

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Yarn & Dream located at 5424 Spanish Moss Cv in the City of Bradenton, Manatee, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of September, 2026 Lauren Branning	
September 25, 2026	26-01853M

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 Fren-zied Designs located at 923 70th Dr E, in the County of Manatee, in the City of Sarasota, Florida 34243 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Sarasota, Florida, this 17 day of September, 2026. Mark Robertson	
September 25, 2026	26-01838M

FIRST INSERTION	
NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2027	
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT	

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Parrish Plantation Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at the **Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish, Florida 34219.** on the following dates at **3:00 p.m.:**

October 15, 2026
November 19, 2026
December 17, 2026 at 6:00 p.m.
January 21, 2027
February 18, 2027 at 6:00 p.m.
March 18, 2027
April 15, 2027 at 6:00 p.m.
May 20, 2027
June 17, 2027 at 6:00 p.m.
July 15, 2027
August 19, 2027
September 16, 2027

*** Meeting may be rescheduled or canceled due to the holiday.**

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meetings.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District 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.

Kristee Cole District Manager	
September 25, 2026	26-01835M

FIRST INSERTION	
NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2027	
BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT	

Notice is hereby given that for the Fiscal Year 2026/2027, regular meetings of the Board of Supervisors of the Buckhead Trails II Community Development District are scheduled to be held at **1:00 PM. at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto Fl, 34221** as follows:

October 28, 2026
November 25, 2026
December 23, 2026
January 27, 2027
February 24, 2027
March 24, 2027
April 28, 2027
May 26, 2027
June 23, 2027
July 28, 2027
August 25, 2027
September 22, 2027

*** Meeting may be rescheduled or canceled due to the holiday.**

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or 813-873-7300, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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 the District's management company office, Inframark at 813-873-7300, at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

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

Angel Montagna District Manager	
September 25, 2026	26-01832M

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 Figure 8 Websites located at 5830 143rd Ct E in the City of Bradenton, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of September, 2026 Pooja Agrawal	
September 25, 2026	26-01843M

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 TAD Charitable Foundation located at 12923 IRIS AMBER CV in the City of PARRISH, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of September, 2026 Thierno Abdoulaye Diallo	
September 25, 2026	26-01851M

FIRST INSERTION	
NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2027	
PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT	

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Parrish North Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at the **Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish, Florida 34219.** on the following dates at **3:00 p.m.:**

October 15, 2026
November 19, 2026
December 17, 2026 at 6:00 p.m.
January 21, 2027
February 18, 2027 at 6:00 p.m.
March 18, 2027
April 15, 2027 at 6:00 p.m.
May 20, 2027
June 17, 2027 at 6:00 p.m.
July 15, 2027
August 19, 2027
September 16, 2027

*** Meeting may be rescheduled or canceled due to the holiday.**

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meetings.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District 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.

Kristee Cole District Manager	
September 25, 2026	26-01836M

FIRST INSERTION	
NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2027	
BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT	

Notice is hereby given that for the Fiscal Year 2026/2027, regular meetings of the Board of Supervisors of the Buckhead Trails Community Development District are scheduled to be held at **1:00 PM. at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto Fl, 34221** as follows:

October 28, 2026
November 25, 2026
December 23, 2026
January 27, 2027
February 24, 2027
March 24, 2027
April 28, 2027
May 26, 2027
June 23, 2027
July 28, 2027
August 25, 2027
September 22, 2027

*** Meeting may be rescheduled or canceled due to the holiday.**

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or 813-873-7300, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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 the District's management company office, Inframark at 813-873-7300, at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

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

Angel Montagna District Manager	
September 25, 2026	26-01833M

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 USA Supply Group located at 5807 24th St. East, Suite 105 in the City of Bradenton, Manatee, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of September, 2026 USA.Supply Group, Inc. James E Goff	
September 25, 2026	26-01844M

FIRST INSERTION	
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY	

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www. Storagetreasures.com on 10/15/26 at 2:30 pm. Contents include personal property along with the described belongings to those individuals listed below.

Unit B2102	Stephens, Necole	Boxes, totes, electronics
Unit B2137	Bradford Daniels, Tonya	Appliances, boxes, bags, totes
Unit B3070	Riedy, Rhonda	Furniture
Unit C4010	Marks, Brad	Clothing, boxes, bags, totes
Unit B2089	Bostic, Rebecca	Clothing, boxes, bags, totes
Unit B1023	Garcia, Andres	Tools, boxes, bags, totes
Unit A8026	States, Kaileb	Clothing, toys, boxes
Unit A8042	Wallace, John	Appliances, furniture, electronics

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

September 25; October 2, 2026	26-01845M
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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 residential subdivision activities on 158.6 acres known as Sunchase Phase II. The project is located in Manatee County, Section(s) 22, Township 33 South, Range 19 East. The permit applicant is Pulte Home Company, LLC whose address is 2662 S Falkenburg Road Riverview, FL. The Permit No. is 0047226.004.

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, 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 25, 2026	26-01846M
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FIRST INSERTION	
NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2027	
SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT	

Notice is hereby given that for the Fiscal Year 2026/2027, regular meetings of the Board of Supervisors of the Sawgrass Village Community Development District are scheduled to be held at **1:00 PM. at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto Fl, 34221** as follows:

October 28, 2026
November 25, 2026
December 23, 2026
January 27, 2027
February 24, 2027
March 24, 2027
April 28, 2027
May 26, 2027
June 23, 2027
July 28, 2027
August 25, 2027
September 22, 2027

*** Meeting may be rescheduled or canceled due to the holiday.**

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or 813-873-7300, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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 the District's management company office, Inframark at 813-873-7300, at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

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

Angel Montagna District Manager	
September 25, 2026	26-01834M

PUBLIC SALES

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Reel Veteran located at 7137 40th Ln. E. 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 22nd day of September, 2026 Szymanski Aviation Inc., Remigiusz Szymanski September 25, 2026	
26-01867M	

