MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that AMF Bowling Centers, Inc., 4208 Cortez Rd, Bradenton, FL 34210, is desiring to engage in business under the fictitious name of Lucky Strike Bradenton, with its principal place of business in the State of Florida in the County of Manatee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

September 4, 2026 26-01685M

FIRST INSERTION

WILLOW HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

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

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

DATE: September 23, 2026
TIME: 6:00 p.m.
LOCATION:
Willow Hammock Community Association Amenity Center
4002 Willow Branch Place
Palmetto, Florida 34221-2784

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: 1(877) 276-0889 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://willowhammockcdd.net.

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

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

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

District Manager
September 4, 11, 2026 26-01702M

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

In accordance with Chapter 120, Florida Statutes, and Chapter 2005-338, Laws of Florida, the Lakewood Ranch Stewardship District (the "**District**") hereby gives the public notice of its intent to adopt its revised Rules of Procedure (the "**Proposed Rule**"). The Proposed Rule number is 2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on August 28, 2026.

A public hearing will be conducted by the Board of Supervisors (the "**Board**") of the District on **October 2, 2026, at 9:00 a.m. at 14400 Covenant Way, Lakewood Ranch, Florida 34202** relative to the adoption of the Proposed Rule. Pursuant to Ch. 2005-338(6)(6)(e), Laws of Florida, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Chapter 2005-338(6)(6)(e), (6)(6)(q) and (6)(20), Laws of Florida. The specific laws implemented in the Proposed Rule include, but are not limited to Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 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 statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o PFM Management Services, LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, (407) 723-5900, garrlandtj@pfm.com (the "**District Manager's Office**").

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

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

Jane Gaarlandt, District Manager
Lakewood Ranch Stewardship District
September 4, 2026 26-01676M

FIRST INSERTION

NOTICE OF PUBLIC SALE

ANDERSON AUTOMOTIVE, INC gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on **10/16/26** at **9:00 AM** at **1836 9TH ST W BRADENTON, FL 34205-7625, 941-748-1130** due in cash on the day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with the Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids. **KMHEC4A46DA098419 2013 HYUN $4,593.83; 4T1B11HK8JU127196 2018 TOYOTA $6,897.41; WDDNG-7BB4AA289135 2010 MERZ $1,864.24; WA1BCCFS7HR015980 2017 AUDI $2,972.13**

September 4, 2026 26-01703M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2024CP002482
IN RE: ESTATE OF ROSITA HERRICK,
Deceased.

The administration of the estate of Rosita Herrick, deceased, whose date of death was August 1, 2024, 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 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 served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211

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 September 4, 2026.

Dror Matalon
5515 Taft Avenue
Oakland, CA 94618
Personal Representative
Tonya Willis Pitts, Esq.
Florida Bar No. 0489050
Pitts Law Firm
6160 State Road 70 E., Suite 107
Bradenton, FL 34203
Attorney for Personal Representative
September 4, 11, 2026 26-01711M

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 PropViva Labs located at 3715 162nd Avenue East in the City of Parrish, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of August, 2026

Aaron Swartzman

September 4, 2026 26-01704M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Auction Date:
09/24/2026

Multiple Facilities - Multiple Units

Extra Space Storage - 3708 Manatee Ave W Bradenton, FL 34208- (941)292-2323 @10:00AM

Karl Zahradka-Tools

Jennifer Parker-Household Goods/ Furniture

Extra Space Storage - 5811 34th St W Bradenton, FL 34207- (941)302-9918- @10:00AM

Casseus Mikerlange-Clothes, Shoes

Felica Goett-Household items, patio furniture, recreation gear

Charles Kall-A one bedroom apt

Extra Space Storage - 1721 Cortez Rd W Bradenton, FL 34207- (941)866-8225- @9:30AM

Stephanie Woyach-Queen and full mattress, tv, and totes

Sherrie Smith-house items , personal items

Connor Finch-Furniture boxes house hold items

Extra Space Storage - 5717 14th St W Bradenton, FL 34207 - (941)292-2323- @10:00AM

Ryan Stults-Household Goods

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

Matt Brewer-household garage items

Dayvon West-Bikes, children toys, shoes, personal items, clothing,

Margaret Stoklosa-3 room Suite office and furniture.

Jacob Clayton-bins, boxes

Kaitlyn Lee Carocci-bed. boxes

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.

September 4, 11, 2026 26-01713M

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 21, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 30110, 14710 SR 64 East, Bradenton, FL 34212, (941) 782-9492
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
0138 - Veverka, Mitchell; 0140 - Grafton, Greg; 0228 - Lia, Nicole; 3006 - Riddle, Dean; 3068 - LIZO, SCOTT; 3081 - Rodrigues, Carlos ; OS065 - Budd, Tayler; RVC088 - Rothschild, Thomas

PUBLIC STORAGE # 30111, 4660 53rd Ave East, Bradenton, FL 34203, (941) 757-3476
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
1002 - Constantinou, Carmella; 2014 - Burgess, Charlotte; 5052 - Navarro, Margaret; 6096 - Ellis, Estella; 6097 - Baxter, Devin ; 8023 - Coscia, Travis; 9024 - Votour, Trevor

PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
0306 - Trigg, Dallas; 0427 - Mckibbin, Dwan; 0473 - Dunbar, Ishmael; 0508 - Stevenson, Quinnisha; 0519 - Roper, Latanya; 0554 - Day, Kaci; 0609 - Byrd, Jewneathia; 0629 - Hernandez, Andrick; 0649 - Hernandez, Iris; 0660 - Lawson, James; 0670 - Hernandez-Lopez, Jesicca J; 0811 - kennon, Aveyon; 2052 - Francisco De Jesus, Pascual; 2062 - Lindblad, Bengt

PUBLIC STORAGE # 30112, 10415 Portal Crossing, Bradenton, FL 34211, (800) 688-8057
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
1016 - Gallegos, Mark; 1085 - Boehmig, Matt; 1114 - Masters, Nathan; 2134 - Amiri, Steven

