

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FOR FISCAL YEAR 2027

LEXINGTON COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Lexington Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at 6:30 p.m. at the Rocky Bluff Library, 6750 U.S. HWY 301 North, Ellenton, Florida 34222 on the following dates:

January 5, 2027
March 2, 2027 – Budget Meeting
August 3, 2027 - Budget Hearing

The meeting may be continued in progress to a time, date, and location stated on the record without additional publication of notice. There may be occasions when one or more Supervisors will participate via telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Manager's Office at (813) 991-1116 at least forty-eight (48) hours prior to the meetings. 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Heather Jackson
District Manager
September 18, 2026

26-01790M

FIRST INSERTION

NOTICE OF PUBLIC MEETING FOR
PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

The Board of Supervisors (“Board”) of the Palma Sola Trace Community Development District (“District”) will hold their regular meetings for Fiscal Year 2027 at **Palma Sola Trace Clubhouse located at 7408 Hamilton Road, Bradenton, Florida 34209, at 1:30 p.m.**, unless otherwise indicated, on the following dates:

October 22, 2026
December 17, 2026 * **Changed due to Holiday (Christmas)**
January 28, 2027
March 25, 2027
May 27, 2027
July 22, 2027
September 23, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting Rizzetta & Company, Inc., by mail at 3434 Colwell Ave, Suite 200, Tampa, FL 33614, or by calling 813-533-2950 (“District Manager's Office”), or may be obtained on the District's website at <https://www.palmasolatrac-eedd.org/>.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 813-533-2950 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Rachel Welborn
District Manager
September 18, 2026

26-01802M

FIRST INSERTION

Notice of Meetings
Fiscal Year 2026-2027

Woodland Preserve Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026-2027 Regular Meetings of the Board of Supervisors of the Woodland Preserve Community Development District shall be held the 2nd Tuesday of every month at 10:30 a.m. at Waterscapes Pools & Spas, 8141 Lakewood Main Street, Suite 209A, Lakewood Ranch, FL 34202, except where noted. The meeting dates are as follows:

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

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained by Kai, 2502 N. Rocky Point Dr., Suite 1000, Tampa, FL 33607 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact KAI at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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
Andy Mendenhall
September 18, 2026

26-01760M

FIRST INSERTION

LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors (“Board”) of the Lake Flores Community Development District (the “District”), located in Manatee County, will hold a Special Meeting on October 7, 2026 at 11:00 a.m., at 8116 Cortez Road W., Bradenton, FL 34210. The purpose of the meeting is for the Board to consider responses to Request for Qualifications for Environmental Consultant Services. At such time the Board is so authorized and may consider any other business that may properly come before it.

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 (“District Manager's Office”) during normal business hours or by visiting the District's website, <https://lakeflorescdd.net/>. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Any person requiring special accommodations in order to access and participate in the meetings 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 meetings 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 18, 2026

26-01786M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Auction will be held online at, [Storagetreasures.com/auctions](https://www.storagetreasures.com/auctions)
FACILITY 3602 14th Street West Bradenton, FL 34205

NAME	UNIT	BALANCE
Steve Watkins	2039	\$979
Steve Watkins	4003	\$1,299
Steve Watkins	2009	\$879
Steve Watkins	4011	\$649
Steve Watkins	4005	\$1,249
Steve Watkins	4007	\$1,249
Steve Watkins	2007	\$979
Steve Watkins	2003	\$1,249
GARY JUSTUS	1045	\$747
James Robertson-Frost	4102	\$259
Paul Beardsley	2072	\$287
Christopher Gray	1121	\$217
Gabriel Alvarez	2115	\$207
PAUL BEARDSLEY	1011	\$297
stephen pope	3031	\$397

FACILITY 7735 US 41 Palmetto FL 34221		
NAME	UNIT	BALANCE
Keith Lane	2294	\$454
SHAWN YELTON	1072	\$355
IAN BECK	1082	\$228
SHAWN YELTON	1070	\$349
Keith Lane	2296	\$619
Erika Ochoa	2148	\$197
ManuelManuel Birriel Martinez	177	\$343
DKIYA PELHAM	1134	\$277
Mary Hamilton	216	\$383
Kelsie Stanley	135	\$424

FACILITY 14703 SR 64 EAST BRADENTON, FL 34212		
Josean Marquis	1032	\$304
CHRISSHANTE LANE	2173	\$459
September 18, 25, 2026		26-01785M

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES

FOREST CREEK COMMUNITY DEVELOPMENT

DISTRICT FISCAL YEAR 2026-2027

The Board of Supervisors of the Forest Creek Community Development District has scheduled their meetings for Fiscal Year 2027 at 1:00 p.m. at the Forest Creek Clubhouse located at 11685 Old Florida Lane, Parrish, Florida 34219.

Thursday, October 8, 2026
Thursday, November 12, 2026
Thursday, December 10, 2026
Thursday, January 14, 2027
Thursday, February 11, 2027
Thursday, March 11, 2027
Thursday, April 8, 2027
Thursday, May 13, 2027
Thursday, June 10 (budget approval), 2028
Thursday, July 8, 2027
Thursday, August 12 (budget adoption), 2028
Thursday, September 9, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained by contacting the District Manager at Inframark, Infrastructure Management Services 2005 Pan Am Circle, Suite 300, Tampa, Florida, 33607, or by calling 813-873-7300 during normal business hours. The meetings may be continued in progress to a time, date, and location stated on the record without additional publication of notice.

There may be occasions when one or more Supervisors may participate by telephone. At the above location there may be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in a meeting or workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting or workshop by contacting the District Manager at Inframark, Infrastructure Management Services at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at these meetings or workshop with respect to any matter considered at the meetings or workshop 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.

Heather Jackson, District Manager
September 18, 2026

26-01779M

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 JSK Custom Rod & Reel located at 1018 77th St E in the City of Palmetto, Manatee, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 14th day of September, 2026
Joshua S Knappek
September 18, 2026

26-01782M

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 “World Mission Initiative”, located at 518 – 13th Street West, Bradenton, Florida, 34205, in the County of Manatee, in the City of Bradenton, State of Florida, 34205. GALATIANS 6:2, INC., a Florida corporation, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

DATED at Bradenton, Manatee County, Florida, this 15 day of September, 2026.
GALATIANS 6:2, INC., a Florida corporation
By: s/ Gary R. Crawford
Gary R. Crawford, President
(Corporate Seal)
September 18, 2026

26-01793M

FIRST INSERTION

Auction Date: 10/08/2026
Multiple Facilities - Multiple Units

Extra Space Storage - 1930 Cortez Rd W Bradenton, FL 34207- (941)302-9918- @10:00AM
Latetia Sawyers - Home goods
Jaylinn Guevara Rosales - Bedroom set, Washer, Dryer, refrigerator, dresser
Jaylinn Guevara Rosales - 2 Dressers, 2 twin beds, king bed, 4 boxes with dinner ware and clothes, 3 Tvs
Lothar Erbe - business equipment
Brittany Simmons - Furniture and storage bins
Carlos Betancourt - TV, mini fridge, clothes
Michael Harrington - household items and boxes
Barbara Smith - Household Items, Clothes, NicNacs