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Auction Date: 10/22/2026 Multiple Facilities - Multiple Units	Extra Space Storage - 1721 Cortez Rd W Bradenton, FL 34207- (941)866-8225- @9:30AM Danny Johnson - Bedroom furniture, chair and totes.
Extra Space Storage - 4010 E State Rd 64 Bradenton, FL 34208- (941)705- 9605- @9:30AM Bobbi-Jo Sperry - Household Items	Extra Space Storage will hold a public auction to sell personal property de- scribed belonging to those individuals listed at the location indicated. The auction will be listed and advertised on www.storagetreasures.com. Purchase must be made with cash only and paid above referenced facility in order to complete the transaction.
Extra Space Storage - 5311 34th St W Bradenton, FL 34210- (941)263-3625- @10:00AM Jean Widlet Jean Baptiste - Photogra- phy Equipments, Backup Computer.	Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Sept. 25; Oct. 2, 2026 26-01868M
Extra Space Storage - 3708 Manatee Ave W Bradenton, FL 34205- (941)292- 2323- @10:00AM Corian Brown - queen bed dressers tv crates bags box spring	

FIRST INSERTION	
BOARD OF SUPERVISORS MEETING DATES	
UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT FISCAL YEAR 2026-2027	

The Board of Supervisors of the University Town Center Improvement District will hold its regular monthly meetings for Fiscal Year 2026-2027 on the first Wednesday of each month at 9:00 AM at the location below as follows:

Benderson Development 7978 Cooper Creek Blvd., Suite 100 University Park, FL 34201	
1.	October 7, 2026
2.	November 4, 2026
3.	December 2, 2026
4.	January 6, 2027
5.	February 3, 2027
6.	March 3, 2027
7.	April 7, 2027
8.	May 5, 2027
9.	June 2, 2027
10.	July 7, 2027
11.	August 4, 2027
12.	September 1, 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 PFM Management Services, LLC at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, or by calling (407) 723-5900 ("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 (407) 723-5900 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 the person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager Vivian Carvalho September 25, 2026	26-01862M
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FIRST INSERTION	
Villages of Glen Creek Community Development District Notice of meeting and public hearing on proposed recreational facilities policies, rental rates, rental deposits, and non-resident user fees	
The Villages of Glen Creek Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review, adopt, and amend recreational facilities policies, rental rates, rental deposits, and non-resident user fees (the "Recreational Facility Policy") 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.	

The Board deems it necessary to hold the above-referenced meeting and public hearing to review the Recreational Facility Policy and to receive input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of the District's recreational facilities are borne in a fair manner for all user types, and to conduct all necessary business properly coming before it.

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 without additional notice to a date, time, and place to be specified on the record at the meeting. The District fully encourages public participation at the public hearing. The public may attend the public hearing at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront or by conference line. Please check the District's website at www.villagesofglencreekcdd.org prior to the public hearing/meeting date for the call-in number in order to attend via the conference line. At the conclusion of the hearing, the Board shall adopt the amended policies and rate and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment or amendment of such policies and rate and fee schedules.

To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Copies of the agenda and the proposed Recreational Facility Policy will be available by emailing the District Manager at MONolan@rizzetta.com. The District Manager's office can be reached telephonically at (813) 533-2950.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours 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 Manager.

If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based. September 25, 2026	26-01837M
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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 20, 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 Proposals for Phase II & Off-Site Wetland Grading. 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.	
FIRST INSERTION	
AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS	

The Board of Supervisors ("Board") of the Aviary at Rutland Ranch Community Development District ("District") will hold regular meetings for Fiscal Year 2027 at 5:00 p.m., at 6102 162nd Ave E., Parrish, Florida 34219 on the following dates:

October 21, 2026
November 18, 2026
December 16, 2026
January 20, 2027
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
July 21, 2027
August 18, 2027
September 15, 2027

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, <https://aviarycdd.org/>.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 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.

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

District Manager September 25, 2026	26-01858M
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FIRST INSERTION	
NORTHLAKE STEWARDSHIP DISTRICT REQUEST FOR PROPOSALS (RFP) FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES FOR PHASE 1C OF PINE BRIDGE BOULEVARD (FKA MULHOLLAND ROAD), AND PORTIONS OF LEGACY PRESERVE DRIVE AND CLOVERFIELD RUN MANATEE COUNTY, FLORIDA	
THIS SOLICITATION IS LIMITED TO THOSE CONTRACTORS WHO ARE PREQUALIFIED WITH THE DISTRICT.	
NOTICE OF RFP	

Notice is hereby given that the Northlake Stewardship District ("District") will receive proposals from qualified firms ("Proposers") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The contract will require contractors to provide for the labor, materials and equipment necessary for the maintenance of certain landscape and irrigation improvements and other associated work for service area known as "Phase 1C of Pine Bridge Boulevard and portions of Legacy Preserve Drive and Cloverfield Run" and as more particularly described in the Project Manual which will include, among other materials, contract documents, project scope and any technical specifications. In order to submit a proposal, each Proposer must be prequalified as a landscape and irrigation servicer with the District.

The Project Manual will be available beginning September 25, 2026, starting at 12:00 p.m. (EST) Proposers may obtain an electronic version of the Project Manual by requesting a copy via e-mail from the District Manager, Chris Conti at ContiC@whhassociates.com.

