MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CSS Consulting located at 3413 Chestertown Loop in the County of Manatee, in the City of Bradenton, Florida 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated August 21, 2026
Compton Software Solutions LLC
August 28, 2026 26-01651M

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE
LAKEWOOD RANCH STEWARDSHIP DISTRICT

In accordance with Chapter 120, Florida Statutes, and Chapter 2005-338, Laws of Florida, the Lakewood Ranch Stewardship District ("**District**") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 2026-1.

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

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the revised Rules of Procedure includes Chapter 2005-338(6)(6)(e), (6)(6)(q) and (6)(20), Laws of Florida. The specific laws implemented in the revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 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, and Chapter 2005-338(5), (6)(1)-(4), (6)(6)(c), (6)(6)(e), (6)(6)(q), (6)(19), (6)(20), Laws of Florida.

A copy of the revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o PFM Management Services, LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, (407) 723-5900.

Jane Gaarlandt, District Manager
Lakewood Ranch Stewardship District
August 28, 2026 26-01639M

FIRST INSERTION

REQUEST FOR QUALIFICATIONS
FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
NORTHLAKE STEWARDSHIP DISTRICT

The Northlake Stewardship District ("District") requests Applications for Qualification from firms interested in providing landscape and irrigation maintenance services ("RFQ" or "Pre-qualification"). To be eligible to submit a response to this RFQ, firms must: i) hold all required applicable state and federal licenses in good standing and ii) be authorized to do business in Manatee County and the State of Florida.

Applicants may request an Application for Qualification from the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or via email to contic@whhassociates.com beginning August 28, 2026, after 12:00 p.m. Applicants must submit one (1) electronic copy (PDF format on a USB flash drive), by 5:00 p.m. on September 9, 2026, to contic@whhassociates.com. Title the e-mail submittal for responses as: "APPLICATION FOR PRE-QUALIFICATION – NORTHLAKE LANDSCAPE AND IRRIGATION SERVICES." Note, the District is reletting the RFQ since its original issue, and no substantial changes have been made to the RFQ requirements other than the new schedule; all interested proposers are encouraged to resubmit a response by the new deadline.

Qualified firms will be selected and pre-qualified based on experience, qualifications of personnel, and ability to perform landscape and irrigation maintenance services. Packages will be reviewed and rated by a committee appointed by the District Governing Board promptly after receipt of the submittals, with final selections expected to be made at a publicly noticed Governing Board meeting held shortly thereafter.

At that time, all qualified firms may be assigned a project qualification and aggregate dollar limit for work under District contracts. All applicants will be promptly notified after the firms are selected. The pre-qualification decisions of the Governing Board shall be valid for a period of three (3) years, after which the Governing Board may either extend the pre-qualification period for an additional two (2) years or open the pre-qualification process again, at its sole discretion. The District reserves the right to waive any informality in the qualifications submitted, to reject any and all qualifications submitted and to advertise for the services.

Pre-qualified firms will be eligible to bid on landscape and irrigation maintenance projects subject to the qualified applicant's approved project classification and aggregate limit. Failure to pre-qualify may preclude the District from awarding contracts or considering proposals for landscape and irrigation maintenance services with non-qualified firms.

APPLICANTS, BY SUBMITTING ITS PRE-QUALIFICATION STATEMENT FOR THE DISTRICT'S CONSIDERATION, ACKNOWLEDGES AND AGREES THAT THE NORTHLAKE STEWARDSHIP DISTRICT CAN TERMINATE OR SUSPEND ITS USE OF THE PRE-QUALIFIED VENDORS LIST FOR LANDSCAPE AND IRRIGATION MAINTENANCE PROJECTS AT ANY TIME AND RESERVES THE RIGHT TO FURTHER COMPETITIVELY PROCURE LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES IN THE FUTURE IF DETERMINED TO BE IN THE BEST INTERESTS OF THE DISTRICT.

Any protest regarding the Pre-qualification, including but not limited to protests relating to this RFQ notice, the RFQ instructions, the RFQ criteria and package, the scope of work for which Pre-qualification is sought, or any other issues or items relating to the Pre-qualification (collectively, "RFQ Documents") must be filed in writing with the District within seventy-two (72) hours (excluding Saturdays, Sundays and state holidays) after the first advertisement of the notice of the District's ranking, and shall file a formal written protest within seven (7) days (including Saturdays, Sundays and state holidays) after the date of filing of the notice of protest. The formal written protest shall state with particularity facts and law upon which the protest is based. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the RFQ Documents under Florida law and in accordance with Rule 3.11 of the District's Rules of Procedure, as amended. You may obtain a copy of the District's Rules of Procedure by contacting the District Manager's Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010, during normal business hours.

Any and all questions relative to this Pre-qualification shall be directed in writing by e-mail only to contic@whhassociates.com with cc to myahn@sunscapeconsulting.com. All questions must be received by September 1, 2026 at 5:00 p.m. (ETS) to be considered. The District reserves the right, in its sole discretion, to determine which questions will be answered and, only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the applicant shall be responsible for all such queries.

Cindy Cerbone, District Manager
August 28, 2026 26-01664M

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 TerraCon Survey 3D located at 6320 Venture Drive, Ste. 104 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 20th day of August, 2026
Clifford Culhane
Najmy Thompson, P.L.
August 28, 2026 26-01647M

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Clairely Consulting located at 3129 Oriole Drive Unit 104 in the City of Sarasota, Manatee, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of August, 2026
Everlight Collective LLC
Ellyn Shirk
August 28, 2026 26-01665M

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 5.06 acres to serve the multi-family residential project known as Desoto Square Mall Minor Modification. The project is located in Manatee County, Section(s) 2, Township 35 South, Range 17 E. The permit applicant is Desoto Apartments, LLC 1228 Euclid Ave, 4th Floor Cleveland, OH 44115. The Permit No. is 43048693.001.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.
August 28, 2026 26-01663M

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 Bee Atelier Bakery located at 5310 26TH ST W UNIT 2501 in the City of Bradenton, Manatee, FL 34207 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of August, 2026
Bee Atelier LLC
August 28, 2026 26-01661M

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 Akros Strategy located at 7901 4th St N in the City of St. Petersburg, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of August, 2026
Markus Robinson
August 28, 2026 26-01656M

FIRST INSERTION

NOTICE OF MEETINGS PALMS OF TERRA CEIA BAY
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Palms of Terra Ceia Bay Community Development District** will hold their meetings for **Fiscal Year 2027 at 2:00 p.m. at the Terra Ceia Bay Country Club, 2802 Terra Ceia Bay Blvd., Palmetto, FL 34221, on the second Tuesday of each month as follows:**

October 13, 2026
November 10, 2026
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordantly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Amanda Ferguson, District Manager
Palms of Terra Ceia Bay Community Development District
August 28, 2026 26-01659M

FIRST INSERTION

PADDOCKS COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors ("**Board**") for the Paddocks Community Development District ("**District**") will hold the following public hearings and regular meeting:

DATE: September 18, 2026
TIME: 11:00 AM
LOCATION: Hampton Inn & Suites
Sarasota/Lakewood Ranch
8565 Cooper Creek Boulevard
Sarasota, Florida 34201

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units or Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
SF 40'	152	1.0	$1,382.57
SF 50'	112	1.0	$1,382.57

*includes collection costs and early payment discounts

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

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

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://paddockscdd.net. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

August 28, 2026 26-01666M

--- PUBLIC SALES / ACTION ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Florida Mini Storage 4777 US 19 , Palmetto, FL. 34221, A&W Storage Hwy 19, 4837 US 19, Palmetto, Fl. 34221
941-723-9934. Time 9:00 am. Sale to be held at Lockerfox.com. unit #26 Alicia Johnson, #64 Corian Brown. Household items and tools.
Aug. 28; Sept. 4, 2026 26-01652M

FIRST INSERTION

ADVERTISEMENT OF SALE

Property described below will be sold per the Florida Self Storage Facility Act. Sale on Tuesday the 15th day of September, 2026 at 10:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. OT024 - Sarasota, FL - Whitfield, 2024 Whitfield Park Dr, Sarasota, FL, 34243 Steve Mudd. Todd Jacobs Sale is subject to cancellation in the event of settlement between owner and obligated party.
Aug. 28; Sept. 4, 2026 26-01638M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 09/11/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1994 WILD travel trailer bearing vehicle identification number 1ED4C3726R2872983 and all personal items located inside the travel trailer. Last Tenants: Elizabeth Ann Huggins a/k/a E. Huggins and Joel Dean Chancy, Jr. a/k/a J. Chancy. Sale to be held at: Vista Del Lago, 801 53rd Avenue W., Bradenton, Florida 34207, (941) 755-5680
Aug. 28; Sept. 4, 2026 26-01670M

