MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Clarent Private Wealth LLC, desiring to engage in business under the fictitious name Clarent Private Wealth located at 1023 Manatee Ave W Suite 411, Bradenton, FL 34205, intends to register said name in Manatee County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

September 11, 2026 26-01719M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Joje's Edible Events located at 3321 59th Avenue Dr E, in the County of Manatee, in the City of Bradenton, Florida 34203 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bradenton, Florida, this 02nd day of September, 2026.

JOJE'S EDIBLE EVENTS LLC

September 11, 2026 26-01718M

FIRST INSERTION

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

Certificate Number: 2024-4350
Tax Deed #:2026TD000165

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: 2024-4350 Year of Issuance 2024 Description of Property LOT 1 BLK C ALSO BEG AT NE COR OF LOT 1 BLK C MC COLLUMS LAKE ADD, E 30 FT, S 90 FT, W 30 FT, N 90 FT TO POB INC RIP RTS PI#52530.0000/3 Parcel ID Number 5253000003 Property Address: 3025 49TH AVE W BRADENTON, FL 34207 Names in which assessed: ARTHUR KEELER, SHANE KEELER 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 10/12/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Sept. 11, 18, 25; Oct. 2, 2026 26-01723M

FIRST INSERTION

NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Villages of Glen Creek Community Development District on October 29, 2026 at 6:00 p.m., at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12th Street West, Bradenton, Florida 34205.

In accord with Chapter 190, Florida Statutes, the Villages of Glen Creek Community Development District ("the District") hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Business Observer/Manatee County on September 4, 2026.

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 the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, 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.

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.

If requested within twenty-one (21) days of the date of this notice, a hearing will be held at the time, date and place shown below (if not requested this hearing may not be held):

DATE: October 29,2026
TIME: 6:00 p.m.
***PLACE:** SpringHill Suites by Marriott Bradenton Downtown/ Riverfront 102 12th Street West
Bradenton, Florida 34205

A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, and received within twenty-one (21) days after the date of this Notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a 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 hearing, one or more Supervisors may participate in the public hearing by telephone.

Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at Rizzetta & Company, 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 11, 2026 26-01722M

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that MANAVAC SERVICES LLC, owner, desiring to engage in business under the fictitious name of EMAIDS OF MANATEE located at 1990 MAIN STREET, SUITE 750, SARASOTA, FLORIDA 34236 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

September 11, 2026 26-01735M

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 SeaState Outdoors located at 12664 Hysmith Loop 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 8th day of September, 2026

SeaState Land Services Company LLC

September 11, 2026 26-01736M

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 M Bishop Bookkeeping Services located at 6109 34th Ave 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 8th day of September, 2026

Mary Bishop

September 11, 2026 26-01742M

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 Shanena DiMaggio Counseling located at 2027 Bamboo Palm Cove in the City of Bradenton, Manatee, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of September, 2026

Shanena DiMaggio

September 11, 2026 26-01730M

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the DW Bayview Community Development District (the "District") will hold a regular meeting (the "Meeting") of its Board of Supervisors (the "Board") on **Friday, September 18, 2026, at 10:00 a.m. at Driftwood Clubhouse, 8810 Barrier Coast Trail, Parrish, Florida 34219**.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at rwelborn@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations, to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

Rachel Welborn
District Manager
DW Bayview Community Development District
September 11, 2026 26-01731M