Extra Space Storage - 5311 34th St W Bradenton, FL 34210- (941)263-3625- @10:00AM
Michael Butler - Boxes, TV, Furniture

Extra Space Storage - 5305 Manatee Ave Bradenton, FL 34209- (561)288-4405- @9:30AM
John Milligan - Appliances, boxes, pictures, furniture
Lisa O'connell - household items mattress

Extra Space Storage - 3708 Manatee

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES

EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

FOR THE FISCAL YEAR 2026-2027

The Board of Supervisors of the Eagle Pointe Community Development District will hold their regular meetings for the Fiscal Year 2026-2027 at the Eagle Pointe Clubhouse, 11450 Moonsail Drive, Parrish, FL 34219 at 6:00 p.m. on the 1st Thursday of each month unless otherwise indicated as follows:

October 1, 2026
November 5, 2026
December 3, 2026
January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 1, 2027
August 5, 2027
September 2, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Kai, 2502 N Rocky Point Dr. Suite 1000 Tampa FL 33607 or at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 565-4663 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Andy Mendenhall
District Manager
September 18, 2026

26-01761M

--- PUBLIC SALES ---

FIRST INSERTION
BOARD OF SUPERVISORS MEETING DATES WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2026-2027
The Board of Supervisors of the Water's Edge Community Development District will hold their regular meetings for the Fiscal Year 2026-2027 at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219 at 6:00 p.m. on the 4th Thursday of the following months unless otherwise indicated:
December 3, 2026 **1st Thursday January 28, 2027 February 25, 2027 March 25, 2027 April 22, 2027 May 27, 2027 June 24, 2027 July 22, 2027 August 26, 2027 September 23, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 (“District Office”).

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Amanda Ferguson District Manager September 18, 2026	26-01801M
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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 28, 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 28,2026
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 18, 2026	26-01795M
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FIRST INSERTION
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Commercial activities on 22.71 acres known as I-75 Office. The project is located in Manatee County, Section(s) 36, Township 35 South, Range 18 East. The permit applicant is I-75 Office Park, LLC whose address is 1651 Whitfield Avenue, Sarasota FL 34243. The Permit No. is 43019768.017.
The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.
NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. September 18, 2026	26-01796M
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FIRST INSERTION
LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REQUEST FOR QUALIFICATIONS ENVIRONMENTAL CONSULTING SERVICES

The Lake Flores Community Development District (“District”) is soliciting qualification documents detailing qualifications to provide environmental consulting services, as more particularly described in the Request for Qualifications Package (“RFQ”). To be eligible to submit qualification documents (“Response”), and in addition to any other requirements set forth in the RFQ, an interested firm must: (i) hold all required local, state and federal licenses in good standing; and (ii) be authorized to do business in the Manatee County and the State of Florida.

The RFQ will be available beginning September 18, 2026 at 9:00 A.M. EST by emailing a request to Daphne Gillyard gillyardd@whhassociates.com. Respondents must provide contact information in order to download the RFQ, and, in that way, will be added to the District's distribution list for the RFQ and any subsequent addenda thereto. The District reserves the right in its sole discretion to make changes to the RFQ up until the time of the opening, and to provide notice of such changes only to those Respondents who have downloaded a RFQ.

Each firm desiring to submit a response to the RFQ must submit an electronic copy of the firm's response on a flash drive, and in a PDF format, along with one (1) original unbound copy of the firm's response, no later than October 2, 2026 at 12:00 PM to the District Manager, Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ATTN: Jordan Lansford (the “Submittal Location”). A special public meeting will be conducted on October 7, 2026 at 11:00 a.m., to open the responses and read the names of the Respondents. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law including but not limited to Chapter 190, Florida Statutes. A copy of the agenda for the meeting may be obtained from the District Manager. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager at (561) 571-0010 at least forty-eight (48) hours before the meeting by contacting the District Manager. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Manager.

Responses will be evaluated in accordance with the criteria included in the RFQ. The District reserves the right to reject any and all responses, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the Capital Improvement Plan in phases, and waive minor or technical irregularities in any proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so. The District anticipates entering into continuing agreements with no less than one CEI Firm and no more than three CEI Firms.

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

Any person who wishes to protest the RFQ Package, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) of the download of the RFQ, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Any notice of protest must be accompanied by a protest bond in a form acceptable to the District and in the amount of Ten Thousand Dollars (\$10,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's RFQ Package or the processes described therein. The formal written protest shall state with particularity the facts and law upon which the protest is based. Additional requirements for filing a protest can be found in the District's Rules of Procedure, which are available upon request.

Any and all questions relative to this RFQ or the Capital Improvement Plan shall be directed in writing by e-mail only to Jordan Lansford, at lansfordj@whhassociates.com with e-mail copies to Jonathan Johnson at Jonathan.Johnson@kutakrock.com. No phone inquiries please. September 18, 2026	26-01794M
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FIRST INSERTION
NOTICE OF REGULAR MEETING DATES SUMMERWOODS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027
The Board of Supervisors (the “Board”) of the Summer Woods Community Development District (the “District”) will hold its regular meetings for Fiscal Year 2026/2027 at 6:00 p.m. located at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219 on the following dates:
October 1, 2026 December 3, 2026 February 4, 2027 April 1, 2027 Budget Workshop May 6, 2027 Proposed Budget Approval July 8, 2027 Final Budget Adoption September 2, 2027

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 2700 S. Falkenburg Rd, Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Sam Stevens District Manager September 18, 2026	26-01804M
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FIRST INSERTION
NOTICE OF PUBLIC MEETING DATES TREVESTA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Trevesta Community Development District will hold its regular monthly meetings for the Fiscal Year 2026/2027 at **11:00 a.m. and will be held at the Trevesta Clubhouse, located at 6120 Trevesta Place Palmetto, Florida 34221**, on the dates as follows:

**October 14, 2026
December 9, 2026
February 10, 2027
April 14, 2027
June 9, 2027
August 11, 2027**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website: www.TrevestaCDD.org.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Each meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in these meeting is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Sam Stevens District Manager September 18, 2026	26-01803M
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FIRST INSERTION
NOTICE OF PUBLIC MEETING DATES COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Copperstone Community Development District will hold their regular monthly meetings for the Fiscal Year 2026/2027 on the dates as follows:

**October 6, 2026
November 3, 2026
December 1, 2026
January 5, 2027
February 2, 2027
March 2, 2027
April 6, 2027
May 4, 2027
June 1, 2027
July 6, 2027
August 3, 2027
September 7, 2027**

All meetings will convene at 6:30 p.m. and will be held at the Copperstone Clubhouse, 8145 115th Avenue E, 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. There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, who can aid you in contacting the District Office.