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.Storagetreasures.com on 09/17/26 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit D6052	Howlett, Robert	Furniture, boxes, totes
Unit D6080	Mendoza, Hector	Furniture, boxes, bags, totes
Unit C4139	Fisher, Michael	Bags
Unit B3034	Gonzalez, Alejandro	Furniture, boxes, totes
Unit B2095	Jenkins, Shaquilla	Furniture, bags
Unit B2154	Martinez Velazquez, Kerlin	Boxes, bags, totes
Unit A8000	Forthoffer, Josie	Clothing, furniture, boxes, totes
Unit A8008	Williams, Magnus	Furniture, boxes, bags, totes
Unit B1002	Reeves, Joann	Furniture, electronics, totes
Unit B1026	Kelle, Randall	Furniture, boxes, totes
Unit B2016	Desanzo, Alexs	Totes, boxes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Please contact the property with any questions. (941)263-7814
August 28; September 4, 2026 26-01640M

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 The Weathered Lantern located at 1534 22nd St W in the City of Bradenton, Manatee, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of August, 2026
Chair Pear Adventures LLC
Holly A Thompson
August 28, 2026 26-01660M

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 Vior Water solutions & drain located at 7463 Aguila drive in the County of Sarasota, in the City of Sarasota, Florida 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated August 21, 2026
Brendon Wagner
August 28, 2026 26-01658M

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 HVAC Insider located at 334 East Lake Rd., Ste 283 in the County of Pinellas, in the City of Palm Harbor, Florida 34685 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated August 21, 2026
JRAE Services, Inc.
August 28, 2026 26-01657M

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 Battle Ready Baits located at 7137 40th Lane East in the City of Sarasota, Manatee, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of August, 2026
Szymanski Aviation Inc.
Remigiusz Szymanski
August 28, 2026 26-01669M

FIRST INSERTION

LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS AND NOTICE OF SPECIAL MEETING TO OPEN PROPOSALS
Manatee County, Florida

Notice is hereby given that the Lake Flores Community Development District ("District") will receive proposals for the following District project:

LAKE FLORES, PHASE II & OFF-SITE WETLAND GRADING

The contract will require contractors to provide for the construction, labor, materials, and equipment necessary to construct all work, or a portion thereof, necessary to construct the Project, and other associated scopes as more particularly described in the Project Manual and in accordance with the plans and specifications.

The Project Manual, consisting of the proposal package, contract, proposal form, plans, and other materials, will be available for public inspection and may be obtained electronically beginning **August 28, 2026** at 1:00 PM from District Manager's office, gillyardd@whhassociates.com. Plans and Project Manual may be obtained only through a download link that will be provided upon request to the District Manager's office. It is recommended that prospective proposers email orders to the District Manager's office (gillyardd@whhassociates.com). Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope pursuant to the Instructions to Proposers. The District reserves the right to return unopened to the Proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred and twenty (120) days after the proposal opening.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. **The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so.**

Any protest of the Project Manual, including the terms and specifications, must be filed with the District within 72 hours of receiving the Project Manual, together with a protest bond in a form acceptable to the District and in the amount of $30,000.00. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other laws.

Proposers are hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a Proposer's social, political, or ideological interests when determining if the Proposer is a responsible vendor.

Firms desiring to provide construction services for the referenced project must submit one (1) original, two (2) hard copies, and one (1) electronic copy including and excel spreadsheet (flash drive) of the required proposal no later than **1:00 PM on September 29, 2026, at the Lake Flores Development Office located at 8116 Cortez Rd. West, Bradenton, FL 34210**.

The District's staff will conduct a special public meeting at that place and time to publicly open the proposals. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law including but not limited to Chapter 190, Florida Statues. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting Wrathell Hunt & Associates, LLC, the District Manager, at (561) 571-0010, or at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

The successful Proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract, with a Surety acceptable to the District, in accordance with section 255.05, Florida Statutes.

All questions regarding the Project Manual or this project shall be directed in writing only to Karen Wilson at ZNS Engineering, LC. 1023 Manatee Ave W. Suite 510, Bradenton, FL 34205 or via email to KarenW@znseng.com. No phone inquiries please.

All comments must be received before **September 18, 2026**, and will be responded to in writing to all prospective bidders.
August 28, 2026 26-01673M

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026CC002934AX
FLORIDANA HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
ALL UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF ELAINE B. OGLE, DECEASED; and JESSE RODRIGUEZ, as potential heir,
Defendants.
To: All Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, and All Other Parties Claiming an Interest By, Through, Under, Or Against the Estate of Elaine B. Ogle, Deceased
412 51st Avenue Drive West
Lot No. 41251D
Bradenton, Florida 34207

YOU ARE NOTIFIED that an action for foreclosure of claim of lien has been filed against you with respect to the real property more particularly described as:

Lot 23, Block J, FLORIDANA MOBILE HOMESITE SUBDIVISION, UNIT THREE, according to plat thereof as recorded in Plat Book 12, Page 66, of the Public Records of MANATEE County, Florida, together with the 1962 SPTC single-wide mobile located therein, VIN 2904, Title No. 0009168517;

and you are required to serve a copy of your written defenses, if any, to it on Ryan J. Vatalaro, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the action.

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 Angelina "Angel" Colonneso, Esq., as Clerk of the County Court, and the seal of said Court, at the Courthouse at Manatee County, Florida.
Dated: AUGUST 25,2026
ANGELINA "ANGEL" COLONNESO, ESQ.
Manatee Clerk of Court
(SEAL) By: /s/ S. Bell
Deputy Clerk
Aug. 28; Sept. 4, 2026 26-01667M

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
Case No. 2026 CP 1908
JUDGE DIANA MORELAND
IN RE: ESTATE OF
WILLIAM K. FERRARI
Deceased

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of William K. Ferrari, deceased, Case No. 2026 CP 1908 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 May 10, 2026; that the total value of the estate is approximately $372,000, including exempt assets, and that the name of those to whom it has been assigned by such order is:

Marguerite K. Ferrari

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims 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 28, 2026.

Person Giving Notice:
MICHAEL K. FERRARI
66 Leamington Lane
Hilton Head Island, SC 29928
Attorney for Person Giving Notice:
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
7216 US Highway 301 N, Ste 120
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
Aug. 28; Sept. 4, 2026 26-01650M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
CASE NO.: 2026-CP-001798
IN RE: ESTATE OF
STEVEN A. WOLFF A/K/A
STEVEN ANDREW WOLFF,
DECEASED.

The administration of the estate of STEVEN A. WOLFF A/K/A STEVEN ANDREW WOLFF, deceased, whose date of death was May 22, 2026 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TME 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of the first publication of this Notice is August 28, 2026.

Signed on this 6 day of August, 2026.

Personal Representative:
RAYMOND EDWARD WOLFF
1201 3rd Street Circle East
Palmetto, FL 34221
Attorney for Personal Representative:
JAMES D. JACKMAN, ESQUIRE
Florida Bar No. 521663
JAMES D. JACKMAN, P.A.
5008 Manatee Avenue West, Suite A
Bradenton, Florida 34209
Telephone: (941) 747-9191
Email: jackmanpleadings@gmail.com
Aug. 28; Sept. 4, 2026 26-01674M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 1728
Division Probate
IN RE: ESTATE OF
JEAN ANGERSOLL a/k/a
JEANNE ANGERSOLL Deceased.

The administration of the estate of JEAN ANGERSOLL A/K/A JEANNE ANGERSOLL, deceased, whose date of death was May 24, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 28, 2026.

Personal Representative:
RACHAEL LACROSS
3570 S. Lake Shore Drive
Lake Leelanau, MI 49653
Attorney for Personal Representative:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
rgerling@gerlinglawgroup.com
Aug. 28; Sept. 4, 2026 26-01671M

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP1659
Division Probate
IN RE: ESTATE OF
COLLEEN M. GREBASCH
Deceased.

The administration of the estate of COLLEEN M. GREBASCH, deceased, whose date of death was December 14, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 28, 2026.