PUBLIC STORAGE # 25890, 7000 Professional Pkwy E, Lakewood Ranch, FL 34240, (941) 444-9371
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
C008 - Crain, Tyren; I015 - allen, Lenya; P121 - Pavich, Jade

PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212, (941) 867-7942
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1103 - Holton, Christina; 1105 - Dominguez, Zenaida; 1305 - Frantz, Anthony; 2011 - allen, Carson; 2431 - Trauth, Michael; 2605 - pineda, Alexis; 3029 - Thompson, Preslie; 3205 - Reaves, Deshamonia; 3401 - Bell, Keeli; 3414 - Hector, Gil

PUBLIC STORAGE # 68033, 6403 E State Road 64, Bradenton, FL 34208, (941) 281-3758
Time: 01:15 PM
Sale to be held at www.storagetreasures.com.
067 - Aldrich, Lisa; 121 - Brinson, Onriea; 176 - belvin, kennesha; 307 - Bass, Jameson; 348 - Pace, Tkeyah; 427 - witcher, michelle; 499 - Trail, John; 610 - Harvey, Tequila; 611 - Harvey, Tequila; 637 - Sassetti, Stephanie; 643 - Ulman, Amy

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

September 4, 11, 2026 26-01684M

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

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

LV18237_V23

FIRST INSERTION

PADDOCKS COMMUNITY DEVELOPMENT DISTRICT

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

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

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

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 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 hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

District Manager
September 4, 2026 26-01694M



--- PUBLIC SALES / ESTATE ---

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 VF Care Group Insurance Agency located at 11604 61st Street East in the City of Parrish, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of August, 2026

VF CARE GROUP LLC
Violeta Freire, Managing Member
September 4, 2026 26-01681M

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 My Florida Medical Director located at 515 Leffingwell Avenue, 211 in the City of Ellenton, Manatee, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of August, 2026

RENUVIAMD PLLC
Armando A Falcon, MD
September 4, 2026 26-01695M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Blue Elantra Landscaping, located at 5105 Wedgeleaf Way, in the City of Palmetto, County of Manatee, State of FL, 34221, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 2 of September, 2026.

Brandon Lee Brooks
5105 Wedgeleaf Way
Palmetto, FL 34221
September 4, 2026 26-01714M

FIRST INSERTION

Public Notice

Notice is hereby given that the Southwest Florida Water Management District has received an application to modify a water use permit to withdraw water from wells from Wauchula Road Duette, LLC, 1521 Westbranch Drive, Suite 100, McLean, VA 22102. Application number: 20005512.017. Application received: June 19, 2026. Predominant use type(s): Agricultural. This is a modification of the existing permit with no proposed increase in withdrawal quantities. Location: Section(s) 1 Township 34 East, Range 21 South and Sections 24,25,36 Township 33 East Range 21 South in Manatee County. The application is available for public inspection Monday through Friday at Southwest Florida Water Management District (District) Tampa Service office located at 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476: TDD only 1(800)231-6103.
September 4, 2026 26-01699M

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 CASA MORA REHABILITATION AND EXTENDED CARE located at 1902 59TH ST W in the City of BRADENTON, Manatee, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of September, 2026

SS Manatee Community HC, LLC
September 4, 2026 26-01715M

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 Appearify located at 4003 Twin Rivers Trail in the City of Parrish, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of September, 2026

MAREN AUGMENTED INTELLIGENCE LLC
Andrew Arter
September 4, 2026 26-01712M

FIRST INSERTION

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Villages of Glen Creek Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure 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 and 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 Rules of Procedure are to provide for efficient and effective District operations.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via email at MONolan@rizzetta.com, or by calling (813) 533-2950.

Villages of Glen Creek Community Development District
Matt O'Nolan, District Manager
September 4, 2026 26-01675M

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 23, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
0053 - The Rosezena Experience Slaughter, Karen; 0082 - Collins, Victoria; 0086 - Dunbar, Rickeya; 0126 - Scott, Brea; 0198 - Isom, Lashera; 0547 - Baity, Tiara; 1146 - SIMPSON-EDWARDS, DIEDREA; 2017 - Rausch, Carrie; 2024 - Benjamin, Dexter; 2026 - Benjamin, Dexter; 2052 - Davalos, Cynthia; 2063 - Hillery, Ezekiel; 2134 - Lee, Jacob; 2152 - EDWARDS, DONNA ELIZABETH; 2156 - FLEMING, LAGUANDA; 2246 - Mays-Wynn, Tiki; 3076 - Oceanside Learning Academy Dimmitt, Deirdre; 3231 - Santibanez, Virginia; 4067 - Padro, Carmen; 4091 - Middleton, Jasmine; 4140 - kelley, Stacy; 4145 - Ulloa, Ludivina; 4146 - brown, Courtney; 4174 - Holland, Angleique; 4206 - Keller, Alyssa

PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
A07CC - Kovaleski, Kristi; B07CC - Cardenas, Guadalupe; C09 - carpenito, patricia; C44 - Johnson, Makia; C48 - Balinska, Marta; E12 - Harnandez, Edwardo; E38 - Mathis, Laren; G28 - Montoya, Leslie; H13 - Hayes, Portcia; J03 - Brown, Nicole; J06 - Matthews, Keysha; J09 - Nolette, Paul; K11 - Keno, Derrick; K20 - Jr, Williamson; L23CC - Milton, Angela

PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
1024 - Hoskins, Jacob; 1415 - Legacy Med Solutions Boender, Adam; 1416 - Boender, Jennifer; 1448 - Miller, Raymond; 2208 - Colon, Ladis; 3201 - love, Jakierra; 3304 - Ramirez, Maria; 3312 - Ramirez, Maria; 3322 - Pollock, Michael; 3414 - Peralta, Tomas; 3522 - Young, Elizabeth

PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
B002 - Oliver, Kirk; C047 - Corbert, Joycelyn; C078 - Clark, Aniyah; C095 - Aguilar, Myah; C113 - M Lane, Keith; D015 - Cassidy, Whitney; F007 - Palanki, Nicholas; F024 - Mobley, CHeyenne; G040 - Swift, Karen; G041 - Williams, Statraniqua; H014 - COLON, jAMES; H055 - Rodriguez, Jose; J039 - Settltes, Abreal; K012 - spaulding, joseph

PUBLIC STORAGE # 78074, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
0181 - Derjuste, Diochard; 0294 - Carter, Aleesa; 0311 - Levatte, Tedra; 0337 - Wright, Daphne; 1014 - Bomar, Tammy; 1076 - Collins, Laquiesha; 1116 - Madey, Deborah; 1127 - Madey, Dee; 1143 - O'Hara, Adriana; 2026 - Martinez, Matthew; 2179 - Torres, Michael; 2201 - pietri, Shahim; 3059 - Jackson, Jerrell; 3114 - Stewart, Valerie

PUBLIC STORAGE # 78058, 9419 Moccasin Wallow Rd, Parrish, FL 34219, (941) 340-3737
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
B107 - Whitley, Wade; E104 - Rogers, Frank; H107 - Shuboy III, Eugene; I127 - Phillips, APRIL; L156 - casey, james; P027 - Dubin, Joi; P071 - Burt, Matthew

PUBLIC STORAGE # 23956, 115 Manatee Ave W, Bradenton, FL 34205, (941) 281-7010
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
1001 - Baptiste, Kurtisha; 1010 - Andersen, Bjorn; 2001 - Little, John; 2024 - Gillis, David; 2055 - Jones, Jalen; 2074 - Zuniga, Gloria; 2106 - Diaz-Ramos, Yadeishary; 2117 - McKelly, James; 2144 - Brooks, Bernard; 2201 - Daniels, Aeriell; 2203 - Warren, Catina; 2209 - Nau, Marie; 2218 - green, bonita; 2219 - Hanes, Heather; 2228 - Flick, Jen; 3012 - Culmer, Tye; 3055 - Pagan, Jalena; 3078 - Carter, Alisha; 3242 - Zamudio, Kimberly; 3317 - Thomas, Nateshia; 3325 - Solis, Fernando; 4067 - Rainey, Trevor; 4108 - Cabrera, Juan; 4118 - crigger, lauren; 4219 - Johnson, Jerrisha; 4245 - Dixon, Michael; 4251 - Davila, Omayra; 5046 - Horton, Josette; 5242 - Wilhoite, Louis; 5251 - Corbin, Fayette; 5310 - Wortham, Kourtney; 5316 - Wooton, Lee

PUBLIC STORAGE # 30107, 8400 Cortez Road W, Bradenton, FL 34210, (941) 877-2450
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
0251 - Harris, Shamya; 0373 - Propst, Brenton; 0517 - Paterson'Smith, Jill; 0608 - Baker, Alexis; 0609 - Bonet, Krystal; 0657 - Miller, William; 0710 - Middleton, Carl; 0720 - Paterson'Smith, Jill; 0725 - Piccione, Ezio; 0739 - Caratini, Stephanie; 0746 - Lynch, Danielle; 0809 - Bidwell, Douglas; 0834 - Humphrey, Darren; 1142 - Lopez, Janet; 1547 - HELMS, KENNETH

PUBLIC STORAGE # 30108, 4305 32nd Street West, Bradenton, FL 34205, (941) 900-4157
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
0014 - Dean, Rosa; 0018 - Beiring, Carrie; 0056 - hatka, agata; 0098 - Rosser, Stephen; 0117 - Jones, Tamara; 0144 - Bigot, Marie; 0560 - Mack, Kameron; 0583 - Safly, Ben; 0675 - Hayes, Ellana; 0778 - Berry, Alice Jane; 0779 - Berry, Alice Jane; 0823 - Macias , Bonita ; 1081 - Giamportone, Florencia; 1122 - Loring, Anthony Tony; 1131 - Carroll, Lindsey; 1251 - Radsick, Dillon; 1272 - Isom, Mark; 1298 - Rangel, Chris; 1324 - Neita, Deshawn ; 1346 - Aguirre, Pedro; 1351 - Goforth, Debbie; 1362 - Hattaway, James; 1407 - Clark , Eric; 1412 - Justice, Bill; 1413 - Justice, Bill; 1508 - Westrick, Nicole Lynn; 1615 - Delsole, Anthony; 1616 - Reynoso, Irma; 1709 - Mctigue , Larry ; 1727 - Garza, Martin; 1728 - Petersen, Wayne; 1802 - Mendiaz, Carl; 1825 - Shelman, Joshua; 1914 - Love, Antonio; 2009 - Edmond, Deja; LOT37 - Hildebrandt Jr , Matthew

PUBLIC STORAGE # 30109, 3760 Cortez Road West, Bradenton, FL 34210, (941) 557-5080
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
0105 - Morganstern, Robert; 0106 - Grueneberg, Angela; 0113 - McCormack, Clark; 0320 - Echeverria, Christian; 0417 - Stires, Jimmie; 0508 - Watkins, Steve; 1062 - Mendez, Evelyn; 1072 - Jones, Steven; 1094 - Haft, Regina; 1301 - Gomez, Jose; 1315 - Johnson, Tyrone; 1340 - Serrano-Flores, Nelson; 1373 - Ford, Jonathan; 1613 - Serrels, R Douglas; 1621 - Howell, Bryaunna; 1634 - Mann, Nancy; 1636 - Keegan, Margaret; 1678 - MILTON, MERCEDES; 3003 - Finch, Randy; 3012 - Cundiff, Christine; 4010 - Kenna, Michael; 5001 - Miller, Timothy; 8006 - Cahoon, Billy; 8017 - Watkins, Steve; 8022 - Pena Guajardo, Noe; 8033 - Morales, Eric