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

Sam Stevens District Manager September 18, 2026	26-01805M
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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 G-SUITE

Business Observer

1/202678_V23

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 TeamPortalApp located at 7780 West-moreland Dr in the City of Sarasota, Manatee, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of September, 2026
JM Innovations Electronics, LLC
September 18, 2026 26-01781M

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 Bed Juice located at 5217 Palm Aire Dr in the City of Sarasota, Manatee, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of September, 2026
Deep Forest Consulting, LLC
September 18, 2026 26-01777M

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 Next Step Education Consulting located at 2902 Yarmouth Dr W in the City of Bradenton, Manatee, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of September, 2026
Lori Ann Lewis
September 18, 2026 26-01778M

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 PNV Remodeling located at 2418 Mizner Bay Avenue in the City of Bradenton, Manatee, FL 34208 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of September, 2026
PNV Flooring LLC
Paulo Negrao Vieira
September 18, 2026 26-01784M

FIRST INSERTION

NOTICE OF PUBLIC SALE

ALL U CAN STORAGE, LLC 6112 28th St. E., Bradenton, FL 34203. 941-727-1700 Time 9:00 am sale to be held at Lockerfox.com. Unit A32 Terrance, A81 Alvarado, A49 Wilson, A53 Klusacek. Household items and tools.

September 18, 25, 2026 26-01757M

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2026 CP 1754 Judge Diana Moreland IN RE: ESTATE OF STEPHEN J. CAVRICH JR. 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 Stephen J. Cavrigh Jr., deceased, Case No. 2026 CP 1754 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 April 27, 2026; that the total value of the estate is approximately \$112,000.00, including exempt assets, and that the name of those to whom it has been assigned by such order is:
Martha A. Fry
Stephen Cavrigh
Lindsey Montooth
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 18, 2026
Person Giving Notice:
/s/ Martha A. Fry
MARTHA A. FRY
3107 98th Avenue East
Parrish, Florida 34219
Attorney for Person Giving Notice:
/s/ Jennifer L. Hamey
JENNIFER L. HAMEY (0123046)
Jenniffer L. Hamey, PA
7216 US Highway 301 N, Ste 120
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
September 18, 25, 2026 26-01772M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NUMBER: 2026-CP-001191 IN RE: ESTATE OF ALAN HEISLER ADAMS Deceased.

The administration of the Estate of ALAN HEISLER ADAMS, whose date of death was May 1, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and address of the personal representative and personal representative's attorney are set forth below.
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER ON THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All creditors of the decedent and other persons having claims or demands

against the decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with the Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.
The date of the first publication of this Notice is September 18, 2026.
Persons giving Notice:
Benjamin Adams
Personal Representative
c/o 2033 Main Street, Suite 404
Sarasota, Florida 34237
C. Ted French, Esq.
Attorney for Personal Representative
Florida Bar No 173400
2033 Main Street, Suite 404
Sarasota, Florida 34237
(941) 955-0908 - phone
ted@tedfrench.org
September 18, 25, 2026 26-01792M

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 1923 Division Probate IN RE: ESTATE OF NANCY A. BURDULIS 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 Nancy A. Burdulis, deceased, File Number 2026 CP 1923, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205; that the decedent's date of death was November 28, 2025; that the total value of the estate is currently unknown, but does not exceed \$150,000.00, and that the names and addresses of those to whom it has been assigned by such order are:
Name Address
Michelle Light f/k/a Michelle Burdulis, Trustee of the Nancy A. Burdulis Living Trust Dated November 27, 2000
9563 Coastline Way Parrish, Florida 34219
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.
The date of first publication of this Notice is September 18, 2026.
Person Giving Notice:
Michelle Light
f/k/a Michelle Burdulis
9563 Coastline Way
Parrish, Florida 34219
Attorney for Person Giving Notice
Ira Stewart Wiesner, Esq., Attorney
Florida Bar Number: 222887
ADVOCATES IN AGING
WIESNER SMITH PLLC
328 N Rhodes Avenue
Sarasota, FL 34237
Telephone: (941) 365-9900
Fax: (941) 365-4479
E-Mail: sherri@wiesnerlaw.com
Secondary E-Mail:
rachel@wiesnerlaw.com
September 18, 25, 2026 26-01791M

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2026 CP 1818 Judge Diana Moreland IN RE: ESTATE OF JOHN J. FISH, JR 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 John J. Fish, Jr, deceased, Case No. 2026 CP 1818 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 April 21, 2026; that the total value of the estate is approximately \$350,000, including exempt assets, and that the name of those to whom it has been assigned by such order is:
Kevin A. Fish, Trustee of the John J. Fish Jr. Revocable Trust
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 18, 2026
Person Giving Notice:
/s/ Kevin A. Fish
KEVIN A. FISH
8115 112th Avenue East
Parrish, Florida 34219
Attorney for Person Giving Notice:
/s/ Jennifer L. Hamey
JENNIFER L. HAMEY (0123046)
Jenniffer L. Hamey, PA
7216 US Highway 301 N, Ste 120
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
September 18, 25, 2026 26-01773M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 1977 IN RE: ESTATE OF NEIL TATUM PASCOE Deceased.

The administration of the estate of Neil Tatum Pascoe, deceased, whose date of death was June 5, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1051 Manatee Avenue, 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 18, 2026.
Personal Representative:
Jon Paul Pascoe
11232 77th Street East
Parrish, Florida 34219
Attorney for Personal Representative:
Erika Dine, Esquire
Florida Bar Number: 0634581
Dine Elder Law, PLLC
11161 E SR 70, Unit 110-822
Lakewood Ranch, FL 34202
Telephone: (941) 746-3900
Fax: (941) 240-2132
E-Mail: erika@dinelaw.com
Secondary E-Mail:
diane@dinelaw.com
September 18, 25, 2026 26-01799M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001903 IN RE: ESTATE OF PETER JAMES WALKER AKA PETER J. WALKER Deceased.

The administration of the estate of Peter James Walker aka Peter J. Walker, deceased, whose date of death was August 12, 2025, 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 18, 2026.
Personal Representative:
Logan Lundstrom
3138 Brewster Rd
North Port, Florida 34288
Attorney for Personal Representative:
/s/ Andrej Cuturic
Andrej Cuturic
Attorney
Florida Bar Number: 1018523
801 E Venice Ave, Ste. 2
Venice, Florida 34285
Telephone: (941) 441-9193
Fax: (941) 214-2629
E-Mail: ac@legacylifelegal.com
Secondary E-Mail:
stephanie@legacylifelegal.com
September 18, 25, 2026 26-01769M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2026 CP 1994 JUDGE CHARLES WILLIAMS IN RE: ESTATE OF JOHN R. MAYS Deceased.

