

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

DEL WEBB EXPLORE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors (“**Board**”) of the Del Webb Explore North River Ranch Community Development District (the “**District**”) will hold a Regular Meeting on September 10, 2026 at 10:30 a.m., at Holiday Inn Express and Suites Bradenton East-Lakewood Ranch, 5464 Lena Road Bradenton, Florida 34211.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

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

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

District Manager
August 21, 2026

26-01577M

FIRST INSERTION

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors (“**Board**”) of the Newport Isles Community Development District (“**District**”) will hold a public hearing on **September 8, 2026 at 10:00 a.m., and at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201**, for the purpose of hearing comments and objections on the adoption of the proposed budget(s) (“**Proposed Budget**”) of the District for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, **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://newportislesccd.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 meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

District Manager
August 21, 2026

26-01578M

FIRST INSERTION

LEXINGTON COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors for the Lexington Community Development District will hold a Public Hearing 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, FL 34222.

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

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

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

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

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

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

Samantha Zanoni
District Manager
August 21, 2026

26-01568M

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 ACOUSTICWAY located at 7823 Bonita Way in the City of Ellenton, Manatee, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of August, 2026

Waypoint Creative LLC

August 21, 2026

26-01588M

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 ROOF SQUAD located at 1201 6th Ave W, Suite #100 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 17th day of August, 2026

ROOFPROJECTS LLC

Jorge Bogran

August 21, 2026

26-01595M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on September 11, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

Auction will be held online at, Storagetreasures.com/auctions

3602 14th Street West Bradenton, FL 34205

NAME	UNIT	BALANCE
Tanyell Willis	3067	292
Thomas Brazelton	4068	370
ROBERT THOMAS	1065	298
MICHAEL DUNN	3053	270

Auction will be held online at, Storagetreasures.com/auctions

7735 US 41 Palmetto FL 34221

NAME	UNIT	BALANCE
SHAWN YELTON	1072	257
Naija Chandler	101	338
nadia alexis	1104	350
Kelsie Stanley	135	310
Keith Lane	2294	330
SHAWN YELTON	1070	260
Keith Lane	2296	440
brian waiters	1224-26	794
Kathy meneses	3259	440
reginald kit	214	301
Deandra Brown	3269	348
Willona Milton	2313	300
SHIKERA JACKSON	1160	368
Alisha clinton	1039	350
Julia Boston	3146	240
ADANA GARCIA	3340	348

August 21, 28, 2026

26-01575M

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the DW Bayview Community Development District (the “**District**”) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the “**Proposed Rule**”). The Proposed Rule number is 26-01. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on August 14, 2026.

A public hearing will be conducted by the Board of Supervisors (the “**Board**”) District on **September 18, 2026**, at 10:00 a.m., at the Driftwood Clubhouse, 8810 Barrier Coast Trail, Parrish, Florida 34219 relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.053, and 287.084, Florida Statutes.

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

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 Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Phone (813) 533-2950, rwelborn@rizzetta.com (the “**District Manager's Office**”).

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

Rachel Welborn, District Manager
DW Bayview Community Development District
August 21, 2026

26-01567M

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that REVENANT ENTERPRISES LLC, desiring to engage in business under the fictitious name REVENANT COACHING located at 4654 E State Road 64, Suite 175, Bradenton, Florida 34208, intends to register said name in Manatee County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 21, 2026

26-01573M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 09/04/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to E.S. 715.109: A 2016 SKYLINE mobile home bearing the Vehicle Identification Number BA610403I and all personal items located inside the mobile home. Last Tenant: Lori Jayne Rose. Sale to be held at: Horseshoe Cove RV Resort, 5100 60th Street East, Bradenton, Florida 34203, (941) 758-5335.

August 21, 28, 2026

26-01596M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 09/04/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to E.S. 715.109: A 1969 WIND mobile home bearing the vehicle identification number 55124117 and all personal items located inside the mobile home. Last Tenant: Donna May Maybee and Arthur Ross Maybee. Sale to be held at: Kastaway Key, 4918 14th Street W., Bradenton, Florida 34207, (941)753-2726.

August 21, 28, 2026

26-01598M

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 SparkSpotz located at 501 Chantilly Trail in the City of Bradenton, Manatee, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of August, 2026

MatchSpotz LLC

August 21, 2026

26-01587M

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 Unwritten Paper Co. located at 3513 6th Ave. W. in the City of Palmetto, Manatee, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of August, 2026

Jessica Gagliano and Josephine Fyffe

August 21, 2026

26-01580M

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 943497 from Life Storage Largo I, LLC, 214 South Park Avenue, Suite B, Winter Park, FL 32789. Application received: June 19, 2026. Proposed activity: 4-Story 124 Room Hotel. Project name: Hotel at Bradenton. Project size: 6.20 Ac. Location: Section(s) 35, Township 34 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 Tampa Service Office, 7601 Highway 301 North, Tampa, FL 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, FL 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 21, 2026

26-01574M

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 Final Clean Team located at 22511 Morning Glory Cir, in the County of Manatee, in the City of Bradenton, Florida 34202 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bradenton, Florida, this 15th day of August, 2026.

THE EFFECT GROUP, LLC

August 21, 2026

26-01581M

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 Clean Effect located at 22511 Morning Glory Cir, in the County of Manatee, in the City of Bradenton, Florida 34202 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bradenton, Florida, this 15th day of August, 2026.

THE EFFECT GROUP, LLC

August 21, 2026

26-01582M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Auction Date: 09/10/2026

Multiple Facilities - Multiple Units

Extra Space Storage - 1930 Cortez Rd W Bradenton, FL 34207- (941)302-9918- @10:00AM

Tammy Rush-Household Goods

Jean Attilus-Two twin beds a tv plus stand and clothes

Julia Gonzalez-1 bedroom furniture, clothing

Extra Space Storage - 3708 Manatee Ave W Bradenton, FL 34205 - (941)292-2323- @10:00AM

Lydiette Quinones-Folded tables tents camping goods Christmas personal items, furniture

Christina Seib-Furniture, tv's, boxes personal belongings

Charlotte Reed-Pet items

Extra Space Storage - 5717 14th St W Bradenton, FL 34207 (941) 866-6675 @ 10:00AM

Kristi Hayes-Furniture

Donna Washington-Household Items

Extra Space Storage - 921 64th St Ct E Bradenton, FL 34208 - (941)308-9744- @10:00AM