FIRST INSERTION

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

Certificate Number: 2024-3395
Tax Deed #:2026TD000144

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: 2024-3395 Year of Issuance 2024 Description of Property COM AT A CONC MON (PRM #1371) FOUND MARKING THE SW COR OF PALMA SOLA WOODS II SUB, REC IN PB 22, PG 31 & 32; TH N 00 DEG 05 MIN 05 SEC W, ALG W LN OF SD PALMA SOLA WOODS II, SAME BEING ELY LN OF WHISPERING PINES SUB, REC IN PB 24, PG 92-94, A DIST OF 233.21 FT TO NE COR OF LOT 8, OF SD WHISPERING PINES SUB, FOR A POB; TH S 89 DEG 57 MIN 14 SEC W, ALG NLY LN OF LOT 8, 7 & 6, OF SD WHISPERING PINES SUB, A DIST OF 290.57 FT TO NW COR OF SD LOT 6, SD PT BEING ON ELY LN OF PARCEL 'A' (RESERVED FOR PRIVATE RD) AS SHOWN ON SD WHISPERING PINES; TH N 00 DEG 01 MIN 13 SEC W, ALG ELY LN OF SD PARCEL 'A', A DIST OF 90.0 FT; TH N 89 DEG 57 MIN 14 E, PARALLEL WITH SD NLY LN OF LOTS 8, 7 & 6 OF WHISPERING PINES SUB AND 90 FT NLY THEREFROM, A DIST OF 290.47 FT TO INTERSECTION WIH WLY LN OF SD PALMA SOLA WOODS II SUB; TH S 00 DEG 05 MIN 05 SEC E, ALG SD WLY LN, A DIST OF 90.0 FT TO POB, BEING & LYING IN US GOVMT LOT 3, OF SEC 31-34S-17E (1775/5487) PI#39066.1020/9 Parcel ID Number 3906610209 Property Address: 1711 78TH ST W BRADENTON, FL 34209 Names in which assessed: DANIEL KEVIN HORNER, LAURA S. HORNER 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 10/12/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Sept. 11, 18, 25; Oct. 2, 2026 26-01724M

FIRST INSERTION

NOTICE OF BOARD MEETING WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Water's Edge Community Development District ("District") will hold a Board of Supervisors meeting on **September 24, 2026, at 6:00 PM** at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219.

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

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

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

Amanda Ferguson, District Manager
Governmental Management Services – Tampa, LLC
September 11, 2026 26-01721M

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 Suncoast Airflow Solutions located at 12011 Kingsley 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 8th day of September, 2026

Simple R&A Solutions LLC
Roman Davidov

September 11, 2026 26-01741M

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date October 2nd, 2026 @ 10:00 AM at each individual repair facility.

42278 2017 Dodge VIN#: 3C4PDCGG1HT572233 Repair Facility: Vic's Performance Transmission & Automotive Inc 1210 11th St E Palmetto 941-721-0240 Lien Amt $6,330.16

42279 2017 Chevrolet VIN#: 1GCRCNEH1HZ262966 Repair Facility: Vic's Performance Transmission & Automotive Inc 1210 11th St E Palmetto 941-721-0240 Lien Amt $1,301.92

September 11, 2026 26-01720M

FIRST INSERTION

DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT NOTICE OF WORKSHOP

The Board of Supervisors of the DW Bayview Community Development District (the "**District**") will hold a public workshop on **September 28, 2026, at 3:00 p.m.** at the Driftwood Clubhouse, 8810 Barrier Coast Trail, Parrish, Florida 34219. The purpose of the public workshop is to provide an overview of the District and its operations.

The public workshop is open to the public and will be conducted in accordance with provisions of Florida law. A copy of the agenda may be obtained at the office of the District Manager, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Phone: (813) 533-2950 (the "**District Manager's Office**"), during normal business hours. The public workshop may be continued to a date, time, and place to be specified on the record at the workshop. There may be occasions when staff or board members may participate by speaker telephone.

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

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

Rachel Welborn
District Manager
September 11, 2026 26-01732M

FIRST INSERTION

NOTICE OF ACTION FOR PARTITION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2026-CA-0373

MODEYITHER MONTANA JONES and MILTON JONES,
Plaintiffs, vs.
HEIRS, DEVISEES, AND BENEFICIARIES OF ROBERT SIMMONS AKA ROBERT T. SIMMONS, DECEASED, NAMED AS FOLLOWS: ESTATE OF TONY BAZELON JENKINS, ESTATE OF HENRY JENKINS, ESTATE OF DEVONOR SIMMONS, ESTATE OF LORRAINE SIMMONS JACKSON, ESTATE OF VELDA LAREE SIMMONS COOPER, ESTATE OF DEBORAH UETH SIMMONS, ASHLEY JACKSON, ISAIAH MAURICE JACKSON, GERALD M. DRUMGOOLE, JR. LAMAR E. COOPER, PORSHIA Y. JONES, CHANTANIQUE SIMMONS, MISITIKAL MCNEIL, ROBERT THOMAS SIMMONS, JR., RICHARD SIMMONS, REGINA YVETTE SIMMONS, RENAYE SIMMONS, BERNARD GEORGE JENKINS AND ALL PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES CLAIM AS HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, SPOUSES, OR OTHER CLAIMANTS,
Defendants.