Personal Representative:
JUSTIN R. GREBASCH
51 Bridle Path Way
Madison, CT 06443
Attorney for Personal Representative:
Dana Laganella Gerling, Esq.
Florida Bar No. 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
dlaganella@gerlinglawgroup.com
Aug. 28; Sept. 4, 2026 26-01672M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026- CP-1742
Twelfth Judicial Circuit
IN RE: ESTATE OF
PAULINE PETRELLI,
Deceased.

The administration of the estate of Pauline Petrelli, deceased, whose date of death was November 8, 2025, and whose social security number is xxx-xx-8805, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is August 28, 2026.

Personal Representative:
Eugene Hoyt
2420 NE 48th Court
Lighthouse Point, Florida 33064
Jared T. Coldiron
(FL Bar #1020502)
Attorney for Personal Representative
Primary Email:
jcoldiron@trenam.com
Secondary Email:
tpayne@trenam.com
Trenam, Kemker, Scharf,
Barkin, Frye, O'Neill & Mullis, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236
Telephone: (941) 954-4691
Aug. 28; Sept. 4, 2026 26-01648M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-1263
IN RE: ESTATE OF
MARY E. SIMONI, Deceased.

The administration of the estate ofMARY E. SIMONI, deceased, whose date of death was May 4, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 28, 2026.

CRISTINA CRICCO
Personal Representative
17619 Canopy Place,
Lakewood Ranch, FL 34211
/S/ JJH
JENNIFER J. HENSLEY, ESQ.
Attorney for Personal Representative
Email Addresses:
jen@jenhenslevlaw.com
anna@jenhensleylaw.com
Aug. 28; Sept. 4, 2026 26-01641M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-1859
IN RE: ESTATE OF
DANIEL FRANCIS FELS,
Deceased.

The administration of the estate of DANIEL FRANCIS FELS, deceased, whose date of death was April 26, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

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

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

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

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

The date of first publication of this notice is: August 28, 2026.

Wendy L. Fels
Personal Representative
511 74th Street
Holmes Beach, FL 34217
Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, SHEA
& ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
Aug. 28; Sept. 4, 2026 26-01642M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 1688
IN RE: ESTATE OF
STEPHANIE A. HOCHULI
Deceased.

The administration of the state ofSTEPHANIE A. HOCHULI, deccased, whose date of death was May 1, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorncy 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 state must filc their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is August 28, 2026.

Personal Representative:
TIMOTHY A. HOCHULI
630 Jackson Road
Anderson, South Carolina 29626
Attorney for Personal Representative:
M. MICHELLE ROBLES, ESQ.
Attorney
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
Aug. 28; Sept. 4, 2026 26-01649M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 2026 CP 1784
IN RE: ESTATE OF
HELEN LOUISE LUNSFORD,
a/k/a HELEN MURPHY
LUNSFORD,
Deceased.

The administration of The Estate of Helen Louise Lunsford, a/k/a Helen Murphy Lunsford, deceased whose date of death was 04/14/26, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS August 28, 2026

Co.Personal Representatives
Kathleen Griffin
3901 71st St W #54
Bradenton, FL 34209
Nancy Ellen Patitucci
109 Friburg Road
New Bern, NC 28562
Attorney for Personal Representative
WILLIAM H. MEEKS, JR.
Florida Bar No: 0278191
1429 60TH Avenue West, Suite 300
Bradenton, Florida 34207
941-755-2674
Attorney for Personal Representative
whmatty@aol.com
Aug. 28; Sept. 4, 2026 26-01662M

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q&A

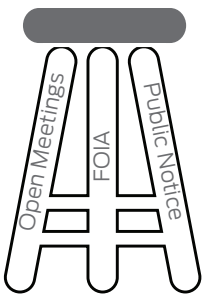
VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V35

Why Public Notice Should Remain in Newspapers

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

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2024 CA 001278
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-5 ASSET-BACKED SECURITIES, SERIES 2006-5,
Plaintiff v.
JOSE L. MARTINEZ, ET AL.,
Defendant(s),

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure dated July 1, 2026, in the above-styled cause, the Clerk of Circuit Court Angelina "Angel" Colonneso, shall sell the subject property at public sale on the 30th day of September, 2026, at 11:00 AM to the highest and best bidder for cash, at www.manatee.realforeclose.com on the following described property:

LOT 79, BLOCK "C-5", SUMMERFIELD VILLAGE SUBPHASE B, UNIT 2, TRACT 325, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGES 70 THROUGH 72, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA.

Property Address: 11219 Marigold Dr., Bradenton, FL 34202.

Parcel ID: 584117352

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: August 21, 2026
BITMAN O'BRIEN, PLLC
/s/Wendy Griffith
Wendy Griffith, Esquire
Florida Bar No.: 72840
wgriffith@bitman-law.com
adupler@bitman-law.com
610 Crescent Executive Ct., Suite 112
Lake Mary, FL 32746
Telephone: (407) 815-3110
Facsimile: (407) 813-2436
Attorneys for Plaintiff
Aug. 28; Sept. 4, 2026 26-01646M

FIRST INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY
IN THE COUNTY COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2026-CC-388
KINGSFIELD HOMEOWNER'S ASSOCIATION, INC.,
a not-for-profit Florida corporation,
Plaintiff, vs.
CATHERINE SCHOENHALS, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE TO ESTATE OF NANCY C. DIEM; NICHOLAS RAMSEY; VINSENT RAMSEY, NELSON KRANTZ II; AND UNKNOWN TENANT(S),
Defendant.

TO: CATHERINE SCHOENHALS, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE TO ESTATE OF NANCY C. DIEM

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows:

Lot 2, Block G, KINGSFIELD PHASE III, according to the Plat thereof as recorded in Plat Book 35, Page 63, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 4072 Kingsfield Drive, Parrish, FL 34219

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In and for Manatee County:

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

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

WITNESS my hand and seal of this Court on the 19 day of AUGUST, 2026

Angelina Colonneso, Clerk
Circuit and County Courts
By: S. Bell (SEAL)
Deputy Clerk
Aug. 28; Sept. 4, 2026 26-01644M

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. 2026-CC-000390AX
COPPERSTONE MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
CHRISTIN S. COLLINS; UNKNOWN SPOUSE OF CHRISTIN S. COLLINS; JEREMY COLLINS; UNKNOWN SPOUSE OF JEREMY COLLINS; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 IN POSSESSION OF SUBJECT PROPERTY AND UNKNOWN TENANT #2 IN POSSESSION OF SUBJECT PROPERTY
DEFENDANTS.

TO: Jeremy Collins
11330 77th Street E
Parrish, FL 34219
and
Unknown Spouse of Jeremy Collins
11330 77th Street E
Parrish, FL 34219

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

LOT 150, COPPERSTONE, PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED AT PLAT BOOK 51, PAGE 178, IN 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:
WILLIAM W. HUFFMAN, ESQ. (JL1)
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
on or before 30 days from first 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 8/21/2026.

ANGELINA "ANGEL" COLONNESO
as Clerk of said Court
By: /s/ (SEAL) K. Gaffney
As Deputy Clerk
C23171/428534/32020150
Aug. 28; Sept. 4, 2026 26-01653M

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. 2017CA002171AX
U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust,
Plaintiff vs.
ROBERT E. PRINE, Jr. A/K/A ROBERT E. PRINE, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2017CA002171AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust is the Plaintiff and ROBERT E. PRINE, Jr. A/K/A ROBERT E. PRINE; Unknown tenant(s) whose name is fictitious to account for parties in possession Defendant(s) are the Defendants, that Angelina Colonneso, 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 2nd day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 14, BAY VIEW SHORES DEVELOPMENT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8 AT PAGE 54 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TAX ID: 6777300002

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 25th 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 # 20-F01130
Aug. 28; Sept. 4, 2026 26-01668M

FIRST INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY
IN THE COUNTY COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2026-CC-388
KINGSFIELD HOMEOWNER'S ASSOCIATION, INC.,
a not-for-profit Florida corporation,
Plaintiff, vs.
CATHERINE SCHOENHALS, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE TO ESTATE OF NANCY C. DIEM; NICHOLAS RAMSEY; VINSENT RAMSEY, NELSON KRANTZ II; AND UNKNOWN TENANT(S),
Defendant.