The mandatory pre-proposal meetings will be held on October 8, 2026, at 1:00 p.m. (EST), via Microsoft Teams. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer; all attendees are strongly encouraged to participate via video and audio. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the mandatory pre-proposal meeting and registered. Proposers can attend the mandatory pre-proposal meeting by following this link and entering meeting ID and related passcode:
<https://teams.microsoft.com/meet/260187762849051?p=dqtEJyzVcMU4ExKUPN>
Meeting ID: 260 187 762 849 051
Passcode: Wb7vp3io

Any and all questions relative to this project shall be directed in writing by e-mail only to Chris Conti, District Manager, at ContiC@whhassociates.com with a copy to Mark Yahn at myahn@sunscapeconsulting.com and District Counsel, at michelle.rigoni@kutakrock.com. All questions must be received by October 9, 2026, by 5:00 p.m. (EST). The District reserves the right, in its sole discretion, to determine which questions will be answered and, only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

Prequalified firms desiring to provide services for this project must submit one (1) original, five (5) hard copies and one (1) electronic copy in a PDF format of proposals no later than October 14, 2026, by 4:00 p.m. (EST) at 201 5th Avenue Drive East, 7th Floor, Bradenton, Florida 34208. Proposals shall be submitted in a package bearing the name of the Proposer on the outside of the package and shall clearly identify the project. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at the time and date stipulated below; proposals received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

NOTICE OF PROPOSAL OPENING MEETING

All proposals will be publicly opened at a meeting of the District to be held on October 14, 2026, at 4:15 p.m. (EST) at 201 5th Avenue Drive East, 5th Floor, Bradenton, Florida 34208. Proposals will be publicly opened at that time and place, with Proposer names and total pricing announced at that time in accordance with District rules. No decisions of the District's Board of Supervisors will be made at

FIRST INSERTION	
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 meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.	
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
District Manager September 25, 2026	26-01857M

FIRST INSERTION	
NORTHLAKE STEWARDSHIP DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS	

The Board of Supervisors ("Board") of the Northlake Stewardship District ("District") will hold regular meetings for Fiscal Year 2027 at 5:00 p.m., or as soon thereafter as the matter may be heard, at 6102 162nd Ave E., Parrish, Florida 34219 on the following dates:

October 21, 2026
November 18, 2026
December 16, 2026
January 20, 2027
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
July 21, 2027
August 18, 2027
September 15, 2027

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, <https://northlakesd.net/>.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 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.

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

District Manager September 25, 2026	26-01859M
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FIRST INSERTION	
that time. A copy of the agenda for the meeting can be obtained from the "District Manager's Office" located at 2300 Glades Road #410W, Boca Raton, Florida 33431, phone: (561)571-0010 and e-mail: ContiC@whhassociates.com .	
NOTICE OF PUBLIC INTERVIEW WORKSHOP MEETING	
A public workshop of the District will be held on Wednesday, November 4, 2026, at 1:00 p.m. (EST) at 6102 162nd Avenue East, Parrish, Florida 34219. No official action of the District's Board will be taken at this meeting; it is held for the limited purpose for District staff to hold interviews of the proposers who have submitted a proposal in response to the District's Request for Proposals for Landscape and Irrigation Maintenance Services for Phase 1C of Pine Bridge Boulevard (FKA Mulholland Road), and Portions of Legacy Preserve Drive and Cloverfield Run. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for the meeting can be obtained from the "District Manager's Office" located at 2300 Glades Road #410W, Boca Raton, Florida 33431, phone: (561)571-0010 and e-mail: ContiC@whhassociates.com . This meeting may be continued to a date, time, and place to be specified on the record at the meeting.	

MISCELLANEOUS

If reasonable accommodations are needed for participation in any proposal-related meetings announced in this notice, please contact the District Manager, Chris Conti, at ContiC@whhassociates.com, 2300 Glades Road #410W, Boca Raton, FL 33431, Ph: (561)571-0010 at least forty-eight (48) hours in advance. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal schedule, the proposal and contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, or process, or any other issues or items relating to the Project Manual ("RFP Documents"), must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays and holidays) after the publication of this notice followed by a formal protest setting forth with particularity the facts and law upon which the protest is based which shall be filed within seven (7) calendar days (including Saturdays, Sundays and holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the RFP Documents, in accordance with Rule 3.11 of the District's Rules of Procedure. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager's Office. Any proposer who files a notice of protest shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the District's Staff may approve. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the proposer afforded no relief.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual; however, please note that in order to be qualified, each bidder must (1) be prequalified as a landscape and irrigation servicer with the District; (2) be authorized to do business in Florida, and hold all required local, state and federal licenses in good standing; and (3) have at least five (5) years of experience with landscape and irrigation maintenance projects. All proposers should acquire a copy of the Project Manual prior to the pre-proposal meeting. Copies of the Project Manual will not be available during the meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those proposers who have requested a Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals, waive any technical errors, informalities or irregularities, or award the contract in whole or in part to one or more Proposers, all as the District, in its sole discretion, determines it is in the best interests of the District to do so.

September 25, 2026	26-01860M
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PUBLIC SALES / TAX DEEDS ---

FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-5066 Tax Deed #:2026TD000187 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: 2024-5066 Year of Issuance 2024 Description of Property LOT 15 BAYSHORE GARDENS SECTION 38 P1#61367.1034/7 Parcel ID Number 6136710347 Property Address: 2410 FLAMINGO BLVD BRADENTON, FL 34207 Names in which assessed: GERALD W. BRADLEY, ROBERT BRADLEY 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026 26-01826M	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-5305 Tax Deed #:2026TD000189 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: 2024-5305 Year of Issuance 2024 Description of Property LOT 16 BLK C UNIT 5 WHITFIELD COUNTRY CLUB HTS P1#66164.0000/5 Parcel ID Number 6616400005 Property Address: 1132 DANNY DR SARASOTA, FL 34243 Names in which assessed: CAROLYN J JOCHENS 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026 26-01829M

FIRST INSERTION

NOTICE OF BOARD MEETING AND CLOSED EXECUTIVE SESSION OF THE BOARD OF SUPERVISORS OF HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors (the “**Board**”) of the Harrison Ranch Community Development District (“**District**”) will be held on **October 7, 2026, at 6:30 p.m. at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219**. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Telephone (813) 533-2950 (“**District Manager’s Office**”).