PUBLIC STORAGE # 30113, 1102 53rd Ave W, Bradenton, FL 34207, (800) 688-8057
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
1001 - Grubiss, Cole; 2005 - Stubbs, Willie ; 2032 - Lerma, Ramiro; 3009 - Sterlin, Asia; 3065 - Bone, Todd; 3066 - Martinez, Fernando; 3107 - Hashim, John; 4014 - Powell, Matt; 4054 - Piazza, Whitney; 4103 - Pop, Christopher; 5035 - Demosthene, Jean; 5040 - Mareus, Darline; 5051 - Sanderson, Vanddi

PUBLIC STORAGE # 30125, 2900 US 301 N, Ellenton, FL 34222, (941) 270-4889
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
0123 - Tapia, Angelita; 0124 - Torrealba, Aquelis; 0192 - Kenney, Shiya; 0200 - Ahmed, Jamileh; 0246 - Barry, Colleen; 0321 - Mays, Kristal; 0355 - McCarter, Michael; 0360 - Lopez, Mauranda; 0614 - Rourke, James Joseph; 0628 - Newman, Charles; 0677 - Barnes, Aaron; 0724 - Rodriguez, Yosniel; 0728 - Woodard, Levi; 0807 - Edenfield, Roqueshia; 0906 - Martinez, Mary; 0938 - Perez, Diane; 1201 - Barnes, Aaron; 1213 - Rhodes, Patricia; 1215 - Quinn, Richard; 1218 - Oubina, Adonis; 1248 - Lanier, Katherine; 1254 - Dunn, Michael ; 1259 - Bethea, Ashley; 1271 - Corvo Gonzalez, Jorge Luis; 1286 - NeumannWatson, Monika; 1294 - Jeter, Marcus; 1302 - Astier, Antonio; LT104 - Foote, Kennith; LT105 - Echevarria, Daniel; LT116 - Benkhardt, Duane

PUBLIC STORAGE # 30147, 2015 8th Ave West, Palmetto, FL 34221, (941) 531-1561
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
A012 - Risner, Jessica; A080 - Kramer, Jennifer; B007 - Bennett, Jacob; B029 - Roelle, Lori Ann; B034 - Wood, Charles; B079 - Metzger, Dale; B089 - Cooper, Lizabeth Arden; C017 - Cora, Ebony; C037 - Bishop, Dasiray; C081 - Randolph, Stephanie Delane; C117 - Amyx, Debbie; C124 - Metzger, Dale; D006 - Boston, Billy; D025 - Calloway, Kevin; D067 - Lovett, Jeannette; E009 - Ramirez, Monico; E043 - Alonso Guadalupe, Esveide ; E046 - Brigham, Samantha; F05 - Hill, Deneash; F16 - Penaloza, Crystal; F19 - Velazquez, Carmen; G08 - Parks, Christina; J04 - Guentensberger, Sally; J35 - Bryant, Clen-nesha; J51 - Kinder, Desire; J70 - Dubose-Adams, Melissa; K207 - Joseph, Wintcha

PUBLIC STORAGE # 30151, 8709 Old Tampa Rd, Parrish, FL 34219, (800) 688-8057
Time: 01:15 PM
Sale to be held at www.storagetreasures.com.
1008 - Rodriguez, Kevin; 1054 - Jefferson, Steven; 1068 - Derosier, Alphonso; 1124 - Saunders, Lawandria; 2006 - Jackson, Cliff; 2016 - Jackson Henault, Ambray; 2039 - Taylor, Dominique; 2050 - Chadwick, Laura; 3051 - Marhold, Maureen; 6008 - Maasdorp, Lance; 6018 - Brantley, Ken; 7005 - Blanton, Cole

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
September 4, 11, 2026 26-01683M

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026 CP 1936
IN RE: ESTATE OF STEPHAN J. BRESE
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 Stephan J. Brese, deceased, Case No. 2026 CP 1936 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 January 6, 2026; that the total value of the estate is approximately $72,000.00, including exempt assets, and that the name of those to whom it has been assigned by such order is:

Robyn M. Brese

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 Sept 4, 2026.

Person Giving Notice:
ROBYN M. BRESE
5727 Spanish Point Court
Palmetto, Florida 34221

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
September 4, 11, 2026 26-01680M

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026 CP 2022
JUDGE CHARLES WILLIAMS
IN RE: ESTATE OF RICHARD H. MARTIN
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 Richard H. Martin, deceased, Case No. 2026 CP 2022 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 13, 2026; that the total value of the estate is approximately $25,000.00, including exempt assets, and that the name of those to whom it has been assigned by such order is:

Mary R. Martin

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 September 4, 2026.

Person Giving Notice:
LINDA M. MORRIS
(fka LINDA M. METZ)
1046 Central Manor Road
Lancaster, Pennsylvania 17603

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
September 4, 11, 2026 26-01708M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA
File No. 2026 CP 1841
Probate Division
IN RE: ESTATE OF BARBARA LEON WILSON,
Deceased.

The administration of the estate of BARBARA LEON WILSON, deceased, whose date of death was May 27, 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.

The date of first publication of this notice is: September 4, 2026

Signed on this 27th day of August, 2026.

/s/ Jonell E. Dreznin
JONELL E. DREZNIN
Personal Representative
6111 Exchange Way
Lakewood Ranch, FL 34202

/s/ Jonell E. Dreznin
JONELL E. DREZNIN
Attorney for Personal Representative
Florida Bar No. 1064825
Sandberg Phoenix & von Gontard P.C.
6111 Exchange Way
Lakewood Ranch, FL 34202
Telephone: 941.366.0115
Email:
JDreznin@SandbergPhoenix.com
September 4, 11, 2026 26-01693M

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-1898
IN RE: ESTATE OF JUDITH Y. WATTERSON,
deceased.

The administration of the estate of JUDITH Y. WATTERSON, deceased, whose date of death was July 12, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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: September 4, 2026.

Signed on this 27th day of August, 2026.