TO: CATHERINE SCHOENHALS, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE TO ESTATE OF NANCY C. DIEM

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows:

Lot 2, Block G, KINGSFIELD PHASE III, according to the Plat thereof as recorded in Plat Book 35, Page 63, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 4072 Kingsfield Drive, Parrish, FL 34219

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In and for Manatee County:

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

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

WITNESS my hand and seal of this Court on the 19 day of AUGUST, 2026

Angelina Colonneso, Clerk
Circuit and County Courts
By: (SEAL) S. Bell
Deputy Clerk
Aug. 28; Sept. 4, 2026 26-01654M

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No. 2026-CC-2859
SUGAR CREEK ESTATES, INC., a Florida not for profit corporation,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, AND TRUSTEES OF MAXINE M. WOOLSTON, DECEASED, AND ALL OTHER PERSONS CLAIMING BY AND THROUGH, UNDER, AGAINST THE NAMED DEFENDANT(S), JENNIFER M. JURS, KIMBERLY A. THORNTON, NICHOLAS C. WOOLSTON, and UNKNOWN TENANT(S),
Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF MAXINE M. WOOLSTON, DECEASED, AND ALL OTHER PERSONS CLAIMING BY AND THROUGH, UNDER, AGAINST THE NAMED DEFENDANT(S)
LAST KNOWN ADDRESS: 3275 26th Ave E #125 Bradenton FL 34208
CURRENT ADDRESS: UNKNOWN

YOU ARE NOTIFIED that an action to foreclose a claim of lien on the following property in PINELLAS County, Florida:

Lot No. 125, located in SUGAR CREEK CAMPGROUND ESTATES, a Cooperative Campground, developed upon land specifically described in Official Records Book 888, Pages 859 and 860, and as shown on Exhibit "B" (Plot Plan) recorded in Official Records Book 888, Page 865, of the Public Records of Manatee County, Florida.

Property Address: 3275 26th Ave E #125 Bradenton FL 34208

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Association Assessment Attorneys, P.A., Plaintiff's attorney, whose address is 111 2nd Ave. N.E. Suite 539, St. Petersburg, Florida 33701, within thirty (30) days of the date of the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In and for Manatee County:

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

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 20 day of AUGUST 2026.

Angelina "Angel" Colonneso
As Clerk of said Court
By: S. Bell (SEAL)
As Deputy Clerk
Aug. 28; Sept. 4, 2026 26-01645M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4251
Tax Deed #:2026TD000161

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: 2024-4251 Year of Issuance 2024 Description of Property LOT 28 DO-RAY VILLAS SUB PI#51642.2075/7 Parcel ID Number 5164220757 Property Address: 4516 67TH ST W BRADENTON, FL 34210 Names in which assessed: NORTH MANATEE PROPERTIES 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01621M

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, CIVIL DIVISION
CASE NO.: 2026CA001734
SERVICEMAC, LLC,
Plaintiff, vs.
JERMAINE JASON FLAGG; et al.,
Defendants.

TO: JERMAINE JASON FLAGG; 5711 ARBOR WOOD CT, BRADENTON, FL 34203
MARGUERITE CECILIA FLAGG; 5711 ARBOR WOOD CT, BRADENTON, FL 34203

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

LOT 25, ARBOR RESERVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGE(S) 117 TO 124, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Also known as 5711 ARBOR WOOD CT, BRADENTON, FL 34203

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 30 days from first pub, 2026, 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 8/21, 2026.

ANGELINA "ANGEL" COLONNESO, ESQ.
CLERK OF THE CIRCUIT COURT
By: (SEAL) K. Gaffney
DEPUTY CLERK
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
Aug. 28; Sept. 4, 2026 26-01655M

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 412026CA001569CAAXMA
ONSLOW BAY FINANCIAL LLC,
Plaintiff, vs.
VECTIS HOLDINGS LLC AS TRUSTEE OF LUCRUM IRREVOCABLE LIVING TRUST, DATED FEBRUARY 4, 2026, et al.
Defendant(s).

TO: UNKNOWN BENEFICIARIES OF THE LUCRUM IRREVOCABLE LIVING TRUST, DATED FEBRUARY 4, 2026,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 292, OF PARRISH LAKES PHASES IIB1 & IIB2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 108, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 30 days from Date of First Publication of this Notice and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

"In and for Manatee County:

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

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

WITNESS my hand and the seal of this Court at Manatee County, Florida, this 19th day of August, 2026.

ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT
BY: KRIS GAFFNEY
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVE., SUITE 100
BOCA RATON, FL 33487
PRIMARY EMAIL: FLMAIL@RASLG.COM
26-411952
Aug. 28; Sept. 4, 2026 26-01643M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com
LV10250
Business Observer

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3471
Tax Deed #:2026TD000148

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: 2024-3471 Year of Issuance 2024 Description of Property ELY 41.8 FT OF LOT 20, LOT 21 LESS ELY 50.1 FT RIDGE CREST SUB PI#40346.0000/9 Parcel ID Number 4034600009 Property Address: 4607 21ST AVE W BRADENTON, FL 34209 Names in which assessed: CHRISTPER STEWART 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01614M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3555
Tax Deed #:2026TD000150

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: 2024-3555 Year of Issuance 2024 Description of Property LOT 1 BLK 5 CASA DEL SOL 2ND SEC PI#42859.0000/9 Parcel ID Number 4285900009 Property Address: 1801 25TH AVE W BRADENTON, FL 34205 Names in which assessed: WALTER PIZZORNO 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01616M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3459
Tax Deed #:2026TD000146

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: 2024-3459 Year of Issuance 2024 Description of Property THE S 85 FT OF LOT 11 REVISED PLAT HARRINGTON SUB PI#39800.0000/8 Parcel ID Number 3980000008 Property Address: 1005 40TH ST W BRADENTON, FL 34205 Names in which assessed: CHARLES H. MCKENZIE 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01612M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4300
Tax Deed #:2026TD000162

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: 2024-4300 Year of Issuance 2024 Description of Property LOT 72 HIGHLAND LAKES SUB PI#51879.1665/4 Parcel ID Number 5187916654 Property Address: 4413 TURNBERRY CT BRADENTON, FL 34210 Names in which assessed: ELIZABETH CINES, NANCY L HOOSACK, NANCY L. HOOSACK, VINCENT HOOSACK 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01624M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4539
Tax Deed #:2026TD000130

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: 2024-4539 Year of Issuance 2024 Description of Property LOT 183 PIC TOWN SUB SEC 2 PI#54603.0000/6 Parcel ID Number 5460300006 Property Address: 911 51ST AVENUE DR W BRADENTON, FL 34207 Names in which assessed: VOA FIDU AS TRUSTEE OF TRUST AGREEMENT DTD 3/6/15, VQA FIDU, INC. All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01628M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3805
Tax Deed #:2026TD000129

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: 2024-3805 Year of Issuance 2024 Description of Property LOT 15 & THE S 10 FT OF LOT 16 BLK B BEVERLY HEIGHTS PI#47407.0000/2 Parcel ID Number 4740700002 Property Address: 2715 4TH ST E BRADENTON, FL 34208 Names in which assessed: NATHAN DUNHAM 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01627M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3274
Tax Deed #:2026TD000141

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: 2024-3274 Year of Issuance 2024 Description of Property LOT 28 HARBOUR OAKS SUB PI#35920.0145/1 Parcel ID Number 3592001451 Property Address: 207 48TH ST NW BRADENTON, FL 34209 Names in which assessed: JENNA L SNYDER, JENNA LYNN SNYDER 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01637M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-769
Tax Deed #:2026TD000134

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: 2024-769 Year of Issuance 2024 Description of Property LOT 316 SAPPHIRE POINT PH IA, IB, IC, IIA, IIB & IIC PI# 5817.1445/9 Parcel ID Number 581714459 Property Address: 5750 SILVERSIDE PINE CT BRADENTON, FL 34211 Names in which assessed: 7 EAST MANAGEMENT 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01630M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3561
Tax Deed #:2026TD000151

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: 2024-3561 Year of Issuance 2024 Description of Property LOT 6 LINCOLN PLACE PI#42937.0000/3 Parcel ID Number 4293700003 Property Address: 117 10TH AVE W BRADENTON, FL 34205 Names in which assessed: MAGGIE ROLLINS 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01617M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4192
Tax Deed #:2026TD000160