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District’s security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed executive session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

Matt O’Nolan, District Manager Harrison Ranch Community Development District September 25, 2026	26-01866M
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FIRST INSERTION

BOARD OF SUPERVISORS’ MEETING AND WORKSHOP DATES HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026-2027

The Board of Supervisors of the Harrison Ranch Community Development District (“District”) will hold their regular meetings for Fiscal Year 2026/2027 (beginning October 1, 2026, and ending September 30, 2027) at Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219 at the below indicated times, for the purpose of considering any business that may come before the Board on the following dates:

October 7, 2026	6:00 PM
November 4, 2026	6:00 PM
December 2, 2026	6:00 PM
January 6, 2027	6:00 PM
February 3, 2027	6:00 PM
March 3, 2027	6:00 PM
April 7, 2027	6:00 PM
May 5, 2027	6:00 PM
June 2, 2027	6:00 PM
July 7, 2027	6:00 PM
August 4, 2027	6:00 PM
September 8, 2027	6:00 PM

Additionally, the Board of Supervisors for the District will hold workshops for the purpose of reviewing items on the agenda for the next scheduled meeting of the Board and discussing other District business. No decisions will be made, and no Board action will be taken, at the workshops. Each workshop will take place at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219, at the below indicated times, on the following dates:

April 14, 2027	6:00 PM
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The meetings and workshops are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops 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 and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578, or by phone at 813-533-2950, or by visiting the District’s website: https://www.harrisonranchcdd.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 any meeting or workshop 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) I 1-800-955-8770 (Voice), for aid in contacting the District Office.

Matt O’Nolan District Manager September 25, 2026	26-01865M
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FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4406 Tax Deed #:2026TD000177 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: 2024-4406 Year of Issuance 2024 Description of Property UNIT 91 PARK ACRES ESTATES SEC II CONDOMINIUM PI#53441.1470/6 Parcel ID Number 5344114706 Property Address: 4614 PARK ACRES DR BRADENTON, FL 34207 Names in which assessed: LYNNE P BERGERON 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026 26-01825M	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-5023 Tax Deed #:2026TD000184 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: 2024-5023 Year of Issuance 2024 Description of Property UNIT 6 SEA MIST BUILDING OF HARBOR PINES A CONDO PI#61091.7030/5 Parcel ID Number 6109170305 Property Address: 6033 34TH ST W BRADENTON, FL 34210 Names in which assessed: BRICE BUCCI 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026 26-01828M

FIRST INSERTION

Notice of Meetings Fiscal Year 2026/2027 Villages of Glen Creek Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/20267 Regular Meetings of the Board of Supervisors of the Villages of Glen Creek Community Development District shall be held at **6:00 p.m. at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12th Street West, Bradenton, Florida 34205**. The meeting dates are as follows:

October 28, 2026
December 8, 2026
February 9, 2027
April 13, 2027
June 8, 2027
August 10, 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 from Rizzetta and Company, 3434 Colwell Ave, Suite 200, Tampa, FL 33614 at (813) 533-2950, 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 Rizzetta at (813) 533-2950. 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.

Matt O’Nolan District Manager September 25, 2026	26-01864M
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FIRST INSERTION

BOARD OF SUPERVISORS’ MEETING DATES WATERLEFE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027

The Board of Supervisors of Waterlefe Community Development District will hold their Regular Monthly Meetings for the Fiscal Year 2026-2027 on the dates as follows:

October 26, 2026
November 16, 2026
December 21, 2026
January 18, 2027
February 22, 2027
March 15, 2027
April 12, 2027
April 19, 2027
May 17, 2027
June 21, 2027
July 19, 2027
August 23, 2027
September 20, 2027

All meetings will convene at 2:00 p.m. Unless conducted remotely, meetings will be held at 1022 Fish Hook Cove, Bradenton, Florida 34212.

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 each meeting may be obtained by contacting the District Manager, 3434 Colwell Ave, Suite 200, Tampa, FL 33614 or by phone at (813) 533-2950. There may be occasions when one or more Supervisors will participate by telephone. At the above location, if the meeting is not remote, 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 any meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meeting. 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 by the Board with respect to any matter considered at a 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.

Matt O’Nolan District Manager September 25, 2026	26-01863M
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FIRST INSERTION
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001775 IN RE: ESTATE OF PATRICIA D. MULLER, 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 PATRICIA D. MULLER, deceased, File Number 2026-CP-001775, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206; that the decedent’s date of death was July 11, 2026; that the total value of the estate is miscellaneous tangible personal property in the amount \$500, and that the names and addresses of those to whom it has been assigned by such order are: Name Address HANNERLE MCFARLAND MOORE, TRUSTEE OF THE PATRICIA D. MULLER TRUST AGREEMENT DATED SEPTEMBER 29, 2015, AS AMENDED 68 Laurelwood Cir. W., #18 Hendersonville, NC 28791 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 732.216-732.228, 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 a clerk. The date of first publication of this Notice is September 25, 2026. Person Giving Notice: HANNERLE MCFARLAND MOORE 68 Laurelwood Cir. W., #18 Hendersonville, NC 28791 Attorney for Person Giving Notice: ELIZABETH P. DIAZ Florida Bar No. 92847 Williams Parker Harrison Dietz & Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236 Telephone: 941-366-4800 Designation of Email Addresses for service: Primary: ediaz@williamsparker.com Secondary: mbussiere@williamsparker.com Sept. 25; Oct. 2, 2026 26-01872M

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

• We offer an online payment portal for easy credit card payment

• Service includes us e-filing your affidavit to the Clerk’s office on your behalf

Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com

FLORIDA’S NEWSPAPER FOR THE C-SUITE

Business Observer

941.366.4800

TAX DEEDS

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-3879 Tax Deed #:2026TD000155
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: 2024-3879 Year of Issuance 2024 Description of Property UNIT #PM-43 OF CITRUS GROVE ESTATES A CO-OP PI#47966.0575/9 Parcel ID Number 4796605759 Property Address: 3812 PALMWOOD BRADENTON, FL 34208 Names in which assessed: BILLY DON SHOWN 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01813M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4377 Tax Deed #:2026TD000175
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: 2024-4377 Year of Issuance 2024 Description of Property LOTS 1 & 2 BLK 41 HOLIDAY HEIGHTS SECOND ADD PI#53119.0000/4 Parcel ID Number 5311900004 Property Address: 5103 19TH ST W BRADENTON, FL 34207 Names in which assessed: ALEJANDRO A AMAYA, SHARON L AMAYA 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01824M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-3324 Tax Deed #:2026TD000142
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: 2024-3324 Year of Issuance 2024 Description of Property LOT 16 SHORE ACRES HEIGHTS PI#37266.0000/4 Parcel ID Number 3726600004 Property Address: 715 60TH ST NW BRADENTON, FL 34209 Names in which assessed: HUNTER BARCOMB, HUNTER M. BARCOMB 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01818M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-5841 Tax Deed #:2026TD000173
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: 2024-5841 Year of Issuance 2024 Description of Property UNIT 234 BLDG E RUNAWAY BAY CONDO PI#76933.0790/7 Parcel ID Number 7693307907 Property Address: 1801 GULF DR N BRADENTON BEACH, FL 34217 Names in which assessed: MARIE PRIETO LAROSA 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01812M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4359 Tax Deed #:2026TD000167
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: 2024-4359 Year of Issuance 2024 Description of Property UNIT 43 WOODLAND VILLAGE CONDO PI#52656.0220/0 Parcel ID Number 5265602200 Property Address: 2612 51ST AVE W BRADENTON, FL 34207 Names in which assessed: DEBORAH TRUITT, ROBERT TRUITT 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01814M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4338 Tax Deed #:2026TD000164
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: 2024-4338 Year of Issuance 2024 Description of Property LOT 16 LESS E 7 FT FOR RD R/W CEDAR TERRACE PI#52345.0000/6 Parcel ID Number 5234500006 Property Address: 4816 33RD ST W BRADENTON, FL 34207 Names in which assessed: T4 HOLDINGS II-A-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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01817M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4367 Tax Deed #:2026TD000168
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: 2024-4367 Year of Issuance 2024 Description of Property UNIT 210 LAKEVIEW CONDO PHASE III PI#52743.2110/7 Parcel ID Number 5274321107 Property Address: 5026 WATER OAK DR BRADENTON, FL 34207 Names in which assessed: LISA M FERRIER 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01811M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4933 Tax Deed #:2026TD000182
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: 2024-4933 Year of Issuance 2024 Description of Property APT I-5 SECOND BAYSHORE CONDOMINIUM BLDG I SEC 16 PI#59525.1685/3 Parcel ID Number 5952516853 Property Address: 5889 WELCOME RD BRADENTON, FL 34207 Names in which assessed: FRANCIS E PECKAY 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01830M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-5039 Tax Deed #:2026TD000186
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: 2024-5039 Year of Issuance 2024 Description of Property APT B-4 BLDG B THIRD BAYSHORE CONDOMINIUM SEC 18 PI#61367.0029/8 Parcel ID Number 6136700298 Property Address: 5847 PALM LN BRADENTON, FL 34207 Names in which assessed: SALLY D HARRIS 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01822M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-3686 Tax Deed #:2026TD000153
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: 2024-3686 Year of Issuance 2024 Description of Property W1/2 OF LOTS 218,219 EDGEWOOD 3RD ADD PI#44878.0000/7 Parcel ID Number 4487800007 Property Address: 1115 23RD AVE W BRADENTON, FL 34205 Names in which assessed: GLENCO PROPERTIES GROUP CORP All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01816M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4589 Tax Deed #:2026TD000170
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: 2024-4589 Year of Issuance 2024 Description of Property LOT 7 & N 10 FT LOT 8 BLK L FAIR LANE ACRES THIRD ADD PI#55012.0000/9 Parcel ID Number 5501200009 Property Address: 608 51ST AVENUE TER W BRADENTON, FL 34207 Names in which assessed: RICHARD C. KING, SUSAN K KING, SUSAN KING 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01810M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4372 Tax Deed #:2026TD000174
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: 2024-4372 Year of Issuance 2024 Description of Property LOT 7 BLK 24 HOLIDAY HEIGHTS SECOND ADD PI#52828.0000/1 Parcel ID Number 5282800001 Property Address: 4810 23RD ST W BRADENTON, FL 34207 Names in which assessed: ELIZABETH BETANCOURT 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01823M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4789 Tax Deed #:2026TD000178
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: 2024-4789 Year of Issuance 2024 Description of Property UNIT 56 HEATHERWOOD CONDO PHASE 2 PI#57412.0290/6 Parcel ID Number 5741202906 Property Address: 5434 11TH STREET CIR E BRADENTON, FL 34203 Names in which assessed: ROGER G. WEIDNER, SR., ROGER WEIDNER 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01831M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-5198 Tax Deed #:2026TD000172
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: 2024-5198 Year of Issuance 2024 Description of Property LOT 15 BLK 3 TRAILER ESTATES PI#63444.0000/4 Parcel ID Number 6344400004 Property Address: 6517 MASSACHUSETTS ST BRADENTON, FL 34207 Names in which assessed: JAUNITA GAIL JENKINS, RICHARD T JENKINS, RICHARD T. JENKINS 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01809M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-5176 Tax Deed #:2026TD000188
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: 2024-5176 Year of Issuance 2024 Description of Property LOT 7 BLK D BAYSHORE GARDENS SEC NO 35 PI#62574.0000/9 Parcel ID Number 6257400009 Property Address: 2211 HOPKINS DR W BRADENTON, FL 34207 Names in which assessed: BRADFORD BERNARDO, TERESA BERNARDO 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01827M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4716 Tax Deed #:2026TD000171
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: 2024-4716 Year of Issuance 2024 Description of Property UNIT 316 GOLF LAKES RESIDENTS COOPERATIVE PI#55895.0321/7 Parcel ID Number 5589503217 Property Address: 806 50 D AVE E BRADENTON, FL 34203 Names in which assessed: MARGARET LAMBERT, MAXWELL V KELLY 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01820M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2509 Tax Deed #:2026TD000135
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: 2024-2509 Year of Issuance 2024 Description of Property UNIT 69 SKYWAY VILLAGE ESTATES, A RESIDENTIAL COOPERATIVE PI#22562.0360/1 Parcel ID Number 2256203601 Property Address: 420 49TH ST E PALMETTO, FL 34221 Names in which assessed: TREBOR ACQUISITIONS LLC, TREBOR ACQUISITIONS, 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01815M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4351 Tax Deed #:2026TD000166
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: 2024-4351 Year of Issuance 2024 Description of Property LOT 2 BLK C MC COLLUMS LAKE ADD PI#52532.0000/9 Parcel ID Number 5253200009 Property Address: 4911 31ST ST W BRADENTON, FL 34207 Names in which assessed: MARK LOCKETT 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01808M