SUSAN WATTERSON
Personal Representative
3039 Macomb St NW, # 35
Washington DC 20008

ROBERT (TAD) DREAN, ESQ.
Attorney for Personal Representative
Florida Bar No. 0081685
ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.
8470 Enterprise Circle, Suite 201
Lakewood Ranch, FL 34202
941-907-0006 Telephone
rdrean@icardmerrill.com - primary
gbugayev@icardmerrill.com - secondary
4921-5015-2907, v. 1
September 4, 11, 2026 26-01709M

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001784AX
IN RE: ESTATE OF SALVIN RIBLER, Deceased.

The administration of the estate of SALVIN RIBLER, Deceased, whose date of death was July 23, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is INA NOZEK5 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 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 people having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, 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 September 4, 2026.

INA NOZEK,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com
September 4, 11, 2026 26-01700M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 2026 CP 1687
IN RE: ESTATE OF BARBARA C EDWARDS, Deceased.

The administration of The Estate of Barbara C. Edwards, deceased whose date of death was 04/09/26, 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 September 4, 2026

Personal Representative
Richard C. Frank
4423 Calm Harbor St
Bradenton, FL 34207

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
September 4, 11, 2026 26-01701M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-1667
IN RE: ESTATE OF STEPHEN GAYLE COX, Deceased.

The administration of the estate of STEPHEN GAYLE COX, deceased, whose date of death was July 5, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss 732.216-732.228, applies, or mayapply, 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: September 4, 2026.

/S/ Rachelle Cox
RACHELLE COX
Personal Representative
1721 Fairhaven Lane,
Murfreesboro, TN 37128

/S/ JJH
JENNIFER J. HENSLEY, ESQ.
Attorney for Personal Representative
Email Addresses:
firm@jenjensleylaw.com
jen@jenhensleylaw.com
anna@jenhensleylaw.com
Florida Bar No. 1022202
Hensley Law Offices, LLC
5190 26th Street West, Suite D
Bradenton, Florida 34207-2200
T: (941) 755-8583
September 4, 11, 2026 26-01677M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001756AX
IN RE: ESTATE OF JAMES E. WALDEN III, Deceased.

The administration of the estate of JAMES E. WALDEN III, deceased, whose date of death was May 15, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 24500, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 4, 2026.

Personal Representative:
JAMES WALDEN IV
8151 Victoria Falls Circle
Sarasota, FL 34243

Attorney for Personal Representative:
TREVOR J. JOHNSON
Florida Bar No. 1049408
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email Addresses
for service:
Primary: tjohnson@williamsparker.com
Secondary:
pkehoe@williamsparker.com
September 4, 11, 2026 26-01688M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 412026CP001752CPAXMA
Division Probate
IN RE: ESTATE OF MATTHEW SCOTT HARPER a/k/a MATTHEW S. HARPER a/k/a MATTHEW HARPER Deceased.

The administration of the estate of Matthew Scott Harper, deceased, whose date of death was February 5, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 September 4, 2026.

Personal Representative:
Larissa Jean Owens
5009 Gramont Avenue
Belle Isle, Florida 32812

Attorney for Personal Representative:
Jessa M. Gary
E-mail Addresses:
jgary@isaacwiles.com
Florida Bar No. 92351
Isaac Wiles Burkholder & Miller
300 W. Wilson Bridge Road, Suite 170
Worthington, Ohio 43085
Telephone: (614) 221-2121
September 4, 11, 2026 26-01710M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001727
IN RE: ESTATE OF SUZANNE ELIZABETH SPEDDING a/k/a SUZANNE E. SPEDDING, Deceased.

The administration of the estate of SUZANNE ELIZABETH SPEDDING, also known as SUZANNE E. SPEDDING, deceased, whose date of death was June 15, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 4, 2026.

JODI L. GREEN
Personal Representative
4012 128th Street West, #803
Cortez, FL 34215

JAMES P. HINES, JR.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email: mgreco@hnh-law.com
September 4, 11, 2026 26-01689M

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-1753
IN RE: ESTATE OF PURA RUDINGER, Deceased.

The administration of the estate of PURA RUDINGER, deceased, whose date of death was May 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: September 4, 2026.

Angela Ledee
Personal Representative
1215 Village Green Parkway
Bradenton, FL 34209

Jeffrey S. Goethe
Florida Bar No. 0861420
Caroline M. Tschida
Florida Bar No. 1064556
Attorney for Personal Representative
BARNES WALKER, GOETHE, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: jgoethe@barneswalker.com
Secondary Email:
ctschida@barneswalker.com
September 4, 11, 2026 26-01692M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001968 AX
Division Probate
IN RE: ESTATE OF SIDNEY ALLAN WEISBERG a/k/a SIDNEY A. WEISBERG Deceased.

The administration of the estate of Sidney Allan Weisberg, deceased, whose date of death was March 5, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 September 4, 2026.

Signed by: Daniel Weisberg
Daniel J. Weisberg
Personal Representative
4390 Exeter Drive Unit 1303
Longboat Key, Florida 34228

Attorney for Personal Representative:
MACKEY LAW GROUP, P.A.
1402 Third Avenue West
Bradenton, Florida 34205
(941) 746-6225
(941) 748-6584 (FAX)
Attorneys for Petitioner
By: /s/ Catherine Mackey
Catherine Z. Mackey
Florida Bar No. 657123
cmackey@mackeylaw.com
Lindsey L. Fabel
Florida Bar No. 1069359
lfabel@mackeylaw.com
September 4, 11, 2026 26-01717M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1810
Division Probate
IN RE: ESTATE OF JANET DELESLINE a/k/a JAN R. DELESLINE Deceased.

The administration of the estate of Janet DeLesline, deceased, whose date of death was April 3, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 September 4, 2026.