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: 2024-4192 Year of Issuance 2024 Description of Property UNIT 108 TOGETHER WITH RIGHT TO USE PARKING SPACE 1H MORNINGSIDE CONDO PHASE V PI#51110.1550/8 Parcel ID Number 5111015508 Property Address: 2908 64TH ST W BRADENTON, FL 34209 Names in which assessed: DONALD C RAYMOND, MASAKO YAMASHITA 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01623M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3049
Tax Deed #:2026TD000138

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: 2024-3049 Year of Issuance 2024 Description of Property LOT 87 BLK 10 TROPIC ISLES MOBILE HOME ESTATES UNIT TWO PI#29485.0000/0 Parcel ID Number 2948500000 Property Address: 2811 TRINIDAD WAY PALMETTO, FL 34221 Names in which assessed: THOMAS D SAVAGE 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01633M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4174
Tax Deed #:2026TD000159

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: 2024-4174 Year of Issuance 2024 Description of Property LOT 6 CORDOVA LAKES SUB PHASE III PI#51108.2097/3 Parcel ID Number 5110820973 Property Address: 6503 38TH AVENUE CIR W BRADENTON, FL 34209 Names in which assessed: NANCY M RINALDI, NANCY RINALDI 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01622M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3256
Tax Deed #:2026TD000140

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: 2024-3256 Year of Issuance 2024 Description of Property LOT 7 BLK 3 WESTFIELD PI#35313.0000/6 Parcel ID Number 3531300006 Property Address: 2805 8TH AVE W BRADENTON, FL 34205 Names in which assessed: KIRI STEWART 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01635M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3348
Tax Deed #:2026TD000143

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: 2024-3348 Year of Issuance 2024 Description of Property UNIT 5946 PEBBLE SPRINGS CONDO CLUSTER V PI#37828.1730/2 Parcel ID Number 3782817302 Property Address: 5946 7TH AVE W BRADENTON, FL 34209 Names in which assessed: JAMES PATRICK RONAN, LAURA A. RONAN 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01615M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4720
Tax Deed #:2026TD000131

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: 2024-4720 Year of Issuance 2024 Description of Property UNIT 474 GOLF LAKES RESIDENTS COOPERATIVE PI#55895.0479/3 Parcel ID Number 5589504793 Property Address: 706 49 A AVENUE DR E BRADENTON, FL 34203 Names in which assessed: PETER CARRIER 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01629M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2512
Tax Deed #:2026TD000136

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: 2024-2512 Year of Issuance 2024 Description of Property UNIT 96 SKYWAY VILLAGE ESTATES, A RESIDENTIAL COOPERATIVE PI#22562.0495/5 Parcel ID Number 2256204955 Property Address: 420 49TH ST E PALMETTO, FL 34221 Names in which assessed: CHARLES W NICKELL, LISA G NICKELL 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01634M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3704
Tax Deed #:2026TD000154

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: 2024-3704 Year of Issuance 2024 Description of Property LOTS 21,22 BLK B LENORE HEIGHTS PI#45209.0000/4 Parcel ID Number 4520900004 Property Address: 608 24TH AVE W BRADENTON, FL 34205 Names in which assessed: BETTY J. MALCOLM, AS TRUSTEE OF THE BETTY J. MALCOLM REVOCABLE LIVING TRUST All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01618M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3158
Tax Deed #:2026TD000139

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: 2024-3158 Year of Issuance 2024 Description of Property LOT 10 BLK 9 SOUTHERN INVESTMENT COMPANYS SUBDIVISION PI#32342.0000/8 Parcel ID Number 3234200008 Property Address: 722 10TH ST E BRADENTON, FL 34208 Names in which assessed: EMMA EDWARDS, EMMA MARY LOU EDWARDS, ESTATE OF EMMA MARY LOU EDWARDS 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01636M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3469
Tax Deed #:2026TD000147

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: 2024-3469 Year of Issuance 2024 Description of Property LOT 19 BLK 1 RESUB GOLF CLUB GARDENS PI#40283.0000/4 Parcel ID Number 4028300004 Property Address: 4416 18TH AVE W BRADENTON, FL 34209 Names in which assessed: JACQUELINE DORELIEN AS TRUSTEE OF THE ESTIME MESADIEU REVOCABLE TRUST, DTD 12/15/25, THOMAS SAINT JUSTE AS TRUSTEE OF THE ESTIME MESADIEU REVOCABLE TRUST, DTD 12/15/25 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01613M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-5298
Tax Deed #:2026TD000133

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: 2024-5298 Year of Issuance 2024 Description of Property THE ELY 300 FT OF THE FOL DESC PROP: BEG AT SE COR OF NE1/4 OF SE1/4 OF SEC 24; TH W 630 FT; TH N 210 FT; TH E 630 FT; TH S 210 FT TO THE POB. LESS ELY 50 FT FOR RD R/W & LESS THE ELY 230 FT OF THE NLY 110 FT THEREOF & BEING FURTHER DESC IN OR 1078 P 22 PRMCF PI#66000.1005/9 Parcel ID Number 6600010059 Property Address: 6680 15TH ST E SARASOTA, FL 34243 Names in which assessed: REX S. HORTON AS TRUSTEE OF REV TRUST DTD 10/09/2006 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01631M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3994
Tax Deed #:2026TD000157

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: 2024-3994 Year of Issuance 2024 Description of Property BEG 25 FT E OF SW COR OF SE1/4 OF SW1/4 OF NE1/4 OF SEC 3, TH E 260 FT, TH N 350 FT, TH W 260 FT, TH S 350 FT TO POB, LESS THE S 95 FT THEREOF DESC IN (OR 1252 P 530). TOGETHER WITH A NON-EXCLUSIVE RIGHT & EASMT FOR RD PURPOSES OVER & ACROSS THE FOL DESC LAND: BEG AT THE SW COR OF THE SE1/4 OF THE SW1/4 OF THE NE1/4 OF SEC 3, TH RUN E 25 FT; TH RUN N 350 FT; TH RUN W 25 FT TO THE W LN OF SD SE1/4 OF THE SW1/4 OF THE NE1/4 OF SD SEC 3; TH RUN S ALG SD W LN OF SD SE1/4 OF SW1/4 OF NE1/4 OF SD SEC 3 A DIST OF 350 FT TO THE POB (960/530) (1404/4322) PI#49642.0000/2 Parcel ID Number 4964200002 Property Address: 3401 24TH ST W BRADENTON, FL 34205 Names in which assessed: PHUC TAN HA 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026 26-01619M

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4021
Tax Deed #:2026TD000158

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: 2024-4021 Year of Issuance 2024 Description of Property BEG 646.56 FT W & 1007.805 FT S OF NE COR OF W1/2 OF SW1/4 SEC 3, THENCE E 210 FT FOR POB, N 150.27 FT, E 72 FT, S 150.36 FT, W 72 FT TO POB, ALSO EASEMENT FOR TRAVEL OVER, UPON & ACROSS A PRIVATE RD ON N 18 FT OF; BEG 646.54 FT W & 1007.805 FT S OF NE COR OF W1/2 OF SW1/4 SEC 3, E 210 FT, N 168 FT, W 210 FT, S 168 FT TO P OB AS DESC IN DB 370 P 34 PUB REC MAN CO, FLA P-39-S PI#50460.0000/5 Parcel ID Number 5046000005 Property Address: 3107 37TH AVE W BRADENTON, FL 34205 Names in which assessed: BOA FIDU INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026
26-01620M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3923
Tax Deed #:2026TD000156