TO: Estate of Devonor Simmons and heirs, devisees, grantees, assignees, lienors
creditors, trustees, spouses or other claimants;
Estate of Lorraine Simmons Jackson and heirs, devisees, grantees, assignees, Lienors, creditors, trustees, spouses or other claimants;
Lamar E. Cooper and heirs, devisees, grantees, assignees, lienors, creditors, trustees, spouses or other claimants;
Isaiah Maurice Jackson and heirs, devisees, grantees, assignees, lienors,
creditors, trustees, spouses or other claimants; and
Ashley Jackson and heirs, devisees, grantees, assignees, lienors, creditors, trustees, spouses or other claimants.

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

Described as follows: Lot 18, Block C, of the H. W. Harrison Subdivision, Section 14, Township 35-S, Range 17-E, in the city of Palmetto, Florida. Parcel Identification Number is 2613710009.
206 15th Street West, Palmetto, Florida 34221,
(hereafter the "Property")

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on W. Nelon Kirkland of Dye Harrison Knowles Hamrick Kirkland Pratt DePaola & Johnson PLLC, 410 Manatee Avenue West, Suite N, Bradenton, Florida 34209 or P.O. Box 400, Bradenton, FL 34206; nkirkland@dyeharrison.com, on or before 10/20, 2026 and file the original with the clerk of this Court at 1115 Manatee Ave. West, Bradenton, FL 34205 either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand 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.

Angelina Colonneso
CLERK OF THE CIRCUIT COURT
By: (SEAL) K. Gaffney
Deputy Clerk

Sept. 11, 18, 25; Oct. 2, 2026 26-01748M

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
Business Observer
LV 10184

--- ESTATE ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2025CC003655AX
MHC COLONY COVE, L.L.C., Plaintiff, vs.
WELLS FARGO BANK, N.A.; THE ESTATE OF PATRICK MANNING; ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, ASSIGNS, AND DEVISEES OF PATRICK MANNING; THE ESTATE OF JUDITH K. MANNING; and ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, ASSIGNS, AND DEVISEES OF JUDITH K. MANNING, Defendants.

Notice is hereby given that, pursuant to the Amended Default Final Judgment entered in this cause on August 13, 2026, in the County Court of Manatee County, Angelina Colonneso, Manatee County Clerk of the Court, will sell the property situated in Manatee County, Florida, described as:

1986 REDM mobile home bearing the vehicle identification numbers 13005582A and 13005582B.

Property Address: 4019 Buena Vista Drive South, Lot No. 2618, Ellenton, Florida 34222

at public sale, to the highest and best bidder, for cash, via the internet at www.manatee.realforeclose.com at 11:00 A.M. on the 1st day of October 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, 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.

Respectfully submitted,
ATLAST LAW, PLLC
Daniel M. Hartzog, Esq. -
Fla. Bar No. 652067
1313 North Howard Avenue
Tampa, Florida 33607
813.241.8269
efiling@atlaslaw.com
Attorneys for Plaintiff
September 11, 18, 2026 26-01744M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 412025CA003113CAAXMA
PENNYMAC LOAN SERVICES, LLC
Plaintiff(s), vs.
CLARENCE ELBERT KNIGHT; KARINA ELISE KNIGHT; SUMMERWOODS HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA; THE UNKNOWN TENANT IN POSSESSION
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on August 27, 2026 in the above-captioned action, the Clerk of Court, Angelina "Angel" Colonesso, will sell to the highest and best bidder for cash at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 7th day of October, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 1044, SUMMERWOODS PHASE IV, SUBPHASE C, according to the Plat thereof, as recorded In Plat Book 72, Pages 140 through 147, of the Public Records of Manatee County, Florida.

Property address: 10460 Ladybug Cove, Parrish, FL 34219

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-016545-1
September 11, 18, 2026 26-01745M

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-1776
IN RE: ESTATE OF RICHARD L. FOUST, Deceased.

