWIN, TIMOTHY BALDWIN 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 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026 26-01512M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2756 Tax Deed #:2026TD000127 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: 2024-2756 Year of Issuance 2024 Description of Property THE S 78.50 FT OF LOT 4, HOUGHTONS ADD TO NEW MEMPHIS ACCORDING TO PLAT REC IN PB 1 P 147 (1519/4270) PI#25295.0010/6 Parcel ID Number 2529500106 Property Address: 2411 4TH AVE E PALMETTO, FL 34221 Names in which assessed: DEANNA HOWELL, JOHN E. HOWELL, JOHN HOWELL 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 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026 26-01521M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1555 Tax Deed #:2026TD000112 NOTICE IS HEREBY GIVEN that SKLAC 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: 2024-155 Year of Issuance 2024 Description of Property LOTS 4,5 BLK 32 PLAT OF MYAKKA CITY PI#1839.0000/0 Parcel ID Number 1839000000 Property Address: 10441 MYAKKA BLVD MYAKKA CITY, FL 34251 Names in which assessed: JEROME P GREENE, JEROME P. GREENE 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 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026 26-01502M
FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2002 Tax Deed #:2026TD000113 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: 2024-2002 Year of Issuance 2024 Description of Property LOT 30 BRADEN CROSSINGS PH 1-B PI#17410.0535/7 Parcel ID Number 1741005357 Property Address: 5508 47TH CT E BRADENTON, FL 34203 Names in which assessed: ROGER CASCIANI, ZHANNA CASCIANI 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 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026 26-01505M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2164 Tax Deed #:2026TD000118 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: 2024-2164 Year of Issuance 2024 Description of Property UNIT 2204, BLDG 22, PHASE 8, WILLOWBROOK, A CONDO PI#19185.6170/9 Parcel ID Number 1918561709 Property Address: 8983 WHITE SAGE LOOP BRADENTON, FL 34202 Names in which assessed: LAURIE CARROLL 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 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026 26-01516M			
FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2076 Tax Deed #:2026TD000115 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: 2024-2076 Year of Issuance 2024 Description of Property COM AT THE PT OF INTERSEC OF E R/W OF U S 301 & N R/W OF SAUNDERS RD; TH N 88 DEG 34 MIN 54 SEC E ALG N R/W OF SAUNDERS RD 927.21 FT TO PT OF INERSEC OF SD LN & W R/W OF 17TH ST E; TH N 01 DEG 27 MIN 40 SEC W ALG SD W R/W 1235.01 FT FOR A POB; TH CONT N 01 DEG 27 MIN 40 SEC W 69.95 FT; TH S 88 DEG 45 MIN 43 SEC W 235.82 FT TO INTERSEC WITH C/L OF ONECO DRAINAGE CANAL; TH S 01 DEG 27 MIN 40 SEC E ALG SD C/L 70.34 FT; TH N 88 DEG 40 MIN 00 SEC E 235.82 FT TO POB; TOGETHER WITH INGRESS & EGRESS PARCEL AS DESC IN OR 998 PG 682 PRMCF AS FOLLOWS: BEG AT SW COR OF NW1/4 OF NW1/4 OF SEC 9; TH N 88 DEG 34 MIN 54 SEC E ALG S LN OF SD NW1/4 OF NW1/4, 1037.19 FT TO INTERSECT OF SD LN & THE SLY EXTENSION OF ELY R/W OF 17TH ST E AS SET FORTH IN UNREC PLAT OF MANASOTA INDUSTRIAL PARK, UNIT ONE; TH N 01 DEG 27 MIN 40 SEC W ALG SD ELY R/W OF 17TH ST E & SLY EXTENSION THEREOF, 1030.05 FT TO INTERSECT OF SD LN & N LN OF SD UNREC PLAT FOR A POB; TH CONT N 01 DEG 27 MIN 40 SEC W, 783 FT; TH S 88 DEG 32 MIN 20 SEC W, 60 FT; TH S 01 DEG 27 MIN 40 SEC E, 783 FT TO INTERSECT OF SD LN & N LN OF SD UNREC PLAT; TH N 88 DEG 32 MIN 20 SEC E, ALG SD N LN, 60 FT TO POB. PI#18454.1005/7 Parcel ID Number 1845410057 Property Address: 6070 17TH ST E BRADENTON, FL 34203 Names in which assessed: WHITE ELECTRICAL SOLUTIONS 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 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026 26-01507M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2455 Tax Deed #:2026TD000123 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: 2024-2455 Year of Issuance 2024 Description of Property BEG AT NE COR OF NW1/4 OF SE1/4, W 547 FT FOR POB, W TO A POINT WHERE