Gregory Payne-furniture -2-couches and chairs - fridge w/d

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 21, 28, 2026

26-01566M

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number 1000230 from 1313 Partners, LLC, 1313 17th Street East, Palmetto, FL 34221. Application received: July 14, 2026. Proposed activity: 3,120 sf Facility Expansion. Project name: Premier Truck Center. Project size: 0.70 Ac. Location: Section(s) 13, Township 34 South, Range(s) 17 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637. 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 Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 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 Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

August 21, 2026

26-01576M

PUBLIC SALES / ESTATE ---

FIRST INSERTION		
NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No. 2026 CA 001940 In re: PIM, LLC, Assignor, to LARRY S. HYMAN, Assignee.	TO: ALL CREDITORS AND OTHER INTERESTED PARTIES: 1. PLEASE TAKE NOTICE that on or about August 12, 2026, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by PIM, LLC, Assignor, with its principal place of business at 11491 57th Street E., Parrish, FL 34219, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was	filed in the Circuit Court of Manatee County. 2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against

FIRST INSERTION		
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 1543 Division PROBATE IN RE: ESTATE OF MARGARITA ELIZABETH VARGAS LOPEZ Deceased.	All creditors of the estate of the decedent and persons having claims or demands against the estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is August 21, 2026. Person Giving Notice: SANTOS DANIEL ESTRADA AVILA 2014 11th Street West Bradenton, Florida 34205 Attorney for Person Giving Notice: M. MICHELLE ROBLES, ESQ. Attorney for Santos Daniel Estrada Avila Florida Bar Number: 283120 ROBLES LAW, P.A. 7729 Holiday Drive Sarasota, Florida 34231 Telephone: (941) 315-2114 Fax: (941) 827-2988 E-Mail: michelle@robleslawpa.com Secondary E-Mail: probate@robleslawpa.com August 21, 28, 2026	26-01603M

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 MARGARITA ELIZABETH VARGAS LOPEZ, deceased, File Number 2026 CP 1543, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the Decedent's date of death was March 7, 2026; that the total value of the estate is \$23,764.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
SANTOS DANIEL ESTRADA AVILA	2014 11TH STREET WEST BRADENTON, FL 34205

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No.: 2026CP700 N RE: ESTATE OF ERIC CHANG, Deceased,	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221. The date of first publication of this notice is: 08/21/2026 Personal Representative: Lori Chang 12180 Longview Lake Circle Bradenton, Florida 34211 Attorney for Personal Representative: Alan Bryce Grossman, Esq. Attorney for Petitioner Florida Bar Number 782084 10361 NW 14th Street Plantation, FL 33322 Tel. 954-651-0615 Primary Email: GrossmanLawMiami@gmail.com Secondary Email: service@grossmanlawflorida.com August 21, 28, 2026	26-01600M

The administration of the estate of ERIC CHANG, deceased, File Number:2026CP700, whose date of death was February 11, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2424 IN RE: ESTATE OF MARK JOHNSON HARTLEY A/K/A MARK J. HARTLEY A/K/A MARK HARTLEY, Deceased.	duity 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 21, 2026. /S/ AJH AARON J. HARTLEY Personal Representative 7531 Braeburn Court Blacklick, OH 43004 /S/ JJH JENNIFER J. HENSLEY, ESQ. Attorney for Personal Representative Email Addresses: jen@jenhensleylaw.com lisa@jenhensleylaw.com firm@jenhensleylaw.com Florida Bar No. 1022202 Hensley Law Offices, LLC 5190 26th Street West, Suite D Bradenton, Florida 34207-2200 T: (941) 755-8583 August 21, 28, 2026	26-01585M

The administration of the estate of MARK JOHNSON HARTLEY A/K/A MARK J. HARTLEY A/K/A MARK HARTLEY, deceased, whose date of death was NOVEMBER 10, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP00192AX Division Probate IN RE: ESTATE OF HERBERT RODNEY EATON Deceased	The administration of the estate of Herbert Rodney Eaton, deceased, whose date of death was December 11, 2000, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set 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	assets of the Estate, other than real property, in the possession, custody or control of the Assignee. 3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before December 10, 2026. Aug. 21, 28; Sept. 4, 11, 2026 26-01611M

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP00192AX Division Probate IN RE: ESTATE OF HERBERT RODNEY EATON Deceased	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 21, 2026. Personal Representative: LISA A. WATERS 1837 US R. 11, Lot 26 Marathon, NY 13803 Attorney for Personal Representative: JAMES L. FINE Email Addresses: jfinelaw@att.net jim@rozlaw.com Florida Bar No. 326698 8004 Lyndon Centre Way, Suite 102 Louisville, KY 40222 Telephone: 502.899.9997 August 21, 28, 2026	26-01584M

Assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

Assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 1769 AX Division Probate IN RE: ESTATE OF DONALD L. BACCHUS Deceased	The administration of the estate of Donald L. Bacchus, 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 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	viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 21, 2026. Personal Representative: Matthew Young 11671 Moccasin Wallow Road, Suite 341 Parrish, Florida 34219 Attorney for Personal Representative: Daniel Hooper Smith, Esq. Attorney Florida Bar Number: 1006829 ADVOCATES IN AGING WIESNER SMITH PLLC 328 N Rhodes Avenue Sarasota, Florida 34237 Telephone: (941) 365-9900 Fax: (941) 365-4479 E-Mail: daniel@wiesnerlaw.com Secondary E-Mail: sherri@wiesnerlaw.com Tertiary E-Mail: rachel@wiesnerlaw.com August 21, 28, 2026

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.

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP001184 IN RE: ESTATE OF WILLIAM PAUL TUTTLE, Deceased.	The administration of the estate of WILLIAM PAUL TUTTLE, deceased, whose date of death was December 30, 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. 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	26-01569M

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 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 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.

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 Micropsychology Press located at 17136 Hampton Falls Terrace 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 18th day of August, 2026 YEHUDA SALU August 21, 2026	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SRQLS located at 8452 Miramar Way 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 18th day of August, 2026 SRQ Technologies LLC August 21, 2026	26-01602M 26-01603M

FIRST INSERTION		
NOTICE OF PUBLIC SALE	NOTICE OF PUBLIC SALE	
Notice is hereby given that on 09/04/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1965 GLEN mobile home bearing vehicle identification number R00248, and all personal items located inside the mobile home. Last Tenant: William Thomas Rowe, All Unknown Parties, Beneficiaries, Heirs, Successors, Assigns, and Devises of William Thomas Rowe and Unknown Party or Parties in Possession. Sale to be held at: Palm Village, 3528 14th Street West, Bradenton, Florida 34205, 941-748-5224. August 21, 28, 2026	Notice is hereby given that on 09/04/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1967 SKYL mobile home bearing vehicle identification number SF837, and all personal items located inside the mobile home. Last Tenant: Juan Espinoza a/k/a Juan Espinosa, Miguel Ascencion Mujica and Carolina Antonieta Balzan Fernandez. Sale to be held at: Trade Winds Mobile Home Park, 5917 14th Street West, Lot No. 301, Bradenton, Florida 34207, (978-728-1658). August 21, 28, 2026	26-01607M 26-01608M

FIRST INSERTION		
EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS		
Notice is hereby given that the Board of Supervisors (“ Board ”) of the Eagle Pointe Community Development District (“ District ”) will hold a regular meeting of its Board on September 3, 2026, at 5:00 p.m. at the Eagle Pointe Clubhouse, 11450 Moonsail Drive, Parrish, FL 34219. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the meeting may be obtained from the District's website at www.eaglepointecdd.org or by contacting the District Manager, Andy Mendenhall, 2502 Rocky Point Drive, Suite 1000, Tampa, FL 33607, Phone: (813) 474-7137.		