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: 2024-3923 Year of Issuance 2024 Description of Property BEG 20 FT S & 34 FT E OF NW COR OF NE1/4 OF NW1/4 SEC 2, E ALONG S LINE OF 26TH AVE 91 FT, S 45 FT, W 5.09 FT, S 83 FT MORE OR LESS TO S LINE OF B O BARRINGTON PROPERTY AS SHOWN ON PLAT OF BARRINGTON TERRACE, (PB 2 P 124) W 85 FT TO E LINE OF TAMIAMI TRAIL, N 128 FT MORE OR LESS TO POB BARRINTON TERRACE; LESS H/W R/W PER THAT PART OF ORDER OF TAKING REC IN OR 223/671 DESC AS FOLLOWS: THAT PART OF BEG 20 FT S AND 34 FT E OF THE NW COR OF THE NE 1/4 OF THE NW 1/4 OF SEC 2, TWN 35S, RNG 17E; RUN TH E ALG S LN OF 26TH AVE 91 FT; TH S 45 FT; TH W 5.09 FT; TH S 83 FT M/L TO S LN OF B O BARRINGTON PROPERTY AS SHOWN ON PLAT OF BARRINGTON TERR IN SD SEC 2 AS REC IN PB 2 PG 124 PRMCF; TH W 85 FT TO E LN OF TAMIAIMI TRL; TH N 128 FT M/L TO POB LYING WITHIN 42 FT OF THE SURVEY LN OF SR 45 SEC 13010, SD SURVEY LN BEING DESC AS FOLLOWS: BEG ON THE WLY EXT OF THE NLY BDRY OF LOT 18 OF BELLE MEAD SUBDIV IN SEC 2, TWN 35S, RNG 17E AS PER PLAT THEREOF REC IN PB 4 PG 5 PRMCF AT A PT 946.81 FT W OF THE NE COR OF SD LOT 18; RUN TH N 1 DEG 37 MIN 42 SEC W, 1241.37 FT TO THE INT OF THE TAMIAMI TRL (SR45) WITH THE N BDRY LN OF SD SEC 2; LESS EXISTING R/W . CONT .026 AC M/L. PI#48553.0000/2 Parcel ID Number 4855300002 Property Address: 2601 14TH ST W BRADENTON, FL 34205 Names in which assessed: EMPIRE INVESTMENT COMPANY LLC, EMPIRE INVESTMENT COMPANY, 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026
26-01626M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4944
Tax Deed #:2026TD000132

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: 2024-4944 Year of Issuance 2024 Description of Property PART OF LOT 1, SOUTHWOOD VILLAGE-CORRECTED PLAT AS PER PLAT THEREOF REC IN PB 8 P 80-C, MORE FULLY DESC AS FOL: COM AT THE NE COR OF THE NW1/4 OF THE SW1/4 OF SEC 14, TH S 88 DEG 35 MIN 18 SEC W ALG THE N LN OF SD NW1/4 OF SW1/4 A DIST OF 17.94 FT TO THE INTERSEC OF THE C/L OF 57TH AVE W & THE U S HWY 41; TH CONT S 88 DEG 35 MIN 18 SEC W 42.0 FT; TH S 1 DEG 17 MIN 02 SEC E, 30.0 FT TO A PT ON THE W R/W LN OF SD U S 41; TH CONT S 1 DEG 17 MIN 02 SEC E 6.0 FT FOR THE POB; TH CONT S 1 DEG 17 MIN 02 SEC E, ALG SD W R/W LN, 194.0 FT; TH S 88 DEG 35 MIN 18 SEC W 200.0 FT; TH N 1 DEG 17 MIN 02 SEC W, 200.0 FT TO THE S R/W LN OF 57TH AVE W; TH N 88 DEG 35 MIN 18 SEC E, ALG SD S R/W LN 183.0 FT; TH S 71 DEG 58 MIN 18 SEC E, ALG SD R/W LN, 18.0 FT TO THE POB AS DESC IN ORB 527 P 663; LESS RD R/W DESC IN ORB 845 P 481 PRMCF DESC AS FOL: COM AT NE COR OF NW1/4 OF SW1/4 OF SEC 14; TH S 88 DEG 34 MIN 43 SEC W, 59.94 FT; TH S 01 DEG 17 MIN 02 SEC E, 36 FT FOR POB; TH CONT S 01 DEG 17 MIN 02 SEC E ALG W R/W/L OF US 41 (SR 45), 20.0 FT; TH N 47 DEG 26 MIN 10 SEC W TO S R/W/L OF LITTLE PITTSBURG RD (57TH AVE W), 37.44 FT; TH N 88 DEG 34 MIN 43 SEC E ALG SD S R/W/L, 10.0 FT; TH S 71 DEG 57 MIN 58 SEC E, 18.01 FT TO POB. (PART OF LOT A SOUTHWOOD VILLAGE PB 8 PG 80); ALSO LESS OR 2410/4188 FOR RD R/W DESC AS FOLLOWS: PARCEL 102: THAT PORTION OF LOT A, SOUTHWOOD VILLAGE (CORRECTED PLAT), A SUB IN SEC 14, TWN 35, TWN 17 AS PER PLAT THEREOF REC IN PB 8 PG 80B, PRMCF, BEING DESC AS FOLLOWS: COM AT A SET P.K. NAIL AND DISC ON THE SURVEY BASE LN OF SR 45 (US 41) AT STATION 1396+29.90 (PER FPID NO. 4273071 SEC 13010-000); TH ALG SD SURVEY BASE LN N 00 DEG 26 MIN 52 SEC E A DIST OF 599.88 FT; TH N 89 DEG 33 MIN 08 SEC W A DIST OF 47.19 FT TO THE SLY EXISTING R/W LN OF LITTLE PITTSBURGH RD [57TH AVE W (PER OR 951/276, PRMCF)] FOR A POB; TH N 89 DEG 33 MIN 40 SEC W A DIST OF 9.40 FT; TH N 00 DEG 27 MIN 52 SEC E A DIST OF 9.05 FT TO SD SLY EXISTING R/W LN; TH ALG SD SLY EXISTING R/W LN, S 45 DEG 37 MIN 49 SEC A DIST OF 13.04 FT TO THE POB; ALSO LESS OR 2522/2817 & OR 2521/7183 FOR RD R/W DESC AS FOLLOWS: PARCEL 119: THAT PORTION OF LOT A, SOUTHWOOD VILLAGE, A SUB IN SEC 14, TWN 35, RNG 17 AS PER CORR PLAT THEREOF REC IN PB 8/80-B, BEING DESC AS FOLLOWS: COM AT THE NW COR OF THE SW 1/4 OF SD SEC 14; TH ALG THE N LN OF SD SW 1/4, S 89 DEG 35 MIN 35 SEC E A DIST OF 1313.85 FT TO THE SURVEY BASE LN OF SR 45 (US 41); TH ALG SD SURVEY BASE LN S 00 DEG 26 MIN 52 SEC W A DIST OF 228.77 FT; TH N 89 DEG 37 MIN 14 SEC W A DIST OF 42.42 FT TO THE W EXISTING R/W LN OF SD SR 45 (PER SEC 1301-(117)-(201)119-2502) FOR A POB; THE CONT N 89 DEG 37 MIN 14 SEC W A DSIT OF 8.08 FT; TH N 00 DEG 26 MIN 52 SEC E A DIST OF 61.89 FT; TH N 27 DEG 01 MIN 46 SEC E A DIST OF 8.94 FT; TH N 00 DEG 26 MIN 52 SEC E A DIST OF 43.83 FT; TH N 26 DEG 06 MIN 02 SEC W A DIST OF 8.95 FT; TH N 00 DEG 26 MIN 52 SEC E A DIST OF 47.28 FT; TH N 10 DEG 56 MIN 59 SEC W A DIST OF 8.25 FT; TH N 00 DEG 26 MIN 52 SEC E A DIST OF 2.01 FT TO THE W EXISTING R/W LN OF SD SR 45 (PER FPID NO 427307-1 SEC 13010-000); TH ALG SD W EXISTING R/W S 89 DEG 33 MIN 40 SEC E A DIST OF 4.94 FT; TH CONT ALG SD W EXISTING R/W LN S 45 DEG 37 MIN 49 SEC E A DIST OF 7.13 FT TO SD W EXISTING R/W LN (PER SEC 1301-(117)-(201)119-2502); TH ALG SD W EXISTING R/W LN S 00 DEG 34 MIN 08 SEC W A DIST OF 174.14 FT TO THE POB, PI#59703.1005/7 Parcel ID Number 5970310057 Property Address: 5704 14TH ST W BRADENTON, FL 34207 Names in which assessed: BRADENTON GAS STATION USA 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 09/28/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026
26-01632M

SUBSEQUENT INSERTIONS

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

SECOND 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

SECOND 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

FOURTH INSERTION

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

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

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

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

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

DATED this 29 day of July, 2026
Angelina Colonneso, Esq.
Manatee County Clerk
of The Circuit Court
CLERK OF THE CIRCUIT COURT
By: /s/ T Leblanc
Deputy Clerk

August 7, 14, 21, 28, 2026
26-01450M

SECOND 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 F.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

SECOND 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 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 Devisees 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
26-01607M

FOURTH INSERTION

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

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

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

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

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

Angelina Colonneso,
Clerk of Court
By: (SEAL)
As Deputy Clerk

August 7, 14, 21, 28, 2026
26-01449M

SECOND 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

PUBLISH YOUR
LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
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
LV4278_V01

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 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" Colonneso 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

SECOND 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

SECOND 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

SECOND 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 F.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

SECOND 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 F.S. 715.109: A 1965 MARL mobile home bearing the vehicle identification number G12143CKE40607 and all personal items located inside the mobile home. Last Tenant: Donna Lee Wiederhold, Tina Lou Baker and Phyllis Jo Quinnette. Sale to be held at: Kastaway Key, 4918 14th Street W., Bradenton, Florida 34207, (941)753-2726.