N LINE OF SAID NW1/4 OF SE1/4 INTERSECTS WITH R/W OF S A L RR, TH IN A SELY DIREC ALONG THE N BDRY OF SAID R/W TO POINT DIREC S OF BEGIN, N TO POB, LESS OR 638 P 315 DESC AS FOLLOWS: BEG 672 FT W OF THE NE COR OF THE NW1/4 OF THE SE1/4 OF SEC 26, TWN 33S, RNG 17E, TH W TO A PT WHERE THE N BDRY LN OF THE NE1/4 OF THE SE1/4 OF SD SEC INTERSECTS WITH THE R/W OF WEST SHORE RAILWAY, TH SELY ALONG SD R/W TO A PT S OF THE POB, TH N TO THE POB PI#21325.0000/6 Parcel ID Number 2132500006 Property Address: 377 TERRA CEIA RD PALMETTO, FL 34221 Names in which assessed: BRAD WILLIAM BURGER 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 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026 26-01514M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2522 Tax Deed #:2026TD000096 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: 2024-2522 Year of Issuance 2024 Description of Property E 90 FT OF FOLL; BEG AT NE COR OF NW1/4 OF NE1/4 OF NE1/4, W 311 FT ALG N LN OF SD NW1/4 OF NE1/4 OF NE1/4, SLY TO & ALG ELY BANK OF A COUNTY CANAL 282 FT TO A BEND IN SD CANAL; THEN ELY ALG N BANK OF SD CANAL 241 FT TO A PT WHERE SD CANAL CURVES TO THE S, THEN POL NLY & ELY BANK OF SD CANAL TO ITS INTERSEC WITH E LN OF NW1/4 OF NE1/4 OF NE1/4, A DIST OF 22.4 FT, NLY ALG SD E LN OF SD NW1/4 OF NE1/4 OF NE1/4 A DIST OF 297.4 FT TO THE POB ORB 234 P 535 PI#22731.0000/4 Parcel ID Number 2273100004 Property Address: 1311 49TH ST E PALMETTO, FL 34221 Names in which assessed: ARMIN GHOLAMI 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 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026 26-01504M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-315 Tax Deed #:2026TD000128 NOTICE IS HEREBY GIVEN that SAND CUB 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: 2024-315 Year of Issuance 2024 Description of Property TRACT 203: BEG AT SW COR SEC 35-32-19, GO N 89 DEG 22 MIN 48 SEC E ALG S LN OF SEC 35 A DIST OF 1615.67 FT, S 34 DEG 22 MIN 38 SEC W 1102.33 FT TO POB, S 34 DEG 22 MIN 38 SEC W 299.33 FT, S 88 DEG 29 MIN 26 SEC W 1133.91 FT, N 48 DEG 22 MIN 38 SEC E 376.4 FT, N 88 DEG 29 MIN 26 SEC E 1021. 52 FT TO POB, UNREC PLAT WILLOW SHORES, ALSO IN SEC 2-33-19, DESC IN OR 1157 P 1348 PRMCF P-2-1 PI#3806.0000/7 Parcel ID Number 3806000007 Property Address: 14280 MANATEE RD PARRISH, FL 34219 Names in which assessed: SYLVIA S STEPHANIE SANTOS 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 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026 26-01522M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2685 Tax Deed #:2026TD000099 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: 2024-2685 Year of Issuance 2024 Description of Property BEG 330 FT N & 330 FT W OF SE COR OF SEC 11, N 61.87 FT, W 150 FT, S 61.87 FT, E 150 FT TO POB OR LOT 1 & S1/4 OF LOT 2 UNREC PLAT (DB 309 P 1) PI#24542.0000/3 Parcel ID Number 2454200003 Property Address: 1719 3RD AVE W PALMETTO, FL 34221 Names in which assessed: PRISCILLA HOLLOWAY 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 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026 26-01498M
FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2718 Tax Deed #:2026TD000125 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: 2024-2718 Year of Issuance 2024 Description of Property LOTS 32 & [REPLACE '31' WITH '33'] WASHINGTON PARK UNITS 1, 2, 3 & 4 PI#24935.1005/9 Parcel ID Number 2493510059 Property Address: 2611 3RD AVE E PALMETTO, FL 34221 Names in which assessed: SANDAR CHOW, SHANE CHOW 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 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026 26-01508M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1525 Tax Deed #:2026TD000068 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: 2024-1525 Year of Issuance 2024 Description of Property S 35 FT OF LOT 3 & LOT 4 BLK T DAVIS RESUB PI#12864.0000/5 Parcel ID Number 1286400005 Property Address: 712 17TH STREET CT E BRADENTON, FL 34208 Names in which assessed: CYNTHIA L ALTMAN, LUPITA PERALES, OSWALDO DAVILA 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 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026 26-01510M			