FIRST INSERTION		
EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS		
Notice is hereby given that the Board of Supervisors (“ Board ”) of the Eagle Pointe Community Development District (“ District ”) will hold a regular meeting of its Board on September 3, 2026, at 5:00 p.m. at the Eagle Pointe Clubhouse, 11450 Moonsail Drive, Parrish, FL 34219. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the meeting may be obtained from the District's website at www.eaglepointecdd.org or by contacting the District Manager, Andy Mendenhall, 2502 Rocky Point Drive, Suite 1000, Tampa, FL 33607, Phone: (813) 474-7137.		

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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 the appeal is based.

Eagle Pointe CDD Andy Mendenhall, District Manager August 21, 2026	26-01610M
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FIRST INSERTION		
NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE WILLOW HAMMOCK COMMUNITY DEVELOPMENT DISTRICT		
In accordance with Chapters 120 and 190, Florida Statutes, the Willow Hammock Community Development District (the “ District ”) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the “ Proposed Rule ”). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on August 14, 2026.		

In accordance with Chapters 120 and 190, Florida Statutes, the Willow Hammock Community Development District (the “**District**”) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the “**Proposed Rule**”). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on August 14, 2026.

A public hearing will be conducted by the Board of Supervisors (the “**Board**”) of the District on **September 23, 2026, at 6:00 p.m., at the Willow Hammock Community Association Amenity Center, 4002 Willow Branch Place, Palmetto, Florida 34221-2784** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

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

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

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

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

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

Kristen Thomas, District Manager Willow Hammock Community Development District August 21, 2026	26-01579M
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Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

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

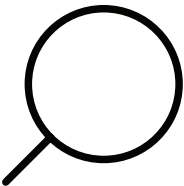


Citizens continue to learn about vital civic matters from newspaper notices.

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

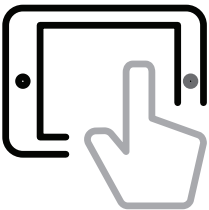
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



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

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

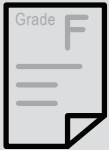


Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

--- PUBLIC SALES / ACTIONS / SALES ---

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CLEAR PRAISE located at 7823 Bonita Way in the City of Ellenton, Manatee, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of August, 2026 Waypoint Creative LLC August 21, 2026	
26-01589M	

FIRST INSERTION	
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025CA001253AX FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. RUSSELL LEONARD III; TIDEVUE ESTATES CIVIC ASSOCIATION, INC.; UNKNOWN SPOUSE OF RUSSELL LEONARD III; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Reset Foreclosure Sale entered on August 11, 2026 and the Final Judgment of Foreclosure entered on June 24, 2026, in Case No.: 2025CA001253AX of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and RUSSELL LEONARD III; TIDEVUE ESTATES CIVIC ASSOCIATION, INC.; AND UNKNOWN SPOUSE OF RUSSELL LEONARD III are Defendants, the Office of Angelina "Angel" Colonnese, Esq., Manatee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 a.m., online at http://www.manatee.realforeclosure.com on September 16, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 35, BLOCK L, UNIT ONE OF DESOTO COMMUNITY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 100 AND 101, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA TOGETHER WITH A DOU-	
BLE-WIDE MOBILE HOME DESCRIBED AS A 1983 PRES, 50', I.D. #FH368037A AND FH368037B, TITLE NOS. 22671975 AND 22671976, RESPECTIVELY, WHICH IS AFFIXED TO THE REAL PROPERTY DESCRIBED ABOVE IN ACCORDANCE WITH FLORIDA LAW Also known as: 4224 12TH ST CT E, ELLENTON, FL 34222 together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated the 11th day of August, 2026. SOKOLOF REMTULLA, LLP 1800 NW Corporate Blvd, Suite 302 Boca Raton, FL 33431 Telephone: (561) 507-5252 Primary e-mail: mshapanka@sokren.com Secondary e-mail: pleadings@sokrem.com By: /s/ Matthew Shapanka Matthew Shapanka, Esq. Florida Bar No.: 52878 Matter No.: 25-01271 August 21, 28, 2026	
26-01609M	

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 Siesta Key Insider located at 4235 Malickson Dr in the City of Parrish, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of August, 2026	
M Fisher LLC Michele Fisher August 21, 2026	
26-01565M	

FIRST INSERTION	
NOTICE OF FORFEITURE COMPLAINT IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 26-CA-001241 FGCC Case No.: 26ON0000081 IN RE: FORFEITURE OF: EIGHTEEN THOUSAND ONE HUNDRED FIFTY-SEVEN DOLLARS (\$18,157.00) IN U.S. CURRENCY TO: Mike's Arcade, BTJ Properties, LLC, Sandra Martinez, and John K. Jenkins; and all parties having or claiming to have any right, title, or interest in the property herein described. YOU ARE NOTIFIED that on June 22, 2026, the Florida Gaming Control Commission filed the above-styled forfeiture action against the above-described property in the Circuit Court of the TWELFTH Judicial Circuit of Florida, in and for MANATEE County, which was seized on May 7, 2026, pursuant to a criminal investigation for offenses occurring in MANATEE County, Florida. An Order finding probable cause was issued by the Court on May 27, 2026. A copy of the aforementioned Complaint and Order are on file at the Office of the Clerk of the Courts for MANATEE County, Florida, and are available for examination during regular business hours. YOU ARE REQUIRED to serve a copy of your written defenses, if any, to the Complaint and Order finding Probable Cause upon Marc Daniel Taupier, Deputy General Counsel and Chief Gaming Enforcement Legal Advisor,	
whose address is 4070 Esplanade Way, Suite 250, Tallahassee, Florida 32399, and file the Original with the Clerk of Court, MANATEE County, Florida. Failure to file and serve such pleadings may result in the entry of a Default pursuant to Florida Rules of Civil Procedure 1.550, and a Final Order of Forfeiture. This notice shall be published once a week for two (2) consecutive weeks in the Business Observer - Manatee. "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. Marc D. Taupier Deputy General Counsel 4070 Esplanade Way, Suite 250 Tallahassee, FL 32399 August 21, 28, 2026	
26-01604M	