Personal Representative:
John DeLesline
1400 Bayshore Drive
Terra Ceia, Florida 34250

Attorney for Personal Representative:
MACKEY LAW GROUP, P.A.
1402 Third Avenue West
Bradenton, Florida 34205
(941) 746-6225
(941) 748-6584 (FAX)
Attorneys for Petitioner
By: Catherine Z. Mackey
Florida Bar No. 657123
cmackey@mackeylaw.com
Lindsey L. Fabel
Florida Bar No. 1069359
lfabel@mackeylaw.com
September 4, 11, 2026 26-01716M

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--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412026CA001659CAAXMA
HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-HE3,
Plaintiff, vs.
JANET RABURN A/K/A JANET E. RABURN; JAMES RABURN A/K/A JAMES E. RABURN; BENEFICIAL FLORIDA, INC.,
Defendant(s).
TO: Beneficial Florida, Inc.
Residence Unknown

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

THE NORTH 1/2 OF THE FOLLOWING DESCRIBED, TO WIT: BEGIN 45 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 17 EAST; THENCE WEST, 1980 FEET ALONG THE SOUTH LINE OF GRADED ROAD; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 235 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH, A DISTANCE OF 150 FEET; THENCE WEST, A DISTANCE OF 165; THENCE NORTH, A DISTANCE OF 150 FEET; THENCE EAST, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING. LESS THE EAST 15 FEET THEREOF, MANATEE COUNTY, FLORIDA.

Street Address: 5508 24Th St W, Bradenton, Florida 34207

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before, 2026, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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.

In and for Manatee County:

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

Dated on 8/19/2026.

Angelina "Angel" Colonneso
Clerk of said Court
(SEAL) By: Kris Gaffney
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:26-400220
September 4, 11, 2026 26-01705M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 412025CA002028CAAXMA
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 2023-RM6,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAUL WIERTS, DECEASED; HAZEL WIERTS WYATT; TAMMIE SMALLWOOD; GERRIE HANEY; WILLIAM WIERTS, JR.; CHRISTOPHER WIERTS; HEATHER WIERTS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed August 2, 2026 and entered in Case No. 412025CA002028CAAXMA, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein 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 2023-RM6 is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAUL WIERTS, DECEASED; HAZEL WIERTS WYATT; TAMMIE SMALLWOOD; GERRIE HANEY; WILLIAM WIERTS, JR.; CHRISTOPHER WIERTS; HEATHER WIERTS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. ANGELINA (ANGEL) COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MANATEE.REALFORECLOSE.COM, at 11:00 A.M., on 30th day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, VARNS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 34, 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 31st day of August 2026.

Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-01145 CLNK
V6.20190626
September 4, 11, 2026 26-01697M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 24, 2026 and entered in Case No. 412025CA001774CAAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES M. WALL, DECEASED 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 24, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

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

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

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

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
September 4, 11, 2026 26-01687M

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 412026CA000214CAAXMA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR SLC 2018-1 TRUST,
Plaintiff, vs.
THOMAS WILLIAMS. 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 THOMAS WILLIAMS, 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:

ALL THAT CERTAIN PARCEL OF LAND IN, MANATEE COUNTY, STATE OF FL, AS MORE FULLY DESCRIBED IN OR BOOK 1502 PAGE 700 ID# 3181900204, BEING KNOWN AND DESIGNATED AS THE SOUTH 70 FEET OF LOT 3 RESUBDIVISION OF LOT 23 WHITES SUBDIVISION IN SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, FILED IN PLAT BOOK 1 AT PAGE 190.

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.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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 or www.floridabar.org/public/lrs/.

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 28th day of August, 2026.

Angelina Colonneso Esq
CLERK OF THE CIRCUIT COURT
BY: (SEAL) 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
25-311030
September 4, 11, 2026 26-01691M

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026CC001036AX
CHATEAU VILLAGE COOPERATIVE, INC.,
Plaintiff, vs.
BARBARA B. FOSTER, ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF CLIFTON A. FOSTER, and UNKNOWN PARTY OR PARTIES IN POSSESSION,
Defendants.

TO: All Unknown Beneficiaries, Heirs, Successors, and Assigns of Clifton A. Foster
5507 Bermuda Court
Lot No. 47
Bradenton, Florida 34207
Unknown Party or Parties in Possession
5507 Bermuda Court
Lot No. 47
Bradenton, Florida 34207

YOU ARE NOTIFIED that an action for the foreclosure of a statutory landlord's lien as to that certain double-wide mobile home described below and all personal items, appliances, and fixtures contained therein located at:

Unit #47 of CHATEAU VILLAGE, a Residential Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 1651, Pages 5505 thru 5555 of the Public Records of Manatee County, Florida

Together with that certain 1974 IMPE mobile home bearing vehicle identification number 313401A and 313401B

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 N. 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; 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 or www.floridabar.org/public/lrs/.

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

Dated: 8/31/2026

ANGELINA COLONNESO
Manatee County Clerk of Court
By: (SEAL) Kris Gaffney
Deputy Clerk

Brian C. Chase, Esq.,
Plaintiff's attorney,
1313 N. Howard Avenue,
Tampa, Florida 33607
September 4, 11, 2026 26-01696M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY
GENERAL JURISDICTION DIVISION
COMMERCIAL FORECLOSURE
CASE NO. 41-2026-CA-000987-CAAX-MA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST,
Plaintiff, vs.
LOGISTICS TRANSPORT MANAGEMENT, LLC, WILLIE JENKINS A/K/A WILLIAM JENKINS, MIRROR LAKE CONDOMINIUM ASSOCIATION, INC., BT BUILDERS, INC., KNOX SERVICES, UNKNOWN TENANT IN POSSESSION 1, and UNKNOWN TENANT IN POSSESSION 2,
Defendants.

To: LOGISTICS TRANSPORT MANAGEMENT, LLC
c/o Jennifer Simon,
as Registered Agent
3701 Jackson Street, Suite 210
Hollywood, Florida 33021
UNKNOWN TENANT
IN POSSESSION 1
3861 59th Avenue West, Unit 4188
Bradenton, Florida 34210
UNKNOWN TENANT
IN POSSESSION 2
3861 59th Avenue West, Unit 4188
Bradenton, Florida 34210
LAST KNOWN ADDRESSES STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

UNIT 4188, MIRROR LAKE CONDOMINIUM, SECTION 4, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1156, PAGE 198, AND AS PER PLAT HEREOF RECORDED IN CONDOMINIUM BOOK 20, PAGE 72, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Charles P. Gufford, McCalla Raymer Leibert Pierce, LLP, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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.