ACTIONS / SALES / TAX DEEDS ---

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2077 Tax Deed #:2026TD000116	
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: 2024-2077 Year of Issuance 2024 Description of Property LOT 9 BLK B 301 PARK OF COMMERCE PHASE I PI#18473.0075/1 Parcel ID Number 1847300751 Property Address: 2118 60TH DR E BRADENTON, FL 34203 Names in which assessed: LORRAINE ZIFF 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 09/14/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.	
Aug. 14, 21, 28; Sept. 4, 2026	26-01509M

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2600 Tax Deed #:2026TD000097	
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: 2024-2600 Year of Issuance 2024 Description of Property LOTS 98,99 PALMETTO POINT SUB PI#23227.0000/2 Parcel ID Number 2322700002 Property Address: 327 46TH ST W PALMETTO, FL 34221 Names in which assessed: CHARLENE S GREEMAN, JOHN G GREEMAN 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 09/14/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.	
Aug. 14, 21, 28; Sept. 4, 2026	26-01503M

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. 412026CA001006CAAXMA Village Capital & Investment LLC Plaintiff, vs. ISPC Inc f/k/a The Independent Savings Plan Company d/b/a ISPC; Ashley McKee; Unknown Spouse of Ashley McKee; Saltmeadows Homeowner's Association, Inc. Defendants. TO: Ashley McKee and Unknown Spouse of Ashley McKee Last Known Address: 13919 Richland Gulf Cir, Parrish, FL 34219 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida: LOT 197, OF SALTMEADOWS-PHASE IA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE(S) 109-134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of	
the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. In and for Manatee County: If you cannot afford an attorney, contact 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 8/6/2026. Angelina Colonnese As Clerk of the Court By (SEAL) K. Gaffney As Deputy Clerk	
File # 26-F00820 August 14, 21, 2026	26-01527M

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2026CC000196 SHORELINE TERRACES VI ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, TRUSTEES, AND ALL OTHERS CLAIMING AN INTEREST BY, THROUGH, OR UNDER LINDA C. COLLINS, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated August 10, 2026, and entered in Case No. 2026CC000196 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina Colonnese, will publicly sell to the highest and best bidder for cash at www.manatee.realforeclose.com beginning at 11:00 AM on September 9, 2026, the following described property: UNIT 971, SHORELINE TERRACES VI AT PERICO BAY CLUB, PHASE 2, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1267, PAGE 3299, AND ALL EXHIBITS ATTACHED THERETO, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM PLAT	
BOOK 23, PAGE 187, ALL OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APURTENANT THERETO. 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 of the Court 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 11 day of August 2026. NAJMY THOMPSON, P.L. /s/ Kari L. Martin Kari L. Martin Florida Bar No. 092862 1401 8th Avenue West Bradenton, Florida 34205 Telephone: (941) 748-2216 Facsimile: (941) 748-2218 Service Email: service.KM@najmythompson.com Correspondence only: kmartin@najmythompson.com; Secondary: bmiller@najmythompson.com Attorney for Plaintiff	
August 14, 21, 2026	26-01551M