August 21, 28, 2026 26-01597M

SECOND 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 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 26-01608M

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 26 DR 1475
DILCIA NAVARRO GODOY
Petitioner. v.
WILLIAN NAVARRO GODOY,
Respondent.

TO: Willian Narvarro Godoy, Address Unknown

YOU ARE NOTIFIED than an action for Dissolution of Marriage has been filed by 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 157360002
Legal Description: Lots 107,109 & 111 Sunshine Ridge P-36 PI#15736.0000/2
Address: 1731 28th Ave E, Bradenton, FL 34208-7622
Parcel ID 1567800105
Legal Description: Lot 1 and the W 7.5 FT of Lot 2, G C Wyatts ADD PI#15678.0010/5
AND
Address: 4506 19th St Circle West, Bradenton, FL 34207-1306
Parcel ID: 5191500007
Legal Description: Lot 19, WORNS PARK SUBDIVISION, as per plat thereof recorded in Plat Book 9, Page 46, of the Public 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 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.

Aug. 14, 21, 28; Sept. 4, 2026
26-01536M

SECOND 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" Colonneso, 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 DOUBLE-WIDE MOBILE HOME DESCRIBED AS A 1983 PRES, 50', I.D. #FH368037A AND FH368037B, TITLE NOS. 22671975 AND 22671976, RESPECTIVELY, WHICH IS AFFIXED TO THE REAL PROPERTY DESCRIBED ABOVE IN ACCORDANCE WITH FLORIDA LAW

Also known as: 4224 12TH ST CT E, ELLENTON, FL 34222

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated the 11th day of August, 2026.
SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
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

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. 412026CA001600CAAXMA
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUDY L. STOKER, DECEASED. et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUDY L. STOKER, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

UNIT F-1, HORIZON TOWNHOUSES, A CONDOMINIUM IN ACCORDANCE WITH DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 1022, PAGES 3337 THROUGH 3384, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND AS FURTHER DESCRIBED IN CONDOMINIUM BOOK 13, PAGES 5, 6 AND 7, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

In and for Manatee County:

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

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

WITNESS my hand and the seal of this Court at Manatee County, Florida, this 12th day of August, 2026.

ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT
BY: KRIS GAFFNEY
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-401379
August 21, 28, 2026 26-01570M

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2025CA000855AX
DIVISION: B
PNC Bank, National Association
Plaintiff, -vs.-
Rubena J. Smith a/k/a Rubena Janice Smith a/k/a Rubena Smith; Simeon Vincent Allen a/k/a Vincent S. Allen; Foundation Finance Company LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2025CA000855AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein PNC Bank, National Association, Plaintiff and Rubena J. Smith a/k/a Rubena Janice Smith a/k/a Rubena Smith are defendant(s), I, Clerk of Court, Angelina Colonneso, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.MANATEE.REALFORECLOSE.COM, AT 11:00 A.M. on September 9, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 386, RIVERDALE REVISED, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS THE WEST 14.66 FEET OF SAID LOT 386.

TOGETHER WITH THE WEST 14.66 FEET OF LOT 385, OF SAID RIVERDALE REVISED SUBDIVISION.

ALSO TOGETHER WITH THAT CERTAIN PORTION OF LOT 379, OF SAID RIVERDALE REVISED SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 386; THENCE S. 89°36'51"E., ALONG THE SOUTH LINE OF SAID LOT 386, A DISTANCE OF 14.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 89°36'51 "E. ALONG SAID SOUTH LINE, A DISTANCE OF 60.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 386; THENCE S. 00°23'09"W., A DISTANCE OF 10.00 FEET TO THE FACE OF AN EXISTING SEAWALL; THENCE N. 89°36'51°W., ALONG THE FACE OF SAID SEAWALL., A DISTANCE OF 46.11 FEET; THENCE S. 87°55'18"W., A DISTANCE OF 14.24 FEET; THENCE N. 00°23'09"E., A DISTANCE OF 10.61 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH THE WEST 14.66 FEET OF THE NORTH 10.00 FEET OF LOT 380, OF SAID RIVERDALE REVISED SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 386; THENCE S. 00°23'09" W., A DISTANCE OF 10.00 FEET TO THE FACE OF SAID EXISTING SEAWALL; THENCE S. 89°36'51"E., A DISTANCE OF 14.66 FEET; THENCE N. 00°23'09°E., A DISTANCE OF 10.00 FEET; THENCE N. 89°36'51"W., A DISTANCE OF 14.66 FEET TO THE POINT OF BEGINNING.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

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.

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
25-332922 FC01 NCM
August 21, 28, 2026 26-01592M

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 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 Colonneso, 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 SUBDIVISON, 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

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. 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 Colonneso, 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

SECOND 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, together 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412025CA002937CAAXMA
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

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

SECOND 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 SECREST, 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 SECREST, an Individual; SAN REMO CONDOMINIUM ASSOCIATION, INC.; KEVTAN LLC; DALE'S GENERAL CONSTRUCTION LLC are defendants, Angelina Colonneso, 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 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

SECOND 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 Mathews, 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 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, FLORIDA 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" C., A DISTANCE OF 52.99 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 281.69 FEET, A CENTRAL ANGLE OF 12 DEGREES 23' 23", A CHORD BEARING OF S 55 DEGREES 15' 01" W., AND A CHORD DISTANCE OF 60.79 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 60.91 FEET; THENCE N 46 DEGREES 03' 16" W., A DISTANCE OF 102.68 FEET; THENCE N 00 DEGREES 23' 03" E., A DISTANCE OF 219.53 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

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 DEGREE 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; 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

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
LV20678_v23

--- ESTATE / TAX DEEDS ---

SECOND 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 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

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 1543
Division PROBATE
IN RE: ESTATE OF MARGARITA ELIZABETH VARGAS LOPEZ Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of 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:

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 26-01600M

SECOND 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 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. 32698
8004 Lyndon Centre Way, Suite 102
Louisville, KY 40222
Telephone: 502.899.9997
August 21, 28, 2026 26-01584M

SECOND 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,

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.

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 732.2211.

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 26-01572M

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

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

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

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

The date of first publication of this notice is August 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 26-01601M

SECOND 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.

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 duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is: August 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@jenshensleylaw.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

SECOND 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

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

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

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

I am disclosing that AI has been or may have been used in the filing, and certify, that each and every citation to the law or the record in the document, has been independently verified as accurate.

The date of first publication of this notice is August 21, 2026.

Personal Representative:
DAVID W. VELIZ
2925 WAUMPI TRAIL
MAITLAND, FLORIDA 32751
Attorney for Personal Representative:
DANIELLE WHITE, ESQUIRE
Florida Bar No. 1035906
VELIZ KATZ LAW
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Facsimile: (407) 849-7075
E-Mail: VelizKatz@VelizKatzLaw.com
Secondary:
Probate@VelizKatzLaw.com
Attorney for Petitioner
August 21, 28, 2026 26-01569M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2755
Tax Deed #:2026TD000126

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-2755 Year of Issuance 2024 Description of Property LOT 26 BLK 4 LINCOLN MANOR PI#25284.0000/1 Parcel ID Number 2528400001 Property Address: 532 29TH ST E PALMETTO, FL 34221 Names in which assessed: LUCILLE PRATT All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/14/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01520M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2370
Tax Deed #:2026TD000121

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-2370 Year of Issuance 2024 Description of Property LOT 60 BLK D COUNTRY OAKS PHASE II PI#20459.0840/3 Parcel ID Number 2045908403 Property Address: 4804 79TH AVENUE PLZ E SARASOTA, FL 34243 Names in which assessed: PAUL THOMAS SELLERS 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01519M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2299
Tax Deed #:2026TD000120