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.: 2025CA003088 MIDFIRST BANK, Plaintiff, VS. MARILYN M. CAMPBELL; UNKNOWN SPOUSE OF MARILYN M. CAMPBELL; SUNNOVA SLA MANAGEMENT, LLC; SABAL HARBOUR HOMEOWNERS 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 August 4, 2026 in Civil Case No. 2025CA003088, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and MARILYN M. CAMPBELL; SUNNOVA SLA MANAGEMENT, LLC; SABAL HARBOUR HOMEOWNERS ASSOCIATION, INC. are Defendants. The Clerk of the Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at www.manatee.realforeclose.com on October 7, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 74, SABAL HARBOUR, PHASE III, ACCORDING TO	
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGES 9 THROUGH 13, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 12th 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 By: /s/ Mola R. Bosland FBN: 30330 Primary E-Mail: ServiceMail@aldridgepite.com 1485-572B Ref# 23062 August 21, 28, 2026	
26-01599M	

FIRST INSERTION	
NOTICE OF FORFEITURE COMPLAINT IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 26-CA-001243 FGCC Case No.: 25ON0000095 IN RE: FORFEITURE OF: TWENTY-FOUR THOUSAND ONE HUNDRED FIFTY-SEVEN DOLLARS (\$24,157.00) IN U.S. CURRENCY TO: No Name Arcade, HW Sarabay Plaza, LLC, Amer Bravo, and Elizabeth Argueta; and all parties having or claiming to have any right, title, or interest in the property herein described. YOU ARE NOTIFIED that on June 22, 2026, the Florida Gaming Control Commission filed the above-styled forfeiture action against the above-described property in the Circuit Court of the TWELFTH Judicial Circuit of Florida, in and for MANATEE County, which was seized on May 7, 2026, pursuant to a criminal investigation for offenses occurring in MANATEE County, Florida. An Order finding probable cause was issued by the Court on May 27, 2026. A copy of the aforementioned Complaint and Order are on file at the Office of the Clerk of the Courts for MANATEE County, Florida, and are available for examination during regular business hours. YOU ARE REQUIRED to serve a copy of your written defenses, if any, to the Complaint and Order finding Probable Cause upon Marc Daniel Taupier, Deputy General Counsel and Chief Gaming Enforcement Legal Advisor,	
whose address is 4070 Esplanade Way, Suite 250, Tallahassee, Florida 32399, and file the Original with the Clerk of Court, MANATEE County, Florida. Failure to file and serve such pleadings may result in the entry of a Default pursuant to Florida Rules of Civil Procedure 1.550, and a Final Order of Forfeiture. This notice shall be published once a week for two (2) consecutive weeks in the Business Observer - Manatee. "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. Marc D. Taupier Deputy General Counsel 4070 Esplanade Way, Suite 250 Tallahassee, FL 32399 August 21, 28, 2026	
26-01606M	

FIRST INSERTION	
NOTICE OF FORFEITURE COMPLAINT IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 26-CA-001242 FGCC Case No.: 26ON0000065 IN RE: FORFEITURE OF: SEVENTY-EIGHT THOUSAND FOUR HUNDRED EIGHTY-THREE DOLLARS (\$78,483.00) IN U.S. CURRENCY TO: Sol Capital, Inc., d/b/a The Oaks Property, Inc, Giovana Alejandra Lora-Hincapie, Ramson Ivon Fernandes, and Gelin Evans; and all parties having or claiming to have any right, title, or interest in the property herein described. YOU ARE NOTIFIED that on July 22, 2026, the Florida Gaming Control Commission filed the above-styled forfeiture action against the above-described property in the Circuit Court of the TWELFTH Judicial Circuit of Florida, in and for MANATEE County, which was seized on May 7, 2026, pursuant to a criminal investigation for offenses occurring in MANATEE County, Florida. An Order finding probable cause was issued by the Court on May 28, 2026. A copy of the aforementioned Complaint and Order are on file at the Office of the Clerk of the Courts for MANATEE County, Florida, and are available for examination during regular business hours. YOU ARE REQUIRED to serve a copy of your written defenses, if any, to the Complaint and Order finding Probable Cause upon Marc Daniel Taupier, Deputy General Counsel and Chief Gaming Enforcement Legal Advisor,	
whose address is 4070 Esplanade Way, Suite 250, Tallahassee, Florida 32399, and file the Original with the Clerk of Court, MANATEE County, Florida. Failure to file and serve such pleadings may result in the entry of a Default pursuant to Florida Rules of Civil Procedure 1.550, and a Final Order of Forfeiture. This notice shall be published once a week for two (2) consecutive weeks in the Business Observer - Manatee. "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. Marc D. Taupier Deputy General Counsel 4070 Esplanade Way, Suite 250 Tallahassee, FL 32399 August 21, 28, 2026	
26-01605M	

Q&A

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

To publish your legal notice email:
legal@businessobserverfl.com

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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. 2024CA000642AX

Wells Fargo Bank, N.A., Plaintiff, vs. Michelle R. Garcia, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA000642AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Michelle R. Garcia; Hasani Capital LLC; Guadalupe Garcia are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 30th day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 41, BECK ESTATES, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 142, OF THE PUBLIC RECORDS OF

MANATEE COUNTY, FLORIDA.

TAX ID: 731800009

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 17th day of August, 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 24-F00434
August 21, 28, 2026

26-01593M

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. 2025CA001985AX

GITSIT Solutions, LLC f/k/a Kondaur Capital Corporation, Plaintiff, vs. Terry Abbas, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA001985AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein GITSIT Solutions, LLC f/k/a Kondaur Capital Corporation is the Plaintiff and Terry Abbas; Republic Vanguard Insurance Company; Copperstone Townhome Homeowners Association, Inc.; Copperstone Master Association, Inc. are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 23rd day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 618, COPPERSTONE PHASE I, ACCORDING TO THE MAP OR PLAT

THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 178 THROUGH 201, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TAX ID: 465521409

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 17th day of August, 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F01957
August 21, 28, 2026

26-01594M

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 26-CC-2125

THE FOURTH BAYSHORE CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DANIEL J. MARTIN; UNKNOWN SPOUSE OF DANIEL J. MARTIN; UNKNOWN TENANT ONE; and UNKNOWN TENANT TWO DEFENDANTS.