FIRST INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2026CC000629AX MHC WINDMILL MANOR, L.L.C., Plaintiff, vs. GAIL CALLINA ALLEN and LUCINDA MARIA CERQUOZZI a/k/a LUCINDA MARIA BABIN Defendants. TO: Lucinda Maria Cerquozzi a/k/a Lucinda Maria Babin 2740 Dove Street Apartment 1 Williamsport, Pennsylvania 17701 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 mobile home in Windmill Manor mobile home park located at 5125 Soaring Way, Lot No. X011, Bradenton, Florida 34203, and bearing Vehicle Identification Numbers S185517A and S185517B, 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, ON OR BEFORE SEPTEMBER 18, 2026, 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 de-	
manded 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: AUGUST 7, 2026 Angelina Colonnese, Esq. Manatee County Clerk of The Circuit Court By: (SEAL) S. Bell Deputy Clerk August 14, 21, 2026	

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 412025CA002378CAAXMA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. HUDSON PRESUME, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 01, 2026, and entered in 412025CA002378CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and HUDSON PRESUME; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HOMEOWNERS' ASSOCIATION OF SOUTHERN OAKS, INC.; BAYFIRST NATIONAL BANK F/K/A FIRST HOME BANK; PREFERRED CREDIT, INC. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on September 02, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 135, SOUTHERN OAKS PHASE I & II, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 65, PAGES 128 THROUGH 144, INCLUSIVE,	
OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 2813 EDGEWOOD 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 7 day of August, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: [S]Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-341431 - NaP August 14, 21, 2026	
August 14, 21, 2026	26-01553M

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 412026CA000389CAAXMA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. SANDRA LYNN BURNS A/K/A SANDRA L. BURNS; UNKNOWN SPOUSE OF SANDRA LYNN BURNS A/K/A SANDRA L. BURNS; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ARTISAN LAKES MASTER ASSOCIATION, INC.; AQUA FINANCE, INC.; UNKNOWN TENANT# 1; UNKNOWN TENANT #2, Defendants. NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated July 28, 2026 entered in Civil Case No. 412026CA000389CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and BURNS, SANDRA LYNN, et al, are Defendants. The Clerk, ANGELINA M. COLONNESO, shall sell to the highest and best bidder for cash at Manatee County's On Line Public Auction website: https://manatee.realforeclose.com, at 11:00 AM on September 29, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in MANATEE County, Florida, as set forth in said Final Judgment to-wit: LOT 129 OF ARTISAN LAKES	
PARCEL J PHASE 2A, 2B & 2C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGE(S) 142-147, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. 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. Pratik R. Patel, Esq. FRENKEL LAMBERT WEISMAN & GORDON, LLP One East Broward Blvd, Suite 1111 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 Fax: (954) 200-7770 FL Bar#: 98057 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-103243-F00 August 14, 21, 2026	
August 14, 21, 2026	26-01552M

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2755 Tax Deed #:2026TD000126	
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: 2024-2755 Year of Issuance 2024 Description of Property LOT 26 BLK 4 LINCOLN	
MANOR PI#25284.0000/1 Parcel ID Number 2528400001 Property Address: 532 29TH ST E PALMETTO, FL 34221 Names in which assessed: LUCILLE PRATT 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 09/14/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.	
Aug. 14, 21, 28; Sept. 4, 2026	26-01520M

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2370 Tax Deed #:2026TD000121	
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: 2024-2370 Year of Issuance 2024 Description of Property LOT 60 BLK D COUNTRY OAKS PHASE II PI#20459.0840/3 Parcel ID Number 2045908403 Property Address: 4804 79TH AVENUE PLZ E SARASOTA, FL 34243 Names in which assessed: BRUCE CLARK, CLARK FAMILY REVOC LIVING TRUST 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 09/14/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.	
Aug. 14, 21, 28; Sept. 4, 2026	26-01519M