In and for Manatee County:

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

WITNESS my hand and seal of said Court on the 25th day of August, 2026.

Angelina Colonneso Esq
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Kris Gaffney
Deputy Clerk

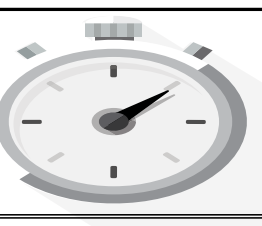
MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 E. Robinson St. Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: charles.gufford@mccalla.com
Email: todd.latoski@mccalla.com
25-13366FL
September 4, 11, 2026 26-01706M

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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 412026CA000865CAAXMA
Freedom Mortgage Corporation
Plaintiff, vs.
Steven H. Sypolt a/k/a Steven Sypolt; GoodLeap, LLC f/k/a Loanpal, LLC; Jennifer M. Sypolt a/k/a Jennifer Sypolt
Defendants.

TO: Steven H. Sypolt a/k/a Steven Sypolt and Jennifer M. Sypolt a/k/a Jennifer Sypolt
Last Known Address: 705 Hubbel Road, Bradenton, FL 34208

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

LOT 10, BAY LAUREL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 1 AND 2, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before _____, 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.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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 or www.floridabar.org/public/lrs/.

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 8/28/2026

Angelina Colonneso
As Clerk of the Court
By (SEAL) Kris Gaffney
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F01236
September 4, 11, 2026 26-01690M

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2026CA001367AX
Freedom Mortgage Corporation
Plaintiff, vs.
Tamara S Taylor; Unknown Spouse of Tamara S. Taylor; James Curtis Carter; Unknown Spouse of James Curtis Carter
Defendants.

TO: James Curtis Carter and Unknown Spouse of James Curtis Carter
Last Known Address: 3210 32nd Street W, Bradenton, FL 34205

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

LOT 120, CLEAR VIEW MANOR, UNIT FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 78, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before, 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.

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.

In and for Manatee County:

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

Angelina Colonneso
As Clerk of the Court
(SEAL) By Kris Gaffney
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F00739
September 4, 11, 2026 26-01707M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2023-CA-005502
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
CHRISTOPHER WILLIAM LEE SCOTT A/K/A CHRISTOPHER WILLIAM SCOTT, et al.,
Defendants.

NOTICE is hereby given that Angelina "Angel" Colonneso, Clerk of the Circuit Court of Manatee County, Florida, will on October 1, 2026, at 11:00 a.m. ET, via the online auction site at www.manatee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit:

Lot 185, Carlyle at the Villages of Palm Aire Unit 3, according to the map or plat thereof as recorded in Plat Book 36, Page 198, Public Records of Manatee County, Florida.
Property Address: 5143 Creekside Trail, Sarasota, FL 34243

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

SUBMITTED on this 27th day of August, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
September 4, 11, 2026 26-01679M

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES ---

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.Storagetreasures.com on 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

SECOND AMENDED NOTICE OF SALE, PURSUANT TO CHAPTER 45, F.S.
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NUMBER: 2026 CA 001320 NC
CHARLES E. BOURNIVAL AND PAMELA J. BOURNIVAL, AS TRUSTEES OF THE BOURNIVAL TRUST U/T/D 5/1/04;
Plaintiffs, v.
HEATHER OLSON, AS TRUSTEE OF THE GRATITUDE TRUST, CITY OF VENICE FLORIDA, a municipal Florida corporation, MARA VISTA INVEST, LLC, a Florida limited liability company, CARRIE BECK, an individual, UNKNOWN TENANT NO. 1, UNKNOWN TENANT NO. 2, UNKNOWN TENANT NO. 3, UNKNOWN TENANT NO. 4, UNKNOWN TENANT NO. 5, UNKNOWN TENANT NO. 6, UNKNOWN TENANT NO. 7, UNKNOWN TENANT NO. 8, UNKNOWN TENANT NO. 9, UNKNOWN TENANT NO. 10, UNKNOWN TENANT NO. 11, UNKNOWN TENANT NO. 12, UNKNOWN TENANT NO. 13, UNKNOWN TENANT NO. 14, UNKNOWN TENANT NO. 15, UNKNOWN TENANT NO. 16, UNKNOWN TENANT NO. 17, UNKNOWN TENANT NO. 18, UNKNOWN TENANT NO. 19, UNKNOWN TENANT NO. 20, UNKNOWN TENANT NO. 21, UNKNOWN TENANT NO. 22, UNKNOWN TENANT NO. 23, and UNKNOWN TENANT NO. 24,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Final Judgment of Mortgage Foreclosure dated August 4, 2026, entered in Case No. 2026 CA 001320 NC in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein CHARLES E. BOURNIVAL and PAMELA J. BOURNIVAL, as Trustees of the BOURNIVAL TRUST U/T/D 5/1/04 is the Plaintiff, and HEATHER OLSON, as Trustee of the GRADITUDE TRUST, et al., are the Defendants, that KAREN E. RUSHING, Clerk of the Circuit Court and County Comptroller of Sarasota County, Florida, will sell to the highest and best bidder for cash online at www.sarasota.realforeclose.com at 9:00 a.m. on the 29th day of September, 2026, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

SEE EXHIBIT "A"
EXHIBIT "A"