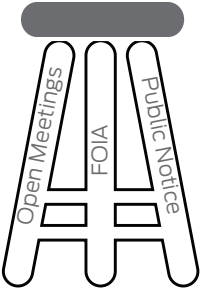
FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2158 Tax Deed #:2026TD000117
NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate 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: 2024-2158 Year of Issuance 2024 Description of Property UNIT 1903 BLDG 19 PHASE 5 WILLOWBROOK, A CONDO PI#19185.2315/9 Parcel ID Number 1918523159 Property Address: 8807 WHITE SAGE LOOP BRADENTON, FL 34202 Names in which assessed: BEATA KOFFLER 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01819M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-1381 Tax Deed #:2026TD000110
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: 2024-1381 Year of Issuance 2024 Description of Property UNIT A, BLDG 5, THE LAGOON I AT TIDEWATER PRESERVE PH I, A CONDO. PI#11000.0985/9 Parcel ID Number 1100009859 Property Address: 1119 RIVERSCAPE ST BRADENTON, FL 34208 Names in which assessed: TOMI HAULA, YHTIOT OY DUELL, YHTIOT OY DUELL 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01821M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4462 Tax Deed #:2026TD000169
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: 2024-4462 Year of Issuance 2024 Description of Property LOT 12 FAIR LANE ACRES PI#54034.0000/4 Parcel ID Number 5403400004 Property Address: 1108 49TH AVE W BRADENTON, FL 34207 Names in which assessed: DELTA TRANSACTIONS 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 10/26/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 25; Oct. 2, 9, 16, 2026
26-01807M

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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

FIRST INSERTION		FIRST INSERTION		FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA File No. 2026-CP-001477 Division: Probate IN RE: ESTATE OF Mark S. Penny Deceased. The administration of the Estate of Mark S. Penny, deceased, whose date of death was January 4, 2026, is pending in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W Bradenton, FL 34205. The name and address of the personal representative and that of 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 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.		NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2026 CA 002231 AX Agency Case No.: 2026-016858 IN RE: FORFEITURE OF: 2015 WHITE MERCEDES-BENZ, VIN# WDDSJ4EB8FN168512 TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HA VE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE- SCRIBED: YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriffs Office, on the following property in Manatee County, Florida: 2015 WHITE MERCEDES-BENZ, VIN# WDDSJ4EB8FN168512, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriffs Office, at the address of 600 Hwy. 301 Blvd. W, Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this No- tice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-		manded in the Complaint. "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." If you are a person with a disability who needs any accommodations in or- der 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, Braden- ton, Florida 34206, (941) 741-4062, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT MANATEE COUNTY, FLORIDA 1115 Manatee Avenue West Bradenton, FL 34205 BY: (SEAL) K. Gaffney Deput Clerk Sept. 25; Oct. 2, 2026 26-01861M	
FIRST INSERTION		FIRST INSERTION		FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA FILE NO. 2026 CP 001779 AX Division PROBATE IN RE: ESTATE OF PAUL DOUGLAS KOCHANOWSKI Deceased. The administration of the estate of Paul Douglas Kochanowski, deceased, whose date of death was June 23, 2026, is pending in the Circuit Court for Mana- tee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1051 Manatee Ave. W., Bradenton, FL, 34205. The names and addresses of the personal representative and the personal representative's attor- ney are set forth below. All creditors of the decedent and oth- er 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 WITH- IN 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 Com- munity 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 SEC- TION 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 25, 2026. Signed September 21, 2026. Personal Representative: Pamela S. Blue 4399 Billingham Lane North Port, Florida 34288 Attorney for Personal Representative: Stacey Maloney, Esq. Attorney for Personal Representative Florida Bar Number: 1022354 The Law Office of Stacey Maloney, PLLC 1990 Main St., Ste. 750 Sarasota, FL 34236 Telephone: (941) 301-8877 E-Mail: stacey@maloneylegalf.com Sept. 25; Oct. 2, 2026 26-01854M		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 Com- munity 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 speci- fied 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 SEC- TION 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 25, 2026. Personal Representative Isaida Elizabeth Johnson 4450 47th Avenue West, #203 Bradenton, FL 34210 Attorney for Personal Representative: James E. Johnson II Email Address: jjohnson@dyeharrison.com Email Address: cgodfrey@dyeharrison.com Florida Bar No. 0061621 Dye Harrison Knowles Hamrick Kirk- land Pratt DePaola & Johnson, PLLC 410 43rd Street West, Suite N Bradenton, FL 34209 Telephone: (941) 747-1871 Sept. 25; Oct. 2, 2026 26-01869M	
FIRST INSERTION		FIRST INSERTION		FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-1950 IN RE: ESTATE OF DOREEN A. WELSH, also known as DOREEN ANNE WELSH, Deceased. The administration of the estate of DOREEN A. WELSH, also known as DOREEN ANNE WELSH, deceased, whose date of death was June 13, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Di- vision, 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 per- sonal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er 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 de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS		NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-1502 IN RE: ESTATE OF LEONARD LOUIS, Deceased. The administration of the estate of LEONARD LOUIS, deceased, whose date of death was August 8, 2025, is pending in the Circuit Court for Mana- tee 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 attor- ney are set forth below. All creditors of the decedent and oth- er 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 de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property		mands against decedent's estate must file their claims with this court WITH- IN 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 SEC- TION 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 the first publication of this notice is September 25, 2026. Personal Representative: DANA LAGANELLA GERLING, ESQ. 6148 State Road 70 E. Bradenton, FL 34203 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 Sept. 25; Oct. 2, 2026 26-01847M	