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2033 Tax Deed #:2026TD000114	
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: 2024-2033 Year of Issuance 2024 Description of Property LOT 13 SANDRA ACRES PI#17717.0000/0 Parcel ID Number 1771700000 Property Address: 5324 34TH ST E BRADENTON, FL 34203 Names in which assessed: PENNY E COOPER, WESLEY D. COOPER 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 09/14/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.	
Aug. 14, 21, 28; Sept. 4, 2026	26-01506M

SUBSEQUENT INSERTIONS

ACTION / PUBLIC SALES ---

SECOND 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	
August 7, 14, 2026	26-01443M

SECOND 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. 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: 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, 202626-01476M

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000562 Division Probate IN RE: ESTATE OF ANN WILSON Deceased. The administration of the estate of ANN WILSON, deceased, whose date of death was November 28, 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, 202626-01489M

SECOND 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: <table><tr><td>Name</td><td>Address</td></tr><tr><td>Keith Ravazzoli</td><td>6310 Grand Oak Circle, Unit 203 Bradenton, FL 34203</td></tr><tr><td>Carl M. Ravazzoli</td><td>5994 Briely Ridge Drive Cincinnati, Ohio 45247</td></tr><tr><td>Lynn Pitetti</td><td>19 Nick Road Middlebury, Connecticut 06762</td></tr></table> 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	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	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, 202626-01466M
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								

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
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SECOND 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, 202626-01457M

SECOND 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 Strohauser 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, 202626-01456M

SECOND 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, 202626-01470M

SECOND INSERTION	
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, 202626-01485M

SECOND 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, 202626-01488M

SECOND 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, 202626-01467M

SECOND 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.	The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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, 202626-01475M

ACTIONS / SALES ---

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO. 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 Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee. realforeclose.com , at 11:00 AM, on August 26, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 5, BLOCK D, KINGS- FIELD PHASE I, A SUBDIVI- SION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 33, PAGES 20 THROUGH 24, IN THE PUB- LIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 4016 KINGS-		
FIELD 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 accor- dance 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 provi- sion 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 im- mediately upon receiving this notifica- tion if the time before the scheduled ap- pearance 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/ Lianna Matos Lianna Matos, Esquire Florida Bar No. 1049814 Communication Email: limatos@raslg.com 25-340501 - NaP August 7, 14, 2026	26-01471M	

SECOND 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 Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose. com , at 11:00 AM, on August 27, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 245, HERITAGE HAR- BOUR, 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 HERI- TAGE PRESERVE RUN, BRA- DENTON, 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 accor- dance 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 provi- sion 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 im- mediately upon receiving this notifica- tion if the time before the scheduled ap- pearance 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/ Lianna Matos Lianna Matos, Esquire Florida Bar No. 1049814 Communication Email: limatos@raslg.com 25-381033 - NaP August 7, 14, 2026	26-01472M	

SECOND INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 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, FLORI- DA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Corey J. Zimman, 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, con- tact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org , or Legal Aid of Manasota at (941) 747- 1628 or www.legalaidofmanasota.org . If you do not qualify for free legal assis- tance 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 disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED on 7/31/2026. Angelina Colonnese As Clerk of the Court By (SEAL) K. Gaffney As Deputy Clerk File # 26-F00779 August 7, 14, 2026	26-01461M	

SECOND 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" Colonnese, 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 PUB- LIC RECORDS OF MANATEE COUNTY, FLORIDA. a/k/a 3407 6TH AVE W, PAL- METTO, 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 disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain 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@xllegal.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	

SECOND 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 ejection concerning the following described property in Man- atee County, Florida: Condominium Unit No. 305-I, IRONWOOD NINTH CONDO- MINIUM, according to the Decla- ration of Condominium as re- corded 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, con- tact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org , or Legal Aid of Manasota at (941) 747- 1628 or www.legalaidofmanasota.org . If you do not qualify for free legal as- sistance 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 disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED on 7/29, 2026. Angelina Colonnese , Esq. As Clerk of the Court By (SEAL) K. Gaffney Deputy Clerk August 7, 14, 2026		
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 CLAIM-		
ING A RIGHT TO FUNDS REMAIN- ING 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 disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain 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	