The administration of the Estate of John R. Mays, deceased, whose date of death was October 23, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representatives and the personal representatives' 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 18, 2026.
Personal Representative:
/s/ Brigitte N. Mays
BRIGITTE N. MAYS (PR)
1317 57th Street W
Bradenton, Florida 34209
Attorney for Personal Representative:
/s/ Jennifer L. Hamey
JENNIFER L. HAMEY (0123046)
Jenniffer L. Hamey, PA
3815 US Highway 301 N
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
September 18, 25, 2026 26-01755M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 2083 Division Probate IN RE: ESTATE OF FELICIA JOINER TAYLOR, Deceased.

The administration of the estate of FELICIA JOINER TAYLOR, 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 1115 Manatee Ave 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 18, 2026.
Robert Jeremy Taylor
Personal Representative
2001 5th St W
Palmetto, FL 34221
Thomas W. Harrison
Attorney for Personal Representative
Florida Bar No. 334375
DYE HARRISON KNOWLES
HAMRICK KIRKLAND PRATT
DEPAOLA & JOHNSON, PLLC
410 43rd St West, Suite N
Bradenton, Florida 34209
Telephone: (941) 746-1167
tharrison@dyeharrison.com
rferroyalka@dyeharrison.com
September 18, 25, 2026 26-01806M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA File No. 2026-CP-001853 AX Probate Division IN RE: ESTATE OF Kathleen C. Wytovich, Deceased.

The administration of the estate of Kathleen C. Wytovich, deceased, whose date of death was August 2, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. 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 18, 2026.
Personal Representative:
James E. Johnson II
410 43rd Street West, Suite N
Bradenton, FL 34209
Attorney for Personal Representative:
James E. Johnson II
Email Address:
johnson@dyeharrison.com
Email Address:
cgodfrey@dyeharrison.com
Florida Bar No. 0061621
Dye Harrison Knowles Hamrick
Kirkland Pratt DePaola & Johnson, PLLC
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 747-1871
September 18, 25, 2026 26-01775M

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
Case No. 2026 CP 1888
IN RE: ESTATE OF JORGE SANCHEZ
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 Jorge Sanchez, deceased, Case No. 2026 CP 1888 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 18, 2026; that the total value of the estate is approximately \$410,000, including exempt assets, and that the name of those to whom it has been assigned by such order is:

Cara Sanchez
Christian Sanchez

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the dece-

dent 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 18, 2026

Personal Giving Notice:
/s/ Cara Sanchez
CARA SANCHEZ
11821 Colyar Lane
Parrish, Florida 34219
Attorney for Person Giving Notice:
/s/ Jennifer L. Hamey
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 18, 25, 2026 26-01774M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Manatee County, FLORIDA
PROBATE DIVISION
File No. 2026 CP 002091
IN RE: ESTATE OF Donna Lee Ying
Deceased.

The administration of the estate of Donna Lee Ying, deceased, whose date of death was August 31st, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

The date of first publication of this notice is September 18, 2026.

Raymond F Toothaker
6154 Country Club Way,
Sarasota, FL 34243
Personal Representative
ANDREW W. ROSIN, P.A.
Attorneys for Personal Representative
1966 HILLVIEW STREET
SARASOTA, FL 34239
Telephone: (941) 359-2604
Florida Bar No. 0598305
Email Addresses:
arosin@rosinlawfirm.com
September 18, 25, 2026 26-01765M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
File No. 2026CP001811AX
Division PROBATE
IN RE: ESTATE OF PATRICIA C. GAINES Deceased

The administration of the estate of PATRICIA C. GAINES, deceased, whose date of death was July 10, 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 sur-

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is September 18, 2026.

Personal Representatives:
JENNIFER S. MAYNARD
40 Hance Rd.
Fair Haven, New Jersey 07704
LORI M. FREUND
99 Harrison Ave.
Fair Haven, New Jersey 07704
Attorney for Personal Representative:
JONATHAN .T ANDERSON
Attorney
Florida Bar Number: 0188530
WOOD, SEITL & ANDERSON, P.A.
3665 Bee Ridge Road, Suite # 300
Sarasota, FL 34233
Telephone: (941) 954-5772
Fax: (941) 925-9164
E-Mail: jonathan@wsa-law.com
September 18, 25, 2026 26-01787M

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE 12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2026-CC-114
WILLOW WALK COMMUNITY ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.
YOLANDA SHARMAE ANDERSON; REMONICA MICHELLE ANDERSON WARREN; AND UNKNOWN TENANT(S), Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Manatee County, Florida, Clerk of

Court will sell all the property situated in Manatee County, Florida described as:

Lot 147, WILLOW WALK PHASE IIA, IIB and IID, according to map or plat thereof as recorded in Plat Book 63, Pages 129 through 142, inclusive, of the Public Records of Manatee County, Florida.

A/K/A 4205 Reisswood Loop, Palmetto, FL 34221

at public sale, to the highest and best bidder, for cash, via the Internet at www.mantee.realforeclose.com at 10:00 A.M. on October 13, 2026

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-

FIRST INSERTION

NOTICE OF TRUST
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
PROBATE DIVISION
File No. 2026 CP 002091
IN RE: ESTATE OF DONNA LEE YING,
Deceased.

DONNA LEE YING, a resident of Manatee County, Florida, who died on AUGUST 31, 2026 was the grantor of a trust entitled: DONNA L. REVOCABLE TRUST UNDER AGREEMENT DATED THE 27TH DAY OF AUGUST, 2026, which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code. Additionally, this Notice of Trust is provide under Section 736.0604 of the Florida Statutes regarding limitation on an action contesting the validity of this Revocable Trust and any amendments thereto and

will be barred unless action is taken within the statutory time frame.

The name of the trustee and the name and address of his counsel are set forth below.

The Clerk shall file and index this notice of trust in the same manner as a caveat. Unless there exists a probate proceeding for the grantor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.

Dated this 10th day of September, 2026.

RAYMOND F. TOOTHAKER, Successor Trustee of the DONNA L. YING REVOCABLE TRUST UNDER AGREEMENT DATED THE 27TH DAY OF AUGUST, 2026
6154 COUNTRY CLUB WAY
SARASOTA, FLORIDA 34243
Andrew W. Rosin, Esq.
Law Office of Andrew W. Rosin, P.A.
1966 Hillview Street
Sarasota, FL 34239
(941) 359-2604
(941) 366-1252 facsimile
Attorney for Successor Trustee
arosin@rosinlawfirm.com
September 18, 25, 2026 26-01766M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001886AX
IN RE: ESTATE OF ANNE M. OLSEN,
Deceased.

The administration of the estate of ANNE M. OLSEN, Deceased, whose date of death was July 30, 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 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 18, 2026.