The administration of the estate of RICHARD L. FOUST, deceased, whose date of death was April 17, 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 THE DATE THAT IS 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 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 11, 2026.

Margaret M. Prager
Personal Representative
5468 Shearsburg Road
Leechburg, PA 15656

Andrew L. Clark
Attorney for Personal Representative
Florida Bar No. 1033240
LANG HALL LAW, CHARTERED
3639 Cortez Road West, Suite 106
Bradenton, FL 34210
Telephone: (888) 973-5043
Email: drew@langhall.legal
September 11, 18, 2026 26-01750M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026CP001862AX
Division: Probate
IN RE: ESTATE OF ROBERT EDWARDS BURGESS, Deceased.

The administration of the estate of ROBERT EDWARDS BURGESS, deceased, whose date of death was July 17, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 11, 2026.

Personal Representative:
Cynthia Burgess Fischer

Attorney for Personal Representative:
Holly M. Nikolich, Esq.
Email Addresses:
Holly@pinnaclelawfl.com
Florida Bar No. 0471127
1330 Main St., 2nd Floor, Suite 6
Sarasota, FL 34236
Telephone: 941-957-9500
September 11, 18, 2026 26-01726M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-2066
Division Probate
IN RE: ESTATE OF FRANCIS J. MCGRATH
Deceased.

The administration of the estate of Francis J. McGrath, deceased, whose date of death was August 26, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 11, 2026.

Personal Representative:
Gregory Logan Elliott
5105 Manatee Avenue West,
Suite 15A
Bradenton, Florida 34209

Attorney for Personal Representative:
G. Logan Elliott
Florida Bar Number: 86459
Elliott Law, P.A.
5105 Manatee Avenue West
Suite 15A
Bradenton, FL 34209
Telephone: (941) 792-0173
Fax: (941) 240-2165
E-Mail: logan@elliottelderlaw.com
September 11, 18, 2026 26-01737M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-1606
IN RE: ESTATE OF FRED WILLIAM BOLTE, also known as FRED W. BOLTE, Deceased.

The administration of the estate of FRED WILLIAM BOLTE, also known as FRED W. BOLTE, deceased, whose date of death was June 16, 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 11, 2026.

Joseph A. Bolte
Personal Representative
2114 Clifton Avenue
St. Louis, MO 63139

Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, PERRON, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
September 11, 18, 2026 26-01733M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No. 2026 CP 001375
IN RE: THE ESTATE OF: BRENDA G. BERNSTEN, Deceased
DAVID KINSEY, Petitioner

The administration of the testate estate of BRENDA G. BERNSTEN, deceased, whose date of death was May 20, 2026, and the last four digits of whose social security number are 9390, is pending in the 12th Judicial Circuit Court in and For Manatee County, Florida, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205 The name of the personal representative is DAVID KINSEY. The name and address of the personal representative's attorney and registered agent 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication is September 11, 2026.

DATED this 2nd day of September, 2026.

/S/ RAYMOND S. GRIMM, ESQ.
P.O. Box 6746
North Port, FL 34290
941-423-7897
raygrimm@outlook.com
FLA. BAR NO. 0488798
Attorney and Registered Agent
for Personal Representative
September 11, 18, 2026 26-01725M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026CP001764AX
Division: Probate
IN RE: ESTATE OF JOHN POLKING, Deceased.

The administration of the estate of John Polking, deceased, whose date of death was June 28, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 11, 2026.

Personal Representative:
Christopher Polking
c/o The Payne Law Group, PLLC
766 Hudson Ave., Suite C.
Sarasota, FL 34236

Attorney for Personal Representative:
David W. Payne, Esq.
Florida Bar Number: 0958530
PAYNE LAW GROUP PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Telephone: (941) 487-2800
Fax: (941) 487-2801
E-Mail: dpayne@lawnav.com
Secondary E-Mail:
srocha@lawnav.com
September 11, 18, 2026 26-01743M

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CC002928
PRESERVE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.
CAROL L. LAURIA, et al. Defendant(s).