SECOND INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 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, DEWISEES, 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, DEWISEES, 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 RECORD- ED IN DEED BOOK 302, PAGE 150, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLOR- IDA. and commonly known as: 501 GENERAL HARRIS STREET,		
LONGBOAT KEY, FL 34228 (the "Property"). ANY PERSON CLAIMING AN IN- TEREST 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 disabili- ty who needs any accommodations in order to participate in this pro- ceeding, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. 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	

SECOND 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, FLORI- DA; THENCE S 89°44'49" EAST ALONG THE SOUTH LINE OF SECTION 17, A DISTANCE OF 1,293.18 FEET TO THE INTER- SECTION WITH THE WESTER- LY MAINTAINED RIGHT-OF- WAY OF MYAKKA-WAUCHULA ROAD; THENCE ALONG THE WESTERLY MAINTAINED RIGHT-OF-WAY THE FOL- LOWING 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 un- claimed. If you fail to file a timely claim you will not be entitled to any remain- ing 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 disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain 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 Gulfoast Legal Services at (941) 746-6151 or www. gulfoastlegal.org , or Legal Aid of Manasota at (941) 747-1628 or www. legalaidofmanasota.org . If you do not qualify for free legal assistance or do not know an attorney, you may 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		

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Business Observer

147266

PUBLIC SALES / ACTIONS

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR MANATEE
COUNTY, FLORIDA
CASE NO.: 25-CC-3179
**SABAL BAY ASSOCIATION, INC., a
Florida not-for-profit corporation,
Plaintiff, vs.**
**ESTATE OF AARON T. SEXTON,
ANY AND ALL UNKNOWN HEIRS
and ANY UNKNOWN OCCUPANTS
IN POSSESSION,
Defendants.**
NOTICE IS HEREBY GIVEN that,
pursuant to the Summary Final
Judgment in this cause, in the County
Court of Manatee County, Florida, the
Clerk of Court will sell all the property
situated in Manatee County, Florida
described as:

Unit No. 3-3 of Phase 4, SABAL
BAY, a Condominium, according
to the Declaration of Condominium
recorded in O.R. Book 2011,
Page 7150, amended by the first
Amendment to Declaration re-
corded in O.R. Book 2033, Page
1795, as amended by Amend-
ment 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 with-
in 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 provi-
sion 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 im-
mediately upon receiving this notification
if the time before the scheduled ap-
pearance 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

SECOND 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-0073 Div. J
**IN THE INTEREST OF:
Z.D.H. DOB: 3/8/2025,
MINOR CHILD**
TO: Maliscea Hendriex, address un-
known
YOU ARE HEREBY NOTIFIED
that the State of Florida, Department of
Children and Families, has filed a Peti-
tion to terminate your parental rights
and permanently commit the follow-
ing 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 AP-
PEAR AT THIS ADVISORY HEAR-
ING CONSTITUTES CONSENT TO
THE TERMINATION OF PARENTAL
RIGHTS OF THIS CHILD (OR CHILD-
REN). IF YOU FAIL TO APPEAR
ON THE DATE AND TIME SPECI-
FIED, 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, con-
tact 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 as-
sistance 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 or-
der 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, Braden-
ton, Florida 34206, (941) 741-4062, at
least seven (7) days before your sched-
uled 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 Colonnese,
Clerk of Court
By: (SEAL)
As Deputy Clerk
August 7, 14, 21, 28, 2026