FIRST INSERTION		FIRST INSERTION		FIRST INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA FILE NO. 2026 CP 001779 AX Division PROBATE IN RE: ESTATE OF PAUL DOUGLAS KOCHANOWSKI Deceased. The administration of the estate of Paul Douglas Kochanowski, deceased, whose date of death was June 23, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1051 Manatee Ave. W., Bradenton, FL, 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no		duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 25, 2026. Signed September 21, 2026. Personal Representative: Pamela S. Blue 4399 Billingham Lane North Port, Florida 34288 Attorney for Personal Representative: Stacey Maloney, Esq. Attorney for Personal Representative Florida Bar Number: 1022354 The Law Office of Stacey Maloney, PLLC 1990 Main St., Ste. 750 Sarasota, FL 34236 Telephone: (941) 301-8877 E-Mail: stacey@maloneylegalf.com Sept. 25; Oct. 2, 2026 26-01854M		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 25, 2026. Personal Representative Isaida Elizabeth Johnson 4450 47th Avenue West, #203 Bradenton, FL 34210 Attorney for Personal Representative: James E. Johnson II Email Address: jjohnson@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 Sept. 25; Oct. 2, 2026 26-01869M		IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-1502 IN RE: ESTATE OF LEONARD LOUIS, Deceased. The administration of the estate of LEONARD LOUIS, deceased, whose date of death was August 8, 2025, 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	
				FIRST INSERTION			
				NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE			
				ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN			

FIRST INSERTION		FIRST INSERTION		FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-1950 IN RE: ESTATE OF DOREEN A. WELSH, also known as DOREEN ANNE WELSH, Deceased. The administration of the estate of DOREEN A. WELSH, also known as DOREEN ANNE WELSH, deceased, whose date of death was June 13, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Di- vision, 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 per- sonal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er 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 de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS		NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-1502 IN RE: ESTATE OF LEONARD LOUIS, Deceased. The administration of the estate of LEONARD LOUIS, deceased, whose date of death was August 8, 2025, is pending in the Circuit Court for Mana- tee 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 attor- ney are set forth below. All creditors of the decedent and oth- er 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 de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property		ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a 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 impaired, call 711. GHDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol, Esq. Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anyia E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghdottiberger.com Sept. 25; Oct. 2, 2026 26-01856M	
FIRST INSERTION		FIRST INSERTION		FIRST INSERTION	

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com

and select the appropriate County name from the menu option

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

lv20678_v28

--- ACTIONS / SALES / ESTATE ---

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.:
412026CA000017CAAXMA
SELENE FINANCE, LP
Plaintiff(s), vs.
BRIAN BADGER; YVONNE
YOUNG;
Defendant(s).
NOTICE IS HEREBY GIVEN THAT,
pursuant to Plaintiff's Final Judgment
of Foreclosure entered on September
3, 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 21st
day of October, 2026 at 11:00 AM on
the following described property as set
forth in said Final Judgment of Foreclo-
sure or order, to wit:
LOT 1, FAIRWAYS AT IMPE-
RIAL LAKEWOODS PHASE
III-A, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK
43, PAGES 21 THROUGH 27,
INCLUSIVE, OF THE PUB-
LIC RECORDS OF MANATEE
COUNTY, FLORIDA.
Property address: 8804 Found-
ers Circle, Palmetto, FL 34221
Any person claiming an interest in the

surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens, must file a claim before the
clerk reports the surplus as unclaimed.
Pursuant to the Fla. R. Jud. Ad-
min. 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 docu-
ments required to be served on the par-
ties.
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 provi-
sion 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 noti-
fication 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. 25-011189-1
Sept. 25; Oct. 2, 2026 26-01842M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-1741
IN RE: ESTATE OF
WARREN D. GLASOW
Deceased.
The administration of the estate of War-
ren D. Glasow, deceased, whose date of
death was April 11, 2026, is pending in
the Circuit Court for Manatee County,
Florida, Probate Division, the address
of which is 1051 Manatee Avenue West,
Bradenton, FL 34205. The names and
addresses of the personal representative
and the personal representative's attor-
ney are set forth below.
All creditors of the decedent and oth-
er 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 Com-
munity 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 SEC-
TION 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 25, 2026.
Personal Representative:
Meg E. Glasow
142 Kyles Way
Shelton, Connecticut 06484
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
Sept. 25; Oct. 2, 2026 26-01841M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
Case No. 2023-CA-6201
CYNTHIA KAY ALDAY,
Plaintiff, v.
LEE JASPER JENNINGS, JOHN T.
JENNINGS, and DAVID B. ALDAY,
Defendants.
TO: LEE JASPER JENNINGS
Present residence and whereabouts un-
known after diligent search and inquiry.
Last known mailing address:
P.O. Box 218
Myakka City, Florida 34251-0218
YOU ARE NOTIFIED that an action
arising from a Contract for Deed and
concerning legal and equitable rights
and interests in the following real prop-
erty located in Manatee County, Flori-
da, has been filed against you:
Parcel ID No.: 202900007
Legal Description:
N 457 FT OF W 228 FT OF E
824.9 FT OF W 1813.75 FT LY S
OF CO RD LESS E 20 FT
PI#2029. 0000/7
Property commonly known as:
31830 Singletary Road
Myakka City, Florida 34251
YOU ARE NOTIFIED that an ac-
tion You are required to serve a copy
of your written defenses, if any, to this
action upon Plaintiff, Cynthia Kay Al-
day, Plaintiff, Pro Se, 11699 Pine Beach
Drive, East Gull Lake, MN 56401,
Primary Email: ckalday64@gmail.
com, Telephone: (612) 483-4687, on or