TO: CAROL L. LAURIA
Last Known Address: 22802 Night Heron Way, Bradenton, FL 34202
TO: UNKNOWN SPOUSE OF CAROL L. LAURIA
Last Known Address: 22802 Night Heron Way, Bradenton, FL 34202
TO: UNKNOWN OCCUPANT(S)
Last Known Address: 22802 Night Heron Way, Bradenton, FL 34202

YOU ARE NOTIFIED that an action has been filed against you in the County Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, for foreclosure of a claim of lien and for damages, regarding the following real property in Manatee County, Florida,

LOT 326, PRESERVE AT PANTHER RIDGE, PHASE III, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGES 78 THROUGH 88, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

Commonly identified as: 22802 Night Heron Way, Bradenton, FL 34202

and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication of this notice on Plaintiff's attorney, Kari L. Martin, whose address is 1401 8th Avenue West, Bradenton, Florida 34205, and to file the original with the Clerk of this Court, at the Manatee County Judicial Center, 1115 Manatee Avenue W., Bradenton, Florida 34205, either before service of your defenses on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint of 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.

ANGELINA "ANGEL" COLONNESO
CLERK OF COURT
By: (SEAL) K. Gaffney
As Deputy Clerk
September 11, 18, 2026 26-01746M

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

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 Wild Thistle Literary Co. located at 11336 Springgate Trail in the City of Bradenton, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of September, 2026

Kreative-Books, LLC
Kirstyn Rea
September 11, 2026 26-01740M

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026CC000108AX
CPI/LC PLANTATION OWNER LLC d/b/a The Grove,
Plaintiff, vs.
MARCELIA HAMMOND and SOUTHTRUST BANK N.A.,
Defendants.

Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause on August 28, 2026, in the County Court of Manatee County, Angelina Colonneso, Manatee County Clerk of the Court, will sell the property situated in Manatee County, Florida, described as:

1989 PALM mobile home bearing vehicle identification numbers PH065374A and PH065374B.

Property Address: 1215 46th Avenue East, Lot No. 168, Bradenton, Florida 34203

at public sale, to the highest and best bidder, for cash, via the internet at www.manatee.realforeclose.com at 11:00 A.M. on the 30th day of September 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, 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.

September 11, 18, 2026 26-01728M

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026CC001399AX
CPI/LC PLANTATION OWNER LLC d/b/a The Grove,
Plaintiff, vs.
ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF PAUL EUGENE COX and TRUIST BANK,
Defendants.

Notice is hereby given that, pursuant to the Summary Final Judgment entered in this cause on August 27, 2026, in the County Court of Manatee County, Angelina Colonneso, Manatee County Clerk of the Court, will sell the property situated in Manatee County, Florida, described as:

1988 TROP mobile home bearing vehicle identification number N23940A.

Property Address: 1210 48th Avenue Drive East, Lot No. 144, Bradenton, Florida 34203

at public sale, to the highest and best bidder, for cash, via the internet at www.manatee.realforeclose.com at 11:00 A.M. on the 30th day of September 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, 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.

September 11, 18, 2026 26-01729M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 412026CA000518CAAXMA
NEWREZ LLC,
Plaintiff, vs.
JON HAGER A/K/A JONATHAN HAGER; UNKNOWN SPOUSE OF JON HAGER A/K/A JONATHAN HAGER; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated September 3, 2026, entered in Civil Case No.: 412026CA000518CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein NEWREZ LLC, Plaintiff, and JON HAGER A/K/A JONATHAN HAGER, is Defendant.

ANGELINA COLONNESO, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.manatee.realforeclose.com, at 11:00 AM, on the 13th day of January, 2027, the following described real property as set forth in said Judgment, to wit:

LOTS 903 AND 904, PALMETTO POINT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 124, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

Dated: September 4, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
26-52733
September 11, 18, 2026 26-01738M

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CC 004469
LEISURE LAKE CO-OP, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
KENNETH JULIAN FAILING, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated August 26, 2026, and entered in Case No. 2025CC004469AX of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina "Angel" Colonneso, will publicly sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 a.m., on October 7, 2026, the following described property:

UNIT #347, OF LEISURE LAKE VILLAGE, A/K/A LEISURE LAKE MOBILE HOME PARK, A COOPERATIVE, ACCORDING TO EXHIBIT "B" (PLOT PLAN) OF THE MASTER FORM PROPRIETARY LEASE RECORDED IN OFFICIAL RECORDS BOOK 1316, PAGES 2570 THROUGH 2595, INCLUSIVE, AS AMENDED, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Postal address: 347 Peace Manor, Palmetto, Florida 34221

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

If you are a person with a disability who needs any 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 4th day of September 2026.
NAJMY THOMPSON, P.L.
/s/ Kari L. Martin
Kari L. Martin
Florida Bar No. 092862
1401 8th Avenue West
Bradenton, Florida 34205
Telephone: (941) 748-2216
Facsimile: (941) 748-2218
Service Email:
service.KM@najmythompson.com
Correspondence only:
kmartin@najmythompson.com
Secondary:
abaker@najmythompson.com
Attorney for Plaintiff
September 11, 18, 2026 26-01739M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA001919AX
RIGHTCAP TRUST
Plaintiff, vs.
VIOLETTE JEAN, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2025CA001919AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein, RIGHTCAP TRUST , Plaintiff, and VIOLETTE JEAN, et. al., are Defendants, Clerk of Circuit Court, Angelina "Angel" Colonneso, Esq. will sell to the highest bidder for cash at www.manatee.realforeclose.com, on October 21, 2026 at 11:00 AM, the following described property:

LOT 1, BLOCK 13 OF VILLAGE GREEN OF BRADENTON UNIT "H" SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE(S) 144 - 146, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

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 9 day of September, 2026.
GREENSPOON MARDER, LLP
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 491-1120
Hearing Line: (888) 491-1120
Facsimile: (954) 343-6982
Email: gmforeclosure@gmlaw.com
Email: Michele.Clancy@gmlaw.com
By: /s/ Michele R. Clancy
Michele R. Clancy, Esq.
Florida Bar No. 498661
25-001465-01 / 85001.0002 / Jean Schwartz
September 11, 18, 2026 26-01747M

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2026CA000124
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, -vs-
JEAN-MARC ULYSSE SR, MARITA ULYSSE, UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WHISPERING OAKS HOA OF FLORIDA, INC, COUNTRYWIDE HOMELOANS, INC., MICHAEL D. WINKOWSKI, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2,
Defendant(s)

TO: MICHAEL D. WINKOWSKI
280 GUY LOMBARDO AVENUE
APARTMENT 4G
FREEPORT, NY 11520

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

LOT 15, WHISPERING OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE(S) 130, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 8222 46th Court E, Sarasota, FL 34243

The action was instituted in the Circuit Court, Twelfth Judicial Circuit in and for Manatee, County, Florida; Case No. 2026CA000124; and is styled Lakeview Loan Servicing, LLC vs. Jean-Marc Ulysse Sr. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before, and is 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.

ANGELA COLONNESO, ESQ.
Clerk of the Circuit Court and Comptroller
By: (SEAL) K. Gaffney
As Deputy Clerk

Matter No.: FL-010474-25
September 11, 18, 2026 26-01727M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-0512
Twelfth Judicial Circuit
IN RE: ESTATE OF RONALD FRANCIS PETRELLI,
Deceased.

The administration of the estate of Ronald Francis Petrellii, deceased, whose date of death was February 1, 2026, and whose social security number is xxx-xx-1470, 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 September 11, 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
September 11, 18, 2026 26-01749M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION: B
CASE NO.: 412024001079
DEEPHAVEN MORTGAGE LLC,
Plaintiff, vs.
ARIA HOMES DEVELOPMENT LLC A/K/A ARIA HOMES DEVELOPMENT, L.L.C.; GREYHAWK LANDING PROPERTY OWNERS ASSOCIATION, INC.; LYNK INVESTMENTS, LLC; VREJ JOHN ISAIAN; KARLO SEFIANI; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ANGELINA M. COLONNESO as the Clerk of the Circuit Court for MANATEE County shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at, 11:00 AM on the 02 day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 38, UNIT F, GREYHAWK LANDING PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE(S) 162 THROUGH 197, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 271 PETREL TRAIL, BRADENTON, FL 34212

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

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

Dated this 02 day of September 2026.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
23-03231
September 11, 18, 2026 26-01734M

Q&A

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

LV18237_V27

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

SUBSEQUENT INSERTIONS

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

SECOND 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

SECOND 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

THIRD 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

THIRD 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

THIRD 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 TAMIAMI 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 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V23

--- ESTATE ---

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-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@jenhenslevlaw.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

SECOND 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

SECOND 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

SECOND 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 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.