ELIZABETH DIERKING, 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 18, 25, 2026 26-01764M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 279
IN RE: ESTATE OF LINDA S. GUARD A/K/A LYNDA S. GUARD,
Deceased.

The administration of the estate of LINDA S. GUARD A/K/A LYNDA S. GUARD, deceased, whose date of death was APRIL 16, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no

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

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

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

The date of first publication of this notice is SEPTEMBER 18, 2026.

Personal Representative
Megan Guard-Pikulik
1401 Barn Door Dr.
Apex, NC 27502
Attorney for Personal Representative
William Shaffer, Esq.
Attorney for Petitioner
Florida Bar No. 65952
In a joint venture with
Hamilton Price, P.A.
2400 Manatee Ave. W.
Bradenton, FL 34205
Telephone: 941-748-0550
Email: Will@hamiltonpricelaw.com
Secondary Email:
Tara@hamiltonpricelaw.com
September 18, 25, 2026 26-01767M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001671
IN RE: ESTATE OF KARL A. DEGELMANN, Deceased.

The administration of the estate of KARL A. DEGELMANN, deceased, whose date of death was March 30, 2021, and whose social security number ends in 4875, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 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 18, 2026

Ingrid M. Selkow
Personal Representative
Alan F. Gonzalez, LL.M., Esquire
Attorney for Personal Representatives
Florida Bar No.: 229415
HAHN LOSER & PARKS LLP
601 Bayshore Blvd., Suite 720
Tampa, Florida 33606
Telephone: (813) 254-7474
Afgonzalez@Hahnlaw.com
September 18, 25, 2026 26-01752M

FIRST INSERTION

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

The administration of The Estate of Barbara C. Frank, 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 un-matured, 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 PUBLICA-

TION 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 18, 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 18, 25, 2026 26-01753M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Manatee County, FLORIDA PROBATE DIVISION
File No. 2026 CP 1856
Division Probate
IN RE: ESTATE OF Thomas L. Wyneken Deceased.

The administration of the estate of Thomas L. Wyneken, deceased, whose date of death was June 6th, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO 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 18, 2026

Kristina Nicole Lynch
c/o Kanetsky, Moore & DeBoer, PA
P.O. Address:
227 Nokomis Avenue South
Venice, FL 34285
Personal Representative
JON R. FAHS, Jr.
KANETSKY, MOORE & DEBOER, P.A.
ATTORNEYS AT LAW
Attorneys for Personal Representative
227 S. NOKOMIS AVE.
VENICE, FL 34285
Telephone: (941) 485-1571
Florida Bar No. 1025389
Email Addresses: jrf@kmdpa.com
September 18, 25, 2026 26-01751M

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that DYNAMIC MARKETING CONSULTANTS, LLC, OWNER, desiring to engage in business under the fictitious name of BOSS LEVEL located at 4524 MARLIN LANE, PALMETTO, FLORIDA 34221 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 18, 2026 26-01776M

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 Helping Hands Home Healthcare located at 6400 MANATEE AVE W SUITE C 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 12th day of June, 2026

RN ENTERPRISES INFUSION SERVICES OF TAMPA, INC.
RODNEY G.B. CLEMENTS

September 18, 2026 26-01797M

SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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.

MANKIN LAW GROUP
BRANDON K. MULLIS, ESQ.
Email:
Service@MankinLawGroup.com
Attorney for Plaintiff
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
September 18, 25, 2026 26-01788M

ACTIONS / SALES---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 1456 AX
Division Probate
IN RE: ESTATE OF
JOYCE LUKER a/k/a
JOYCE ANN LUKER,
Deceased.

The administration of the estate of JOYCE LUKER, deceased, whose date of death was February 2, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names

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

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

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

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 18, 2026.

Personal Representative:

MARK PIERCE
21782 Jerald Shay Rd
Gentry, AR 72734
Attorney for Personal Representative:
JORDAN J. RICCARDI, ESQ.
E-Mail Addresses:
jriccardi@icardmerrill.com
greid@icardmerrill.com
Florida Bar No. 0100363
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg PA
2033 Main St Ste 600
Sarasota, FL 34237
Telephone: (941) 366-8100
September 18, 25, 2026 26-01800M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP1804AX
Division Probate
IN RE: ESTATE OF
ROBIN A. FOSTER
Deceased.

The administration of the estate of ROBIN A. FOSTER, deceased, whose date of death was May 1, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, 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.

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

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

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

The date of first publication of this notice is September 18, 2026.

Personal Representative:
DAWN CASTILLO
3012 124th Avenue East
Parrish, FL 34219
Attorney for Personal Representative:
Dana Laganella Gerling, Esq.
Florida Bar No. 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
dlaganella@gerlinglawgroup.com
September 18, 25, 2026 26-01768M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2025CA002084AX
PennyMac Loan Services, LLC,
Plaintiff, vs.
Alejandro Gonzalez, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA002084AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Alejandro Gonzalez; United States of America on behalf of the Secretary of Housing and Urban Development; Crystal Mendoza are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 14th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 27, ELKHART, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 7, OF THE PUBLIC RECORDS OF

MANATEE COUNTY, FLORIDA.
TAX ID: 4822000008
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 11th day of September 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDoes@brockandscott.com
By /s/Justin J. Kelley, Esq
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F02171
September 18, 25, 2026 26-01780M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.:
412026CA000162CAAXMA
UNITED WHOLESALE
MORTGAGE, LLC
Plaintiff(s), vs.
DONALD ANDERSON; KIMBERLY
BAKER; JACQUELINE SNOW;
THE UNKNOWN HEIRS,
DEVISEES, BENEFICIARIES,
GRANTEES, ASSIGNS,
CREDITORS, LIENORS, AND
TRUSTEES OF GEORGE
WILLIAM ANDERSON III,
AND ALL OTHER PERSONS
CLAIMING BY, THROUGH,
UNDER, AND AGAINST THE
NAMED DEFENDANTS; THE
TRAILS OWNERS ASSOCIATION,
INC.; THE UNKNOWN HEIRS,
DEVISEES, BENEFICIARIES,
GRANTEES, ASSIGNS,
CREDITORS, LIENORS, AND
TRUSTEES OF GEORGE W.
ANDERSON A/K/A GEORGE
W. ANDERSON, JR. AND ALL
OTHER PERSONS CLAIMING
BY, THROUGH, UNDER,
AND AGAINST THE NAMED
DEFENDANTS; THE UNKNOWN
SPOUSE OF GEORGE W.
ANDERSON A/K/A GEORGE W.
ANDERSON, JR.; THE UNKNOWN
TENANT IN POSSESSION,
Defendant(s).

TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF GEORGE WILLIAM ANDERSON III, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF GEORGE W. ANDERSON A/K/A GEORGE W. ANDERSON, JR. AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF GEORGE W. ANDERSON A/K/A GEORGE W. ANDERSON, JR.
LAST KNOWN ADDRESS: 3804 72ND AVENUE EAST, SARASOTA,

FL 34243
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Manatee County, Florida, to foreclose certain real property described as follows:

LOT 25, OF THE TRAILS, PHASE II-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, AT PAGE 1 THROUGH 6, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Property address: 3804 72nd Avenue East, Sarasota, FL 34243
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

"In and for Manatee County:
If you cannot afford an attorney, contact Gulcoast Legal Services at (941) 746-6151 or www.gulcoastlegal.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 ESQ
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: (SEAL) K. Gaffney
Deputy Clerk

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-013964-1
September 18, 25, 2026 26-01770M

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CASE NO.:
412025CA001999CAAXMA
CARRINGTON MORTGAGE
SERVICES LLC,
Plaintiff, vs.
ROSALYN TURNER THOMAS;
UNKNOWN SPOUSE OF
ROSALYN TURNER THOMAS;
UNITED STATES OF AMERICA
ON BEHALF OF THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated September 1, 2026, and entered in Case No. 412025CA001999CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein Carrington Mortgage Services LLC, is Plaintiff and Rosalyn Turner Thomas; Unknown Spouse of Rosalyn Turner Thomas; United States of America on behalf of the Secretary of Housing and Urban Development, are Defendants, the Office of the Clerk of Angelina "Angel" Colonnese, Manatee County Clerk of the Court will sell via online auction at www.manatee.realforeclose.com at 11:00 a.m. on the 2nd day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK B, HORTON'S
SUBDIVISION, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK

1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SUBJECT TO A 6 FOOT EASEMENT FOR RIGHT-OF-WAY OFF THE WEST SIDE THEREOF.
Property Address: 543 11th Avenue West, Bradenton, Florida 34205
and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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: 9/9/2026
McCabe, Weisberg & Conway, LLC
By: Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 25-400334
September 18, 25, 2026 26-01758M

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.:
412025CA002633CAAXMA
PLANET HOME LENDING, LLC
Plaintiff(s), vs.
BARBARA A. EDWARDS AS
TRUSTEE OF THE DERRYL
T. EDWARDS AND BARBARA
A. EDWARDS REVOCABLE
LIVING TRUST, CREATED BY
DECLARATION DATED APRIL
10, 2008; THE UNKNOWN
SUCCESSOR TRUSTEE AS
TRUSTEE OF THE DERRYL
T. EDWARDS AND BARBARA
A. EDWARDS REVOCABLE
LIVING TRUSTDECLARATION
DATED APRIL 10, 2008; JORDAN
MILLER; UNITED STATES OF
AMERICA; AQUA FINANCE,
INC.; GOODLEAP, LLC; THE
UNKNOWN HEIRS, DEVISEES,
BENEFICIARIES, GRANTEES,
ASSIGNS, CREDITORS, LIENORS,
AND TRUSTEES OF PATRICIA
ELIZABETH MILLER AND ALL
OTHER PERSONS CLAIMING
BY, THROUGH, UNDER,
AND AGAINST THE NAMED
DEFENDANTS;
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 31, 2026 in the above-captioned action, the Clerk of Court, Angelina "Angel" Colonnese, will sell to the highest and best bidder for cash at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th 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:

THE LAND HEREINAFTER
REFERRED TO IS SITUATED
IN THE CITY OF BRADENTON,
COUNTY OF MANATEE,
STATE OF FL, AND IS DESCRIBED AS FOLLOWS: LOT
13, BLOCK 2, 1ST SECTION
CASA DEL SOL, ACCORDING
TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK
13, PAGE(S) 3, OF THE PUB-

LIC RECORDS OF MANATEE COUNTY, FLORIDA.BEING ALL THAT CERTAIN PROPERTY CONVEYED FROM DERRYL T. EDWARDS AND BARBARA A. EDWARDS AND BARBARA A. EDWARDS REVOCABLE LIVING TRUST, CREATED BY DECLARATION DATED APRIL 10, 2008 TO PATRICIA ELIZABETH MILLER, A SINGLE PERSON BY THE DEED DATED AUGUST 6, 2018 AND RECORDED AUGUST 7, 2018 IN BOOK 2741, PAGE 6783 OF OFFICIAL RECORDS.PCN: 42810.0000-2.
Property address: 2102 24th Avenue West, Bradenton, FL 34205
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. 24-009725-1
September 18, 25, 2026 26-01789M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 001524
IN RE: ESTATE OF
NICHOLAS MARK GILES
Deceased.

The administration of the estate of NICHOLAS MARK GILES, deceased, whose date of death was May 21, 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 representatives' attorney are set forth below.

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 sur-

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 001524
IN RE: ESTATE OF
NICHOLAS MARK GILES
Deceased.

The administration of the estate of NICHOLAS MARK GILES, deceased, whose date of death was May 21, 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 representatives and the personal representatives' attorney are set forth below.

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 sur-

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is September 18, 2026.

Personal Representatives:
TERESA GILES
8305 121st Ave. E.
Parrish, Florida 34219
JOE GILES, JR.
8305 121st Ave E.
Parrish, FL 34219
Attorney for Personal Representatives:
JOHN FERRARI, JR. Attorney
Florida Bar Number: 111132
Ferrari Elder Law
7100 S. Beneva Road
Sarasota, Florida 34238
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@ferrarielderlaw.com
Secondary E-Mail:
polyb@ferrarielderlaw.com
September 18, 25, 2026 26-01798M

SAVE TIME



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Deadline Wednesday at noon • Friday Publication

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CALL 941-906-9386
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e-mail legal@businessobserverfl.com

Business Observer
4/20/24

SUBSEQUENT INSERTIONS			
--- TAX DEEDS ---			
FOURTH 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 Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026			
26-01629M			
SECOND INSERTION			
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4350 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 Colonnese, Manatee County Clerk of the Courts. Sept. 11, 18, 25; Oct. 2, 2026			
26-01723M			
SECOND 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 CONCM 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 WITH 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 Colonnese, Manatee County Clerk of the Courts. Sept. 11, 18, 25; Oct. 2, 2026			
26-01724M			
SECOND 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, ISALAH 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,			