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: 2024-2299 Year of Issuance 2024 Description of Property THE N1/2 OF LOT 14 SHERMAN-STUART SUB PI#19829.1000/0 Parcel ID Number 1982910000 Property Address: 1721 SUPONIC AVE SARASOTA, FL 34243 Names in which assessed: BRUCE CLARK, CLARK FAMILY REVOC LIVING TRUST All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/14/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01518M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2033
Tax Deed #:2026TD000114

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-2033 Year of Issuance 2024 Description of Property LOT 13 SANDRA ACRES PI#17717.0000/0 Parcel ID Number 1771700000 Property Address: 5324 34TH ST E BRADENTON, FL 34203 Names in which assessed: PENNY E COOPER, WESLEY D. COOPER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/14/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01506M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2676
Tax Deed #:2026TD000098

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 Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01515M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2077
Tax Deed #:2026TD000116

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-2077 Year of Issuance 2024 Description of Property LOT 9 BLK B 301 PARK OF COMMERCE PHASE I PI#18473.0075/1 Parcel ID Number 1847300751 Property Address: 2118 60TH DR E BRADENTON, FL 34203 Names in which assessed: LORRAINE ZIFF All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/14/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01509M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2600
Tax Deed #:2026TD000097

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-2600 Year of Issuance 2024 Description of Property LOTS 98,99 PALMETTO POINT SUB PI#23227.0000/2 Parcel ID Number 2322700002 Property Address: 327 46TH ST W PALMETTO, FL 34221 Names in which assessed: CHARLENE S GREEMAN, JOHN G GREEMAN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/14/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01503M

--- TAX DEEDS ---

THIRD 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 SW/14 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01511M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2076
Tax Deed #:2026TD000115

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-2076 Year of Issuance 2024 Description of Property COM AT THE PT OF INTERSEC OF E R/W OF U S 301 & N R/W OF SAUNDERS RD; TH N 88 DEG 34 MIN 54 SEC E ALG N R/W OF SAUNDERS RD 927.21 FT TO PT OF INERSEC OF SD LN & W R/W OF 17TH ST E; TH N 01 DEG 27 MIN 40 SEC W ALG SD W R/W 1235.01 FT FOR A POB; TH CONT N 01 DEG 27 MIN 40 SEC W 69.95 FT; TH S 88 DEG 45 MIN 43 SEC W 235.82 FT TO INTERSEC WITH C/L OF ONECO DRAINAGE CANAL; TH S 01 DEG 27 MIN 40 SEC E ALG SD C/L 70.34 FT; TH N 88 DEG 40 MIN 00 SEC E 235.82 FT TO POB; TOGETHER WITH INGRESS & EGRESS PARCEL AS DESC IN OR 998 PG 682 PRMCF AS FOLLOWS: BEG AT SW COR OF NW1/4 OF NW1/4 OF SEC 9; TH N 88 DEG 34 MIN 54 SEC E ALG S LN OF SD NW1/4 OF NW1/4, 1037.19 FT TO INTERSECT OF SD LN & THE SLY EXTENSION OF ELY R/W OF 17TH ST E AS SET FORTH IN UNREC PLAT OF MANASOTA INDUSTRIAL PARK, UNIT ONE; TH N 01 DEG 27 MIN 40 SEC W ALG SD ELY R/W OF 17TH ST E & SLY EXTENSION THEREOF, 1030.05 FT TO INTERSECT OF SD LN & N LN OF SD UNREC PLAT FOR A POB; TH CONT N 01 DEG 27 MIN 40 SEC W, 783 FT; TH S 88 DEG 32 MIN 20 SEC W, 60 FT; TH S 01 DEG 27 MIN 40 SEC E, 783 FT TO INTERSECT OF SD LN & N LN OF SD UNREC PLAT; TH N 88 DEG 32 MIN 20 SEC E, ALG SD N LN, 60 FT TO POB. PI#18454.1005/7 Parcel ID Number 1845410057 Property Address: 6070 17TH ST E BRADENTON, FL 34203 Names in which assessed: WHITE ELECTRICAL SOLUTIONS LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/14/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01507M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01513M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3097
Tax Deed #:2026TD000109

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: 2024-3097 Year of Issuance 2024 Description of Property UNIT A202 REGATTA POINTE CONDO PHASE I PI#31221.0040/1 Parcel ID Number 3122100401 Property Address: 1050 RIVERSIDE DR PALMETTO, FL 34221 Names in which assessed: FRANK A. SCHUMACHER 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01501M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2455
Tax Deed #:2026TD000123

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-2455 Year of Issuance 2024 Description of Property BEG AT NE COR OF NW1/4 OF SE1/4, W 547 FT FOR POB, W TO A POINT WHERE N LINE OF SAID NW1/4 OF SE1/4 INTERSECTS WITH R/W OF S A L RR, TH IN A SELY DIREC ALONG THE N BDRY OF SAID R/W TO POINT DIREC S OF BEGIN, N TO POB, LESS OR 638 P 315 DESC AS FOLLOWS: BEG 672 FT W OF THE NE COR OF THE NW1/4 OF THE SE1/4 OF SEC 26, TWN 33S, RNG 17E, TH W TO A PT WHERE THE N BDRY LN OF THE NE1/4 OF THE SE1/4 OF SD SEC INTERSECTS WITH THE R/W OF WEST SHORE RAILWAY, TH SELY ALONG SD R/W TO A PT S OF THE POB, TH N TO THE POB PI#21325.0000/6 Parcel ID Number 2132500006 Property Address: 377 TERRA CEIA RD PALMETTO, FL 34221 Names in which assessed: BRAD WILLIAM BURGER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/14/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01514M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01512M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1495
Tax Deed #:2026TD000111

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: 2024-1495 Year of Issuance 2024 Description of Property BEG 1320 FT N OF SE COR OF SW1/4 OF NE1/4, THENCE W 150 FT 8 IN, N ALG E BDRY OF GLACIS PARK 42 FT, E TO PT N OF POB, S TO BEG, LESS THE E 20 FT P-1-N PI#11993.0000/3 Parcel ID Number 1199300003 Property Address: 306 24TH ST NE BRADENTON, FL 34208 Names in which assessed: BARBARA J ANDERSON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/14/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01500M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2522
Tax Deed #:2026TD000096

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-2522 Year of Issuance 2024 Description of Property E 90 FT OF FOLL; BEG AT NE COR OF NW1/4 OF NE1/4 OF NE1/4, W 311 FT ALG N LN OF SD NW1/4 OF NE1/4 OF NE1/4, SLY TO & ALG ELY BANK OF A COUNTY CANAL 282 FT TO A BEND IN SD CANAL; THEN ELY ALG N BANK OF SD CANAL 241 FT TO A PT WHERE SD CANAL CURVES TO THE S, THEN FOL NLY & ELY BANK OF SD CANAL TO ITS INTERSEC WITH E LN OF NW1/4 OF NE1/4 OF NE1/4, A DIST OF 22.4 FT, NLY ALG SD E LN OF SD NW1/4 OF NE1/4 OF NE1/4 A DIST OF 297.4 FT TO THE POB ORB 234 P 535 PI#22731.0000/4 Parcel ID Number 2273100004 Property Address: 1311 49TH ST E PALMETTO, FL 34221 Names in which assessed: ARMIN GHOLAMI All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/14/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01504M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01521M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3005
Tax Deed #:2026TD000108

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: 2024-3005 Year of Issuance 2024 Description of Property W 50 FT OF LOT 1, BLK 4 PARRISH ADD TO PALMETTO, LESS THE S 50 FT THEREOF, TOGETHER WITH OR 1512 P 2477 DESC AS FOLLOWS: THE W 3 FT OF THE W 65 FT OF THE E 130 FT OF THE N 150 FT OF LOT 1, BLK 4, PARRISH ADD TO PALMETTO, PI#28755.0005/6 Parcel ID Number 2875500056 Property Address: 1705 6TH ST W PALMETTO, FL 34221 Names in which assessed: LAWRENCE A. DIEHL III 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01499M

THIRD 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 380600007 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01522M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-155
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 183900000 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01502M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01505M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01517M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01498M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01516M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01508M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1525
Tax Deed #:2026TD000068

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-1525 Year of Issuance 2024 Description of Property S 35 FT OF LOT 3 & LOT 4 BLK T DAVIS RESUB PI#12864.0000/5 Parcel ID Number 1286400005 Property Address: 712 17TH STREET CT E BRADENTON, FL 34208 Names in which assessed: CYNTHIA L ALTMAN, LUPITA PERALES, OSWALDO DAVILA All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/14/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026
26-01510M

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

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