Lot 7, Block 1333, Port Charlotte Subdivision, Section 11, a Subdivision according to the Plat thereof, as recorded in Plat Book 4, Pages 22A and 22E, Public Records of Charlotte County, Florida.
Lot 3, Block L, PINE LAKE, a Subdivision according to the Plat thereof, as recorded in Plat Book 3, Pages 37A and 37B, Public Records of Charlotte County, Florida.
Lot 5, Block L, PINE LAKE, a Subdivision according to the Plat thereof, as recorded in Plat Book 3, Pages 37A and 37B, Public Records of Charlotte County, Florida.
Lot 6, Block L, PINE LAKE, a Subdivision according to the Plat thereof, as recorded in Plat Book 3, Pages 37A and 37B, Public Records of Charlotte County, Florida.
Lot 17 and the West 16 2/3 feet of Lot 18, Block 213, Edgewood Section of Venice Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 2, Page 166, inclusive, of the Public Records of Sarasota County, Florida.
Lots 3967 and 3968, South Venice Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 6, Page 50, Public Records of Sarasota County, Florida.
The East 42 feet of Lot 13 and the West 24 feet of Lot 14, Block A, Harbor Oaks Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 2, Page 44, of the Public Records of Sarasota County; Florida.
Lot 6, Block 1, Westfield Subdivision, a Subdivision according to the Plat thereof as recorded in Plat Book 1, Page 209 of the Public Records of Manatee County, Florida. Together with a portion of an alley adjacent to Lot 6, vacated in Official Record Book 1072, Page 656, Public Records of Manatee County, FL.
The East 54.2 feet of the North 101.2 feet of Lot 1 and all of Lots 11 and 12, Block B, Vierhout's Subdivision, less the E 80 feet thereof, according to the Plat thereof as recorded in Plat Book 2, Page 113, of the Public Records of Manatee County, Florida.
Lots 517 and 518, Palmetto Point Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 8, Page 124 through 127 of the Public Records of Manatee County, Florida.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated at Sarasota County, Florida this 27th day of August, 2026.

GIBSON KOHL, P.L.
1800 2nd Street, Suite 777
Sarasota, FL 34236
Telephone: 941-362-8880
Facsimile: 941-362-8881
Primary Email: James@legaljim.com
Secondary Email:
Forest@legaljim.com
Attorneys for Plaintiff
By: /s/ James D. Gibson
James D. Gibson
Fla. Bar No. 0709069
September 4, 11, 2026 26-01682M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 2026CA1716
JAMES J. PALAWSKI
Plaintiff, vs.
NEAL WILLIAMS II,
Defendant.

TO: DEFENDANT, NEAL WILLIAMS II,
ALL PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST NEAL WILLIAMS II AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED

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

LOT 11 BLK C BRADEN RIVER LAKES PHASE 1 SUB ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 41 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#11272.2725/2

has been filed against the above defendant and you are required to serve a copy of your written defenses, if any, on or before October 15, 2026, on Mark A. Nelson, Law Office of Mark A. Nelson P.A. 2424 Manatee Ave. W., Suite 102, Bradenton, FL 34205, and file the original with 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.

This action shall be published once each week for four consecutive weeks in the Business Observer, Manatee County, FL.

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 or www.floridabar.org/public/lrs/.

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 on this the 26TH day of August, 2026.

DATED: 8/26/2026
ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT
By: (SEAL) Kris Gaffney
Deputy Clerk

September 4, 11, 18, 25, 2026 26-01678M

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 2026 CC 584
MIRROR LAKE CONDOMINIUM ASSOCIATION, INC., a Florida Corporation not for profit,
Plaintiff, vs.
RAYNES ELIZABETH PALERMO,
Defendant.

Notice is hereby given that, pursuant to the Summary Final Judgment of Foreclosure entered in the above-styled cause, in the County Court of Manatee County, Florida, I will sell the following property situated in Manatee County, Florida described as:

Unit 4003, MIRROR LAKE CONDOMINIUM, SECTION 1, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1077, Page 3849, and all amendments thereto, and as per plat thereof, recorded in Condominium Book 16, Page 15 through 20, inclusive, and all amendements thereto, of the Public Records of Manatee County, Florida, together with an undivided interest in the common elements.
Property Address: 3405 59 th Avenue West, Bradenton, Florida 34210-3222

At the public sale to the highest and best bidder, for cash, via Internet: www.manatee.realforeclose.com, at 11:00 A.M. on Septem 22, 2026.

NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. IF THE SURPLUS FUNDS ARE NOT CLAIMED BY THE OWNER AFTER ONE YEAR, THE FUNDS WILL BE DEPOSITED WITH THE CHIEF FINANCIAL OFFICER PURSUANT TO CHAPTER 717.

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 31ST day of August, 2026.

Angelina Colonneso Esq
Clerk of the County Court
By: (SEAL) Kris Gaffney
Deputy Clerk

DAVID J. FREDERICKS, ESQ.
DFredericks@andersongivens.com
aehunnings@AndersonGivens.com
6000 Cattleridge Drive, Suite 300
Sarasota, Florida 34232
(850) 692-8900
Florida Bar No. 84185
Counsel for Plaintiff
September 4, 11, 2026 26-01698M

SECOND 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 ---

SECOND 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

SECOND INSERTION

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

SECOND INSERTION

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

SECOND 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

SECOND 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

SECOND INSERTION

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

The administration of the state of STEPHANIE 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

SECOND 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

SECOND 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 of MARY 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.

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 mayapply, 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 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@jenhensleylaw.com
anna@jenhensleylaw.com
Aug. 28; Sept. 4, 2026 26-01641M

SECOND 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, 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 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 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

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

--- ACTIONS / SALES ---

SECOND 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

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. 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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. 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

SECOND 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

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 ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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.

LV18237_V34

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

--- ESTATE / TAX DEEDS / PUBLIC SALES ---

SECOND 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

SECOND 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

SECOND 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

THIRD 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

FOURTH 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

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

CHARLOTTE COUNTY LEGAL NOTICES

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26000798CP
IN RE: ESTATE OF
MARY ANN SCHULTZ
Deceased.

The administration of the estate of MARY ANN SCHULTZ, deceased, File Number 26000798CP, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. 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 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 September 4, 2026.

Personal Representative:
BARBARA JAYNE ELLISEN
3310 Cerritos Avenue
Signal Hill, CA 90755

Attorney for Personal Representative:
WILLIAM BETTERTON, ESQ.
Attorney for Personal Representative
Florida Bar No. 1054055
735 E. Venice Avenue, Suite 200
Venice, Florida 34285
Telephone: 941-303-6769

September 4, 11, 2026 26-01091T