TO: Unknown Heirs, Beneficiaries, Devises, Assignees, Lienors, Creditors, Trustees, And All Others Who May Claim an Interest in The Estate Of Daniel J. Martin
2457 Flamingo Blvd., Unit K31
Bradenton, FL 34207
Unknown Spouse of Daniel J. Martin
2457 Flamingo Blvd., Unit K31
Bradenton, FL 34207

YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:

K-31, Building "K", The Fourth Bayshore Condominium (f/k/a The Fourth Bayshore Condominium, Section 27), a Condominium, according to the Declaration of Condominium recorded in Official Records Book 630, Page 560, together with Amendment of Merger of Condominiums Sections 22-27 as recorded in Official Records 1102, Page 602, and all subsequent amendments thereto, and as per plat thereof recorded in Condominium Book 4, Page 44, and amendments thereto, of the Public Records of Manatee County Florida, togeth-

er with an undivided interest in the common elements.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on: CAROLYN C. MEADOWS, ESQ. (MZ) Plaintiff's attorney, whose address is: BECKER & POLIAKOFF, P.A.
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email: cofoservicemail@beckerlawyers.com

WITHIN 30 DAYS FROM THE FIRST DATE OF PUBLICATION and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.

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

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

WITNESS my hand and the seal of said Court AUGUST 14, 2026.

ANGELINA "ANGEL" COLONNESO as Clerk of said Court
By: /s/ (SEAL) K. Gaffney As Deputy Clerk
F04034/431269/31956012
August 21, 28, 2026

26-01586M

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.: 412025CA002937CAAXMA

SERVBANK, N.A., Plaintiff, v. CHARLES F. MULKEY, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 29, 2026 and entered in Case No. 412025CA-002937CAAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein CYNTHIA J. MULKEY AND CHARLES F. MULKEY, are the Defendants. The Clerk of the Court, ANGELINA ANGEL COLONNESO will sell to the highest bidder for cash at <https://manatee.realforeclose.com> on September 9, 2026 at 11:00am, the following described real property as set forth in

said Final Judgment, to wit:

LOT 15 AND TRIANGULAR PARCEL DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 15, THENCE GO EASTERLY 138.52 FEET TO A POINT ON THE EASTERLY LINE OF LOT 16, WHICH POINT IS 25 FEET SOUTHEASTERLY FROM THE SOUTHEAST CORNER OF LOT 15; THENCE GO NORTHWESTERLY ALONG SAID LOT 16, A DISTANCE OF 25 FEET TO THE SOUTHEAST CORNER OF LOT 15; THENCE GO SOUTHWESTERLY 127.38 FEET TO THE POINT OF BEGINNING, BLOCK 8, SOUTHWOOD VILLAGE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 80, 80A, 80B AND 80C, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 412025CA002616CAAXMA

EF MORTGAGE LLC, Plaintiff, v. ADVANCED BASEMENT PRODUCTS, INC., an Ohio Corporation; ROBERT LUKE SECRET, an Individual; SAN REMO CONDOMINIUM ASSOCIATION, INC.; KEVTAN LLC; DALE'S GENERAL CONSTRUCTION LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to an Agreed Order dated August 5, 2026 entered in Civil Case No. 412025CA002616CAAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein EF MORTGAGE LLC, Plaintiff and ADVANCED BASEMENT PRODUCTS, INC., an Ohio Corporation; ROBERT LUKE SECRET, an Individual; SAN REMO CONDOMINIUM ASSOCIATION, INC.; KEVTAN LLC; DALE'S GENERAL CONSTRUCTION LLC are defendants, Angelina Colonnese, Clerk of Court, will sell the property at public sale at www.manatee.realforeclose.com beginning at 11:00 AM on September 16, 2026 the following described property as set forth in said Final Judgment, to-wit:

UNIT 106, SAN REMO CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 938, PAGES 550 THROUGH

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CIVIL ACTION

CASE NO.: 2025-CA-001396

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE ON BEHALF OF BREAN ASSET BACKED SECURITIES TRUST 2022-RM3, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST VALENTIN VASILIEFF AKA VALENTIN D. VASILIEFF AKA VALENTINE VASILIEFF, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 7, 2026, and entered in Case No. 2025-CA-001396 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which U.S. Bank Trust National Association, not in its individual capacity but solely in its capacity as Owner Trustee on behalf of Brean Asset Backed Securities Trust 2022-RM3, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Valentin Vasilieff aka Valentin D. Vasilieff aka Valentine Vasilieff, deceased, Robert Vasilieff, Individually and as Personal Representative of the Estate of Valentin Vasilieff aka Valentin D. Vasilieff aka Valentine Vasilieff, deceased, Maryann Mack, Daniel Matthews, Karen Matthews, Gene Coffey, Tammy Coffey, Dorothy Anne Shull, Robert Charles Shull, Robert Shull Jr., Hawk Island Homeowners' Association, Inc. are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online 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:

PARCEL 40 & 41 DESCRIBED AS FOLLOWS: A PART OF LOTS 36, 39, 40, 41, 99 AND 100, BLOCK A, RIVERDALE SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 76 OF THIS PUBLIC RECORDS OF MANATEE COUNTY, FLORI-

DA AND A PART OF THE VACATED RIGHTS OF WAY OF RIVER POINT DRIVE AND SARDINE COURT OF SAID RIVERDALE SUBDIVISION REFERRED TO IN RESOLUTION NO. 01-39 RECORDED IN O.R. BOOK 1714, PAGE 1895 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 39, BLOCK A, OF SAID RIVERDALE SUBDIVISION; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3960.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 44' 11", A CHORD BEARING OF S 89 DEGREES 07' 22" E AND A CHORD DISTANCE OF 120.01 FEET; THENCE ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTH LINE OF SAID LOT 39, A DISTANCE OF 120.01 FEET FOR A POINT OF BEGINNING THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3960.00 FEET, A CENTRAL ANGLE OF 01 DEGREE 35' 09" A CHORD BEARING OF S 87 DEGREES 27' 43" E AND A CHORD DISTANCE OF 109.59 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 109.60 FEET; THENCE S.03 DEGREES 23' 57"W, A DISTANCE OF 204.96 FEET; THENCE S.28 DEGREES 14' 48" E., A DISTANCE OF 89.75 FEET; THENCE S.49 DEGREES 51' 37" E., A DISTANCE OF 14.27 FEET FOR A POINT OF BEGINNING THENCE CONTINUE 5.49 DEGREES 51' 37" E., A DISTANCE OF 62.44 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 32' 25", A CHORD BEARING OF S.30 DEGREES 56' 08" W. AND A CHORD DISTANCE OF 19.33 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.42 FEET; THENCE N.68 DEGREES 05' 41" W., A DISTANCE OF 83.26 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 231.69 FEET, A CENTRAL ANGLE OF 11 DEGREES 40' 24" A CHORD BEARING OF N.56 DEGREES 50' 29" E., AND A CHORD DISTANCE OF 47.12 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.20 FEET TO THE POINT OF BEGINNING. A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER LOT 100, BLOCK A, RIVERDALE SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 76, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.79 DEGREES 49'22"E. ALONG THE SOUTH LINE OF SAID LOT 100, A DISTANCE

FIRST INSERTION

and commonly known as: 5812 16TH ST W, BRADENTON, FL 34207 (the "Property").