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 412026 CA 000461 CAAXMA SILVER HILL CAPITAL, LLC, f/k/a COMMUNITY LOAN SERVICING, LLC, a Delaware limited liability company, Plaintiff, vs. DESOTO AUTO MALL, INC., a Florida profit corporation; Defendants. Notice is hereby given that pursuant to the Summary Final Judgment of Foreclosure entered in this cause, in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein SILVER HILL CAPITAL, LLC, F/K/A COMMUNITY LOAN SERVICING, LLC, Plaintiff; DESOTO AUTO MALL, INC.; JOHN MCNAUGHT a/k/a JOHN J. MCNAUGHT; UNKNOWN SPOUSE OF JOHN MCNAUGHT a/k/a JOHN J. MCNAUGHT; NATALIE MCNAUGHT a/k/a NATALIE A. MCNAUGHT; UNKNOWN SPOUSE OF NATALIE MCNAUGHT a/k/a NATALIE A. MCNAUGHT; CONSUMER FINANCIAL SERVICES OF TAMPA, FL, LLC; JOHN DOE I and JANE DOE I, as Unknown Tenants; JOHN DOE II and JANE DOE II, as Unknown Tenants; JOHN DOE III and JANE DOE III, as Unknown Tenants, and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants are Defendants. The Clerk of Court will sell to the highest bidder for cash at 11:00 a.m. (Eastern/Standard Time) on the 7th day of October, 2026, online at www.manatee.realforeclose.com on the following property legally described as Exhibit "A" attached hereto and made a part thereof as set forth in the Summary Final Judgment, to wit: Parcel Identification Numbers 4833600002; 4834600001; 4879300004. Exhibit A PARCEL "A" LOTS 12 AND 13 OF BISHOP'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 26, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PARCEL "B" SITUATE AND BEING IN THE NE 1/4 OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 683 AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID NE 1/4 OF SAID SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST; SAID POINT OF INTERSECTION BEING FOUND BY MEASURING FROM THE NW CORNER OF SAID NE 1/4; SOUTH 0°09'30" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION 2030.11 FEET TO THE ABOVE MENTIONED POINT OF BEGINNING; THENCE CONTINUING ALONG SAID QUARTER SECTION LINE SOUTH 0°09'30" EAST 69.7 FEET; THENCE LEAVING SAID QUARTER SECTION LINE NORTH 85°60'30" EAST 28.60 FEET TO THE WESTERLY RIGHT OF WAY OF SAID STATE ROAD 683; THENCE ALONG SAID RIGHT OF WAY IN A NORTHWESTERLY DIRECTION ON A CURVE TO THE RIGHT HAVING A RADIUS OF 868.51 FEET A DISTANCE OF 75.24 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.	PARCEL "C" BEGIN AT A POINT WHERE THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 683 INTERSECTS THE WEST LINE OF THE NE 1/4 OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, SAID POINT OF INTERSECTION BEING FOUND BY MEASURING FROM THE NW CORNER OF THE SAID NE 1/4 SOUTH 0°09'30" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION 2030.11 FEET TO THE ABOVE MENTIONED POINT OF BEGINNING; THENCE CONTINUING ALONG SAID QUARTER SECTION LINE SOUTH 0°09'30" EAST 69.7 FEET; THENCE RUNNING SOUTH 85°60'30" WEST TO THE EAST LINE OF LOT 13 OF BISHOP'S SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 26 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, RUN THENCE NORTH ALONG THE EAST LINE OF THE SAID LOT 13 AND ALONG THE EAST LINE OF LOT 12 OF SAID SUBDIVISION TO A POINT WHERE THE WEST RIGHT OF WAY LINE OF STATE ROAD 683 INTERSECTS THE EAST LINE OF SAID LOT 12; RUN THENCE SOUTHEASTERLY ALONG THE SAID WEST RIGHT OF WAY LINE OF STATE ROAD 683 TO THE POINT OF BEGINNING. PARCEL "D" ALSO, ALL RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO THAT PORTION OF THE WEST HALF OF 9TH STREET (WHICH HAS BEEN PREVIOUSLY CLOSED AND VACATED) LYING SOUTH OF PARCEL "C" AND EAST OF THE EAST BOUNDARY OF LOT 13 OF PARCEL "A". PARCEL "E" BEGIN AT 1/4 CORNER BETWEEN SECTIONS 2 & 35 ON TOWNSHIP LINE 34/35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE RUN SOUTH 0°09'30" EAST ON THE NORTH AND SOUTH 1/4 LINE OF SECTION 2, A DISTANCE OF 2030.11 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ON AFOREMENTIONED LINE 123.8 FEET TO THE NORTH RIGHT OF WAY BOUNDARY OF SAID DITCH A DISTANCE OF 54.5 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 683 (U.S. 301); THENCE NORTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY ON AN ARC WHOSE LENGTH IS 133.95 FEET, DELTA ANGLE 8°50'10", RADIUS 868.51 FEET TO POINT OF BEGINNING. LESS THAT PART CONVEYED IN DEED BOOK 358, PAGE 121, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA (WHICH DEED BOOK 358, PAGE 121 DESCRIBES PARCELS "B" AND "C" ABOVE). ALSO, LESS AND EXCEPT THOSE LANDS TAKEN IN ORDER OF TAKING RECORDED JULY 3, 2012 IN O.R. BOOK 2427, PAGE 1332, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 412026 CA 000461 CAAXMA SILVER HILL CAPITAL, LLC, f/k/a COMMUNITY LOAN SERVICING, LLC, a Delaware limited liability company, Plaintiff, vs. DESOTO AUTO MALL, INC., a Florida profit corporation; Defendants. Notice is hereby given that pursuant to the Summary Final Judgment of Foreclosure entered in this cause, in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein SILVER HILL CAPITAL, LLC, F/K/A COMMUNITY LOAN SERVICING, LLC, Plaintiff; DESOTO AUTO MALL, INC.; JOHN MCNAUGHT a/k/a JOHN J. MCNAUGHT; UNKNOWN SPOUSE OF JOHN MCNAUGHT a/k/a JOHN J. MCNAUGHT; NATALIE MCNAUGHT a/k/a NATALIE A. MCNAUGHT; UNKNOWN SPOUSE OF NATALIE MCNAUGHT a/k/a NATALIE A. MCNAUGHT; CONSUMER FINANCIAL SERVICES OF TAMPA, FL, LLC; JOHN DOE I and JANE DOE I, as Unknown Tenants; JOHN DOE II and JANE DOE II, as Unknown Tenants; JOHN DOE III and JANE DOE III, as Unknown Tenants, and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants are Defendants. The Clerk of Court will sell to the highest bidder for cash at 11:00 a.m. (Eastern/Standard Time) on the 7th day of October, 2026, online at www.manatee.realforeclose.com on the following property legally described as Exhibit "A" attached hereto and made a part thereof as set forth in the Summary Final Judgment, to wit: Parcel Identification Numbers 4833600002; 4834600001; 4879300004. Exhibit A PARCEL "A" LOTS 12 AND 13 OF BISHOP'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 26, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PARCEL "B" SITUATE AND BEING IN THE NE 1/4 OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 683 AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID NE 1/4 OF SAID SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST; SAID POINT OF INTERSECTION BEING FOUND BY MEASURING FROM THE NW CORNER OF SAID NE 1/4; SOUTH 0°09'30" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION 2030.11 FEET TO THE ABOVE MENTIONED POINT OF BEGINNING; THENCE CONTINUING ALONG SAID QUARTER SECTION LINE SOUTH 0°09'30" EAST 69.7 FEET; THENCE LEAVING SAID QUARTER SECTION LINE NORTH 85°60'30" EAST 28.60 FEET TO THE WESTERLY RIGHT OF WAY OF SAID STATE ROAD 683; THENCE ALONG SAID RIGHT OF WAY IN A NORTHWESTERLY DIRECTION ON A CURVE TO THE RIGHT HAVING A RADIUS OF 868.51 FEET A DISTANCE OF 75.24 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.	PARCEL 104.1 RIGHT-OF-WAY TAKING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1733, PAGE 5499, RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS: BEGIN ON THE WEST BOUNDARY LINE OF LOT 12 AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "BISHOP'S SUBDIVISION" RECORDED AMONG AFORESAID PUBLIC RECORDS IN PLAT BOOK 7, PAGE 26, AT A POINT LOCATED S 00°06'32" W, A DISTANCE OF 29.08 FEET FROM THE NORTHWEST CORNER OF SAID LOT 12; THENCE LEAVING THE WEST BOUNDARY LINE OF SAID LOT 12, S 58°45'40" E, A DISTANCE OF 77.44 FEET; THENCE S 57°49'41" E, A DISTANCE OF 100.80 FEET; THENCE S 57°54'26" E, A DISTANCE OF 107.48 FEET; THENCE S 44°18'51" E, A DISTANCE OF 81.24 FEET; THENCE S 88°57'08" W, A DISTANCE OF 1.56 FEET; THENCE S 00°07'34" W, A DISTANCE OF 30.17 FEET; THENCE N 89°53'28" W, A DISTANCE OF 49.18 FEET TO A POINT IN THE CENTERLINE OF WARE'S CREEK; THENCE ALONG SAID CENTERLINE, N 45°40'28" W, A DISTANCE OF 66.30 FEET; THENCE N 49°43'48" W, A DISTANCE OF 100.67 FEET; THENCE N 58°04'43" W, A DISTANCE OF 146.55 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY LINE OF LOTS 13 AND 12, N 00°06'32" E, A DISTANCE OF 50.28 FEET TO THE POINT OF BEGINNING. PARCEL IDENTIFICATION NUMBERS: 4879300004, 4834600001; AND 4833600002 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: September 10, 2026 KOPELOWITZ OSTROW FERGUSON WEISELBERG GILBERT Counsel for Plaintiff One West Las Olas Boulevard, Suite 500 Fort Lauderdale, Florida 33301 Telephone: (954) 525-4100 Facsimile: (954) 525-4300 By: /s/ Jason Todd Corsover JASON TODD CORSOVER, ESQ. Fla. Bar No.: 189472 corsover@kolawyers.com File Number: 60053.015.23 September 18, 25, 2026 26-01771M
FOURTH 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 Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026	
26-01628M	
FOURTH 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 JUSTEA 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 Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026	
26-01613M	
FOURTH 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 Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026	
26-01631M	
SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4350 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 Colonnese, Manatee County Clerk of the Courts. Sept. 11, 18, 25; Oct. 2, 2026	
26-01723M	
SECOND 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 CONCM 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 WITH 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 Colonnese, Manatee County Clerk of the Courts. Sept. 11, 18, 25; Oct. 2, 2026	
26-01724M	
SECOND 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, ISALAH 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,	