26-01449M

SECOND 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,
DEWISEES, 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, DEVI-
SEES, BENEFICIARIES, GRANTEES,
ASSIGNS, CREDITORS, LIENORS,
AND TRUSTEES OF DANIEL E. NEW
AND ALL OTHER PERSONS CLAIM-
ING BY, THROUGH, UNDER, AND
AGAINST THE NAMED DEFEN-
DANTS
LAST KNOWN ADDRESS: UN-
KNOWN
CURRENT ADDRESS: UNKNOWN
TO: DARREN NEW
LAST KNOWN ADDRESS: 113 FILL-
MORE ST. APT. B BRISTOL, PA 19007
CURRENT ADDRESS: 113 FILL-
MORE 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 prop-
erty described as follows:
LAND SITUATED IN THE
COUNTY OF MANATEE IN
THE STATE OF FL APART-
MENT C-26, BUILDING C,
THE FOURTH BAYSHORE
CONDOMINIUM, SECTION
23, ACCORDING TO THE
DECLARATION OF CONDO-
MINIUM AS RECORDED IN
OFFICIAL RECORDS BOOK
570, PAGES 640 THROUGH
655, AS AMENDED, AND AS

PER PLAT THEREOF RE-
CORDED IN CONDOMINIUM
BOOK 3, PAGES 24 THROUGH
25, OF THE PUBLIC RE-
CORDS OF MANATEE COUN-
TY, FLORIDA..
Property address: 2219 Can-
nal 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, con-
tact 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 as-
sistance 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 or-
der 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, Braden-
ton, Florida 34206, (941) 741-4062, at
least seven (7) days before your sched-
uled 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

SECOND 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 prop-
erty, 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 ad-
dress 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, Bra-
denton, FL 34205, either before service
on Petitioner's attorney or immediately
thereafter; otherwise a default will be en-
tered against you for the relief demanded
in the petition.
WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.

SECOND 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 Mana-
tee County, Florida:
Condominium Unit No. 305-I,
IRONWOOD NINTH CONDO-
MINIUM, according to the Dec-
laration of Condominium as re-
corded 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

SECOND INSERTION

RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2027 BUDGET(S); AND NOTICE OF REGU-
LAR 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://ryecrossingcd.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

SECOND 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

SECOND INSERTION

In and for Manatee County:
If you cannot afford an attorney, contact
Gulfcoast Legal Services at (941) 746-
6151 or www.gulfcoastlegal.org, or Le-
gal 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 disabili-
ty who needs any accommodations in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-
sistance. Please contact the Manatee
County Jury Office, P.O. Box 25400,

Bradenton, Florida 34206, (941) 741-
4062, at least seven (7) days before
your scheduled court appearance, or
immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than seven
(7) days; if you are hearing or voice
impaired, call 711.
DATED this 29 day of July, 2026
Angelina Colonnese, 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

SECOND INSERTION

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, con-
tact 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 as-
sistance 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 disabili-
ty who needs any accommodations in

order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-
sistance. Please contact the Manatee
County Jury Office, P.O. Box 25400,
Bradenton, Florida 34206, (941) 741-
4062, at least seven (7) days before
your scheduled court appearance, or
immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than seven
(7) days; if you are hearing or voice
impaired, call 711.
DATED on 7/29, 2026.
Angelina Colonnese , Esq.
As Clerk of the Court
By (SEAL) K. Gaffney
Deputy Clerk
August 7, 14, 2026

26-01447M

SECOND INSERTION

CODDINGTON COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NO-
TICE 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.coddingtoncd.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

SECOND INSERTION

Plaintiff, Synergy Rents, LLC, are
Plaintiffs and Defendant, HML 2020
Trust, is a Defendant, the Clerk of
the Circuit Court, Angelina “Angel”
Colonnese, 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 South-
east ¼ and the East 540.0 feet of
the South 86.0 feet of the North ½
of the Northwest ¼ of the South-
east 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 or-
der 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

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER

and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com

CALL 941-906-9386

Business
Observer
48202AM

--- TAX DEEDS ---

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01370M

THIRD 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 DREWRY'S 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01372M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01384M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01367M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01365M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01373M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01388M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01371M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01369M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01374M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01366M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01368M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01364M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01386M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01380M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01383M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01378M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01379M

THIRD 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 00 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01382M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01381M

THIRD 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 Colonnoso, Manatee County Clerk of the Courts. Jul 31; Aug. 7, 14, 21, 2026 26-01375M