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

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff

10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
August 21, 28, 2026

26-01591M

FIRST INSERTION

569, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED WITHIN SAID DECLARATION ON PAGES 568 AND 569, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TOGETHER WITH BOAT DOCK UNIT 2 (20 FEET IN LENGTH).

Property Address: 10004 CORTEZ RD W APARTMENT 106, BRADENTON, FL 34210

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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.

Kelley Kronenberg
10360 West State Road
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail: ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A Becker, Esq.
FBN: 1031460
File No: 3087.000582
August 21, 28, 2026

26-01590M

FIRST INSERTION

ING OF S.89 DEGREES 07' 22" E. AND A CHORD DISTANCE OF 120.01 FEET; THENCE ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTH LINE OF SAID LOT 39, A DISTANCE OF 120.01 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3960.00 FEET, A CENTRAL ANGLE OF 01 DEGREE 35' 09". A CHORD BEARING OF S.87 DEGREES 27' 43" E. AND A CHORD DISTANCE OF 109.59 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 109.60 FEET; THENCE S.03 DEGREES 23' 57"W, A DISTANCE OF 204.96 FEET; THENCE S.28 DEGREES 14' 48" E., A DISTANCE OF 89.75 FEET; THENCE S.49 DEGREES 51' 37" E., A DISTANCE OF 14.27 FEET FOR A POINT OF BEGINNING THENCE CONTINUE 5.49 DEGREES 51' 37" E., A DISTANCE OF 62.44 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 32' 25", A CHORD BEARING OF S.30 DEGREES 56' 08" W. AND A CHORD DISTANCE OF 19.33 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.42 FEET; THENCE N.68 DEGREES 05' 41" W., A DISTANCE OF 83.26 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 231.69 FEET, A CENTRAL ANGLE OF 11 DEGREES 40' 24" A CHORD BEARING OF N.56 DEGREES 50' 29" E., AND A CHORD DISTANCE OF 47.12 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.20 FEET TO THE POINT OF BEGINNING. A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER LOT 100, BLOCK A, RIVERDALE SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 76, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.79 DEGREES 49'22"E. ALONG THE SOUTH LINE OF SAID LOT 100, A DISTANCE

OF 119.17 FEET; THENCE N.26 DEGREES 52'15"W, A DISTANCE OF 3.46 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.26 DEGREES 52'15"W. ALONG SAID LINE, A DISTANCE OF 8.05 FEET; THENCE N.15 DEGREES 30'17"W, A DISTANCE OF 16.15 FEET; THENCE S.82 DEGREES 46'48"E., A DISTANCE OF 32.24 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 100, SAID POINT ALSO BEING A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE EAST, OF WHICH THE RADIUS POINT LIES S.83 DEGREES 14'59"E., A RADIAL DISTANCE OF 60.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE OF LOT 100, THROUGH A CENTRAL ANGLE OF 10 DEGREES 39'17", A DISTANCE OF 11.16 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.01 DEGREES 25'22"W, A DISTANCE OF 11.14 FEET; THENCE S.72 DEGREES 22'05"W, A DISTANCE OF 24.92 FEET TO THE POINT OF BEGINNING.

A/K/A 3605 HAWK ISLAND DRIVE 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/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.
IN/25-007040
August 21, 28, 2026

26-01571M

FIRST INSERTION

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1020EB, 0/23

--- ACTIONS / SALES ---	
SECOND INSERTION	SECOND 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

SECOND INSERTION	SECOND INSERTION	SECOND 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 II 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, 2026 26-01538M	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, 2026 26-01555M	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" Colonneso 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@aldridgepите.com 1133-3999B Ref# 22556 August 14, 21, 2026 26-01525M
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION			
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO. 26 DR 1475 DILCIA NAVARRO GODOY Petitioner. v. WILLIAN NAVARRO GODOY, Respondent. TO: Willian Narvarro Godoy, Address Unknown YOU ARE NOTIFIED than an action for Dissolution of Marriage has been filed by 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, WORNES 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, 2026 26-01536M	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			

SECOND 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
SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED	
Section 197.512 F.S.	
Certificate Number: 2024-2077	
Tax Deed #:2026TD0000116	
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
SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED	
Section 197.512 F.S.	
Certificate Number: 2024-2600	
Tax Deed #:2026TD0000097	
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
SECOND 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 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	26-01537M
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA	
CIVIL DIVISION	
CASE NO.: 2026CC0000196	
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. 2026CC0000196 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: bmmiller@najmythompson.com Attorney for Plaintiff	
August 14, 21, 2026	26-01551M

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.	
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 1A, 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

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA	
GENERAL JURISDICTION DIVISION	
CASE NO.	
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 Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-341431 - NaP	
August 14, 21, 2026	26-01553M

SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED	
Section 197.512 F.S.	
Certificate Number: 2024-2033	
Tax Deed #:2026TD0000114	
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

SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED	
Section 197.512 F.S.	
Certificate Number: 2024-2676	
Tax Deed #:2026TD0000098	
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: 2024-2676 Year of Issuance 2024 Description of Property LOT 10 BLK 3 WELSH MEMPHIS SUB PI#24399.0000/8 Parcel ID Number 2439900008 Property Address: 316 21ST ST W PALMETTO, FL 34221 Names in which assessed: ALBAMAR SOUTH FLORIDA 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 Colonnese, Manatee County Clerk of the Courts.	
Aug. 14, 21, 28; Sept. 4, 2026	26-01515M