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

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-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

SECOND 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

SECOND 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

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

--- PUBLIC SALES / ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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-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

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
Business Observer
LV10249

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 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

SECOND 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

SECOND 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

SECOND 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

THIRD 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

THIRD 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

SECOND 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

--- SALES / ACTIONS ---

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412025CA001774CAAXMA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE LB-FLAT SERIES VI TRUST,
Plaintiff, v.
ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, 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

SECOND 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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

SECOND 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
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

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
and select the appropriate County name from the menu.
or email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V8

FOURTH 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

THIRD 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

--- TAX DEEDS ---

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

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

LV10160 Business Observer

CHARLOTTE COUNTY LEGAL NOTICES

--- ACTIONS / SALES ---

FIRST INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2025CA001371
U.S BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST,
Plaintiff, vs.
PATRICIA GREEN, et al.,
Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on August 7, 2026, in the above-styled cause, I will sell to the highest and best bidder for cash on October 7, 2026, at 11:00 a.m., at www.charlotte.realforeclose.com:

LOT 26, BLOCK 2770, PORT CHARLOTTE SUBDIVISION, SECTION 33, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 35A THROUGH 35F, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA
Property Address: 22303 Augusta Avenue, Port Charlotte, FL 33952

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 Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 09/04/2026.
ROGER D. EATON, CLERK
CHARLOTTE COUNTY
CLERK OF COURT
By: (SEAL) B. Lackey
Deputy Clerk

Matter No.: FL-010098-25
Case No.: 2025CA001371
September 11, 18, 2026 26-01113T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No.: 26000901CA
KIAVI FUNDING, INC.,
Plaintiff, v.
F & F BUILDER USA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CHARLOTTE COUNTY, FLORIDA; EDUARDO NUNEZ VILLEGAS; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

To the following Defendant(s):
F & F BUILDER USA, LLC, A FLORIDA LIMITED LIABILITY COMPANY
(LAST KNOWN ADDRESS)
31797 BARREL WAVE WAY
ZEPHYRHILLS, FL 33545
EDUARDO NUNEZ VILLEGAS
(LAST KNOWN ADDRESS)
31797 BARREL WAVE WAY
ZEPHYRHILLS, FL 33545

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 80, BLOCK 2106, PORT CHARLOTTE SUBDIVISION, SECTION 25, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 18A THRU 18C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
a/k/a 585 Lindley Ter, Port Charlotte, FL 33952

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 10-12-26, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 4 day of September, 2026.
CLERK OF COURT
As Clerk of the Court
(SEAL) By B. Lackey
As Deputy Clerk

September 11, 18, 2026 26-01114T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 26000522CA
MCLP ASSET COMPANY, INC.,
Plaintiff, v.
SUZIE DUPONT, et al.,
Defendants.

TO: ERIC DUPONT
Last Known Address: 19333 Midway Blvd., Port Charlotte, FL 33948
UNKNOWN SPOUSE OF ERIC DUPONT
Last Known Address: 19333 Midway Blvd., Port Charlotte, FL 33948

YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Charlotte County, Florida:

LOT 4, BLOCK 52, PORT CHARLOTTE SUBDIVISION, SECTION FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 PAGE(S) 87, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
including the buildings, appurtenances, and fixture located thereon.
Property Address: 220 Palmetto Cir NE, Port Charlotte, FL 33952 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 902 Clint Moore Road, Suite 220, Boca Raton, FL 33487 on or before October 12, 2026 (no later than 30 days from the date of the first publication of this Notice of Action) 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.

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 Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this Court at Charlotte, Florida on this 4 day of September, 2026.
CHARLOTTE CLERK OF COURT
CHARLOTTE COUNTY
CLERK OF COURT
(SEAL) By B. Lackey
Deputy Clerk

26-000090-1
September 11, 18, 2026 26-01115T