--- ACTIONS / SALES ---

SECOND 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 SOUTHRUST 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 Colonnese, 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 Av-	enue 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

SECOND 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 Colonnese, 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

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA 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 MANA-	TEE 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

SECOND 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 LEISURA 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" Colonnese, 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

SECOND 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 for 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" Colonnese, 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 VIL-LAGE 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

SECOND 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 APT 200 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 Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011." If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. 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

FOURTH INSERTION	
FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-3994 Tax Deed #:2026TD0000157 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 Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01619M	

FOURTH INSERTION	
FOURTH 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 Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01633M	

SECOND 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 Petrelli, 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 de-	mands 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

SECOND 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

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4300 Tax Deed #:2026TD0000162 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 Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01624M	

FOURTH 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 Colonnese, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01626M

SECOND 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 DEVEISES OF PATRICK MANNING; THE ESTATE OF JUDITH K. MANNING; and ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, ASSIGNS, AND DEVEISES 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 Colonnese, 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@atlastlaw.com

Attorneys for Plaintiff

September 11, 18, 2026 26-01744M

SECOND 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 Lady-bug 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

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-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

SECOND 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

SECOND INSERTION

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. 732.221, 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@pinnaclerlawfl.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

SECOND 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. 732.221, 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

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-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

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT 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

SECOND INSERTION

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

SECOND 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

SECOND INSERTION

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

FOURTH INSERTION

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

Certificate Number: 2024-4174 Tax Deed #:2026TDO00159

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 Colonnese, Manatee County Clerk of the Courts.

Aug. 28; Sept. 4, 11, 18, 2026

FOURTH INSERTION

26-01622M

IV20906_V11

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

TAX DEEDS

FOURTH 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 P1#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 Colonneseo, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026	26-01637M

FOURTH 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 P1#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 Colonneseo, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026
26-01617M

FOURTH 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 P1#51110.1550/8 Parcel ID Number 511015508 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 Colonneseo, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026
26-01623M

THIRD 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 INTER- ESTS BY, THROUGH, UNDER OR AGAINST NEAL WILLIAMS II AND ALL PARTIES HAVING OR CLAIM- ING TO HAVE ANY RIGHT, TITL E 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 RIV- ER LAKES PHASE 1 SUB AC- CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 41 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI- DA P1#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, con- tact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747- 1628 or www.legalaidofmanasota.org. If you do not qualify for free legal as- sistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011 or www.floridabar.org/ public/lrs/. If you are a person with a disabil- ity who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice im- paired, call 711. WITNESS my hand and the seal of this Court on this the 26TH day of Au- gust, 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

FOURTH 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 P1#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 Colonneseo, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026	26-01612M

FOURTH 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 P1#40346.0000/9 Parcel ID Number 4034600009 Property Address: 4607 21ST AVE W BRADENTON, FL 34209 Names in which assessed: CHRISTP ER 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 Colonneseo, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026
26-01614M

FOURTH 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 P1#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 Colonneseo, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026
26-01616M

FOURTH 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 P1#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 Colonneseo, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026
26-01636M

FOURTH 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 P1#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 Colonneseo, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026	26-01621M

FOURTH 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 P1#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 Colonneseo, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026
26-01635M

FOURTH 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 P1#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 Colonneseo, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026
26-01627M

FOURTH 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 P1#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 Colonneseo, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026	26-01620M

FOURTH 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 S 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 40 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 THEN 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, P1#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 Colonneseo, Manatee County Clerk of the Courts.
Aug. 28; Sept. 4, 11, 18, 2026

26-01632M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-3704 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 P1#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 Colonneseo, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026
26-01618M

FOURTH 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 P1#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 Colonneseo, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026
26-01634M