FOURTH INSERTION	
UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT	
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS	
Notice is hereby given that the University Town Center Improvement District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on September 2, 2026, at 9 AM at the offices of Benderson Development located at 7978 Cooper Creek Blvd.; Suite 100, University Park, FL 34201.	
The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.	
The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, recreation facilities, earthwork, water, sewer, and stormwater management systems, roadway improvements, landscape, irrigation, signage and lighting improvements, amenity and preserve improvements, and any other lawful improvements or services of the District.	
Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.	
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Vivian Carvalho District Manager July 31; August 7, 14, 21, 2026	
	26-01422M

TAX DEEDS

SECOND 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	SECOND 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	SECOND 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	SECOND 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	SECOND 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
SECOND 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	SECOND 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			
SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2260 Tax Deed #:2026TD000119 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: 2024-2260 Year of Issuance 2024 Description of Property LOT 4 QUAIL RUN PHASE IV, A SUB PI#19427.0820/9 Parcel ID Number 1942708209 Property Address: 7414 39TH CT E SARASOTA, FL 34243 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 26-01517M	SECOND 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: DORIS WASHINGTON, ZENETTA BROWN 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			
SECOND 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	SECOND 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			

--- TAX DEEDS ---

FOURTH INSERTION	FOURTH 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	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 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

FOURTH INSERTION	FOURTH 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	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

FOURTH INSERTION	FOURTH 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	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

FOURTH INSERTION	FOURTH 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	

FOURTH INSERTION	FOURTH 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	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 23RD 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

FOURTH INSERTION	FOURTH 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	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

FOURTH INSERTION	FOURTH 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	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

FOURTH INSERTION	FOURTH 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	

FOURTH INSERTION	FOURTH 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	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

FOURTH INSERTION	FOURTH 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	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

FOURTH INSERTION	FOURTH 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	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

FOURTH INSERTION	FOURTH 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	

TAX DEEDS

FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2812 Tax Deed #:2026TD000104	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1533 Tax Deed #:2026TD000070	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2892 Tax Deed #:2026TD000106
NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-2812 Year of Issuance 2024 Description of Property START AT SW COR OF LOT 38 OF H L MOSS SUB AS PER PLAT REC IN PB 7 P 10; THENCE IN A NLY DIREC A DIST OF 81.7 FT FOR POB; E 66 FT; N 81.7 FT; W 66 FT; S 81.7 FT TO POB AS DESC ORB 144 P 4 PRMCF H L MOSS SUB P1#25706.0000/3 Parcel ID Number 2570600003 Property Address: 2208 4TH AVE E PALMETTO, FL 34221 Names in which assessed: CATERRA FRAZIER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/31/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Jul 31; Aug, 7, 14, 21, 2026	NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1533 Year of Issuance 2024 Description of Property E 50.03 FT OF LOT 3, W 21.23 FT OF LOT 4 BLK 4 LEES ADD P1#12956.0000/9 Parcel ID Number 1295600009 Property Address: 1834 7TH AVE E BRADENTON, FL 34208 Names in which assessed: EST OF KATIE GIBBS WAITERS, KATIE GIBBS WAITERS, ROBERT C MARTIN, SHEROD A. HALLIBURTON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/31/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Jul 31; Aug, 7, 14, 21, 2026	NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-2892 Year of Issuance 2024 Description of Property LOT 16, BLK 3, MRS. A D COX'S PLAT, (DB 271 P 167) BEING THE SAME PROPERTY DESC IN DB 260 P 169, LESS THE N 30 FT THEREOF. P1#26202.0000/2 Parcel ID Number 2620200002 Property Address: 305 14TH ST W PALMETTO, FL 34221 Names in which assessed: JESTANY INVESTMENT CORPORATION All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/31/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Jul 31; Aug, 7, 14, 21, 2026
26-01385M	26-01376M	26-01387M

FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-219 Tax Deed #:2026TD000020 NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-219 Year of Issuance 2024 Description of Property SE1/4 OF SEC 9-35S-20E. EXCEPT BLKS 7, 21, 39, 55 & EXCEPT LOT 7 BLK 33 & LOT 19 BLK 49 SUB OF SE1/4. LESS LOT 11 BLK 38 WATERBURY TOWNSITE, AS PER PB 2 PG 43. ALSO LESS ORB 914 P 1689 DESC AS FOLLOWS: THE N 1646.4 FT OF THE SE 1/4 OF SEC 9. LESS R/W FOR SR 675. AND LESS BLOCKS 7, 21 AND THE N 582.4 FT OF BLK 39, BRADENVIEW SUB, AS PER PLAT THEREOF RECORDED IN PLAT BK 6, PG 42, PRMCF, CONTAINING 3.4 ACRES. ALSO LOTS 10, 11, 12, 13, 20, 21, 22 AND 23, SEC 9, WATERBURY GRAPEFRUIT TRACTS, AS PER PLAT THEREOF REC IN PLAT BK 2, PG 37 PRMCF. ALSO LESS OR 1032 P 925 DESC AS FOLLOWS: LOTS 17 & 18, LESS W 175 FT THEREOF OF WATERBURY TRACT, AS PER PLAT THEREOF REC IN PLAT BK 2, PG 37, PRMCF, IN SEC 9. ALSO A PARCEL IMMEDIATELY E OF AND CONTIGUOUS TO SD LANDS AND LOT 19 OF SD SUB BOUNDED ON S BY S LN OF SD SEC 9 DESC AS BEG AT SE COR OF SD LOT 17 RUNNING ELY A DIST OF 1540.06 FT; TH NLY AND PAR TO EASTERNMOST LINES OF LOTS 17, 18 & 19 A DIST OF 987.84 FT: TH WLX TO NE COR OF LOT 19; TH SLY ALG EASTERNMOST LINES OF LOTS 19, 18 & 17 TO POB. LESS & EXCEPT LOT 7, BLK 33 AND LESS & EXCEPT LOT 19, BLK 49 OF THE PLAT OF TOWN OF WATERBURY AS PER PLAT THEREOF REC IN PLAT BK 2, PAGES 43-45, PRMCF. LESS LAND OR 1113 P 2841 PRMCF DESC AS FOLLOWS: COM AT THE SE COR OF SEC 9, TH RUN W 328.5 FT; TH N 299.5 FT; TH W 241.2 FT; TH N 465.34 FT; TH E 381.2 FT; TH S 624.84 FT; TH E TO THE EASTERNMOST LN OF SD SEC 9; TH S TO POB, ALL LYING & BEING IN WATERBURY GRAPEFRUIT TRACT, AS PER PLAT THEREOF REC IN PLAT BK 2, PG 37, PRMCF. LESS: THE WESTERNMOST 125 FT OF THE FOLLOWING DESC	LANDS: COM AT THE SE COR OF SEC 9, TWP 35 S, RNG 20 E; TH N 89 DEG 44 MIN 41 SEC W, ALG THE S LN OF SD SEC 9, A DIST OF 526.00 FT FOR A POB; TH CONT N 89 DEG 44 MIN 41 SEC W, A DIST OF 614.05 FT TO THE SE COR OF THAT CERTAIN PARCEL OF LAND AS DESC IN OR 1032 P 925 PRMCF; TH N 00 DEG 11 MIN 22 SEC W, ALG THE E LN OF SD CERTAIN PARCEL IN OR 1032 P 925 & NLY EXTENSION THEREOF, A DIST OF 991.73 FT TO THE INTERSECTION WITH THE S LN OF THAT CERTAIN PARCEL OF LAND, AS DESC IN OR 914 P 1689 PRMCF; TH S 89 DEG 53 MIN 30 SEC E, ALG THE S LN OF SD CERTAIN PARCEL IN OR 914 P 1689, A DIST OF 614.04 FT; TH S 00 DEG 11 MIN 22 SEC E, PARALLEL TO THE E LN OF SD CERTAIN PARCEL IN OR 1032 P 925, A DIST OF 993.31 FT TO THE POB LYING AND BEING IN THE SE1/4 OF SEC 9, TWP 35 S, RNG 20 E, SUBJ TO R/W'S AS SHOWN ON 'THE WATERBURY GRAPEFRUIT' TRACTS SUB PER PB 2 PG 37 AND 'PLAT OF THE TOWN OF WATERBURY' SUB PER PB 2 PGS 43-45. ALSO LESS: COM AT THE SE COR OF SEC 9, TH N 89 DEG 44 MIN 41 SEC W, ALG THE S LN OF SD SEC 9, A DIST OF 1140.05 FT TO	THE SE COR OF THAT CERTAIN PARCEL OF LAND AS DESC IN OR 1032 P 925, PRMCF; TH N 00 DEG 11 MIN 22 SEC W, ALG THE E LN OF SD CERTAIN PARCEL, IN OR 1032 P 925, A DIST OF 987.84 FT TO THE NE COR OF SD CERTAIN PARCEL, FOR A POB; TH N 00 DEG 11 MIN 22 SEC W, ALG THE NLY EXTENSION OF THE E LN OF SD CERTAIN PARCEL, 3.89 FT TO THE INTERSECTION WITH THE S LN OF THAT CERTAIN PARCEL OF LAND, AS DESC AND REC IN OR 914 P 1689; TH N 89 DEG 53 MIN 30 SEC W, ALG THE S LN OF SD CERTAIN PARCEL IN OR 914 P 1689, A DIST OF 1540.04 FT TO THE SW COR OF SD CERTAIN PARCEL IN OR 914 P 1689, SD PT ALSO BEING THE NW COR OF SD CERTAIN PARCEL IN OR 1032 P 925; TH S 89 DEG 44 MIN 41 SEC E, ALG THE N LN OF SD CERTAIN PARCEL IN OR 1032 P 925, A DIST OF 1540.06 FT TO THE POB. ALSO LESS: COM AT THE SE COR OF SEC 9 & RUN W 367 FT TO POB; TH CONT W A DIST OF 648 FT; TH N 991.73 FT; TH E 409 FT; TH S 891.73; TH E 80 FT; TH S 65 FT; TH E 159 FT; TH S 35 FT TO POB; ALSO LESS OR 1836/3315 DESC AS FOLLOWS: BEGIN AT THE SE COR OF SEC 9, FOR A POB, TH N 89 DEG 44 MIN
41 SEC W, ALG THE S LN OF SD SEC 9, A DIST OF 367.00 FT TO THE SE COR OF THAT CERTAIN PARCEL OF LAND, AS DESC AND REC IN OR 1385 P 2280, PRMCF; TH N 00 DEG 21 MIN 27 SEC W, ALG THE ELY LN OF SD CERTAIN PARCEL, A DIST OF 35.00 FT; TH N 89 DEG 44 MIN 41 SEC W, ALG SD ELY LN, A DIST OF 159.00 FT; TH N 00 DEG 21 MIN 27 SEC W, ALG SD ELY LN A DIST OF 65 FT; TH N 89 DEG 44 MIN 41 SEC W, ALG SD ELY LN, A DIST OF 80.00 FT; TH N 00 DEG 21 MIN 27 SEC W, ALG SD ELY LN, A DIST OF 40 FT; TH S 89 DEG 44 MIN 41 SEC E, PAR TO THE S LN OF SD SEC, A DIST OF 606.00 FT TO THE INT WITH THE E LN OF SD SEC 9; TH S 00 DEG 21 MIN 27 SEC E, ALG SD E SEC LN, A DIST OF 140.00 FT TO THE POB, BEING AND LYING IN SEC 9. SUBJ TO ROAD R/W FOR HWY 675. ALSO LESS THAT PART INCLUDED IN THE FOLL DESC PARCEL: COM AT THE SE COR OF SEC 9-35S-20E; TH N 00 DEG 21 MIN 27 SEC E, ALG THE E LN OF SD SEC 9, ALSO BEING THE C/L OF S.R. NO 675, A DIST OF 140.00 FT TO THE NE COR OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN OR 1836/3315, FOR A POB; TH CONT N 00 DEG 21 MIN 27 SEC	W, ALG SD E SEC LN; A DIST OF 180.00 FT; TH N 89 DEG 44 MIN 41 SEC W, PARALLEL TO THE S LN OF SD SEC 9, A DIST OF 606.00 FT TO THE INTERSEC WITH THE ELY LN OF THAT CERTAIN PARCEL OF LAND, AS DESC AND REC IN O.R. 1385/2280; TH S 00 DEG 21 MIN 27 SEC E, ALG SD ELY LN, A DIST OF 180.00 FT TO THE NW COR OF SD CERTAIN PARCEL OF LAND IN O.R. 1836/3315; TH S 89 DEG 44 MIN 41 SEC E, ALG THE N LN OF SD CERTAIN PARCEL IN O.R. 1836/3315, A DIST OF 606.00 FT TO THE POB. AS DESC ON SURVEY FOR OWNER REQUEST #04.359R P1#3096.0026/9 Parcel ID Number 309600269 Property Address: 5150 CR 675 MYAKKA CITY, FL 34251 Names in which assessed: ROBERT A MANLEY, ROBERT MANLEY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/31/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Jul 31; Aug, 7, 14, 21, 2026	26-01377M

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT	LAKEWOOD RANCH STEWARDSHIP DISTRICT	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.	NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.	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, 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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SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2026-CP-1780 IN RE: THE ESTATE OF JOAN MARIE ZOSE The administration ofthe 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 unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF	THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this Notice 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
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	