before 11/10/2026, and file the origi-
nal with the Clerk of this Court either
before service upon Plaintiff or imme-
diately thereafter; otherwise, a default
may be entered against you for the relief
demanded in the Complaint.
"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 assis-
tance 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 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
impaired, call 711.
ANGELINA "ANGEL"
COLONNESO
Clerk of the Circuit Court and
Comptroller Manatee County, Florida
(SEAL) By: K. Gaffney
Deputy Clerk
Sept. 25; Oct. 2, 2026 26-01871M



Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

What is a public notice?

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

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

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

SUBSEQUENT INSERTIONS

--- ESTATE / PUBLIC SALES ---

SECOND 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

THIRD INSERTION		
NOTICE OF APPLICATION FOR TAX DEED		
Section 197.512 F.S. Certificate Number: 2024-3395 Tax Deed #:2026TD000144		

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-3395 Year of Issuance 2024 Description of Property COM AT A CONC MON (PRM #1371) FOUND MARKING THE SW COR OF PALMA SOLA WOODS II SUB, REC IN PB 22, PG 31 & 32; TH N 00 DEG 05 MIN 05 SEC W, ALG W LN OF SD PALMA SOLA WOODS II, SAME BEING ELY LN OF WHISPERING PINES SUB, REC IN PB 24, PG 92-94, A DIST OF 233.21 FT TO NE COR OF LOT 8, OF SD WHISPERING PINES SUB, FOR A POB; TH S 89 DEG 57 MIN 14 SEC W, ALG NLY LN OF LOT 8, 7 & 6, OF SD WHISPERING PINES SUB, A DIST OF 290.57 FT TO NW COR OF SD LOT 6, SD PT BEING ON ELY LN OF PARCEL 'A' (RESERVED FOR PRIVATE RD) AS SHOWN ON SD WHISPERING PINES; TH N 00 DEG 01 MIN 13 SEC W, ALG ELY LN OF SD PARCEL 'A', A DIST OF 90.0 FT; TH N 89 DEG 57 MIN 14 E, PARALLEL WITH SD NLY LN OF LOTS 8, 7 & 6 OF WHISPERING PINES SUB AND 90 FT NLY THEREFROM, A DIST OF 290.47 FT TO INTERSECTION WIH WLY LN OF SD PALMA SOLA WOODS II SUB; TH S 00 DEG 05 MIN 05 SEC E, ALG SD WLY LN, A DIST OF 90.0 FT TO POB, BEING & LYING IN US GOVMT LOT 3, OF SEC 31-34S-17E (1775/5487) PI#39066.1020/9 Parcel ID Number 3906610209 Property Address: 1711 78TH ST W BRADENTON, FL 34209 Names in which assessed: DANIEL KEVIN HORNER, LAURA S. HORNER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/12/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Sept. 11, 18, 25; Oct. 2, 2026

26-01724M

SECOND INSERTION		
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Auction Date: 10/08/2026
Multiple Facilities - Multiple Units
Ave Bradenton, FL 34205- (941)292-2323- @10:00AM
Ruth Hallman - boxes, totes, W&d and small tv stand , 2 twin mattress

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	September 18, 25, 2026	26-01762M
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SECOND INSERTION		
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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		
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

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

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

YOU ARE NOTIFIED that an action to quiet title on the following property in Manatee County, Florida: LOT 11 BLK C BRADEN RIVER LAKES PHASE 1 SUB ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 41 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#11272.2725/2

has been filed against the above defendant and you are required to serve a copy of your written defenses, if any, on or before October 15, 2026, on Mark A. Nelson, Law Office of Mark A. Nelson P.A. 2424 Manatee Ave. W, Suite 102, Bradenton, FL 34205, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

In and for Manatee County: If you cannot afford an attorney, contact 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 or www.floridabar.org/public/lrs/.

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

WITNESS my hand and the seal of this Court on this the 26TH day of August, 2026.

DATED: 8/26/2026
ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT
By: (SEAL) Kris Gaffney
Deputy Clerk
September 4, 11, 18, 25, 2026
26-01678M

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 SERVING, 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 SERVING, 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.

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

SECOND INSERTION		
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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.

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-

living 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: pollyb@ferrarielderlaw.com
September 18, 25, 2026 26-01798M

SECOND INSERTION

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 DRAINAGE DITCH; THENCE NORTH 87°59'59" EAST ON 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: PARCEL 104.1 RIGHT-OF-WAY TAKING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDED 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 LOT 13 OF SAID PLAT; THENCE ALONG 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

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878_V28

ESTATE / PUBLIC SALES ---

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 412026CA001653CAAXMA PHH ASSET SERVICES LLC, Plaintiff, vs. EMILY S. CORDES A/K/A EMILY CORDES; EMILY S. CORDES A/K/A EMILY CORDES, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHRISTOPHER ROBERT CORDEES A/K/A CHRISTOPHER CORDES A/K/A CHRISTOPHER R. CORDES,			
DECEASED; MEADOWBROOK ESTATES HOMEOWNERS ASSOCIATION, INC.; EMILY S. CORDES A/K/A EMILY CORDES AS MOTHER AND NATURAL GUARDIAN OF THE MINOR CHILD, FINLEY LOGAN CORDES; UNITED STATES OF AMERICA ON BEHALF OF THE RURAL HOUSING SERVICE, Defendant(s). TO: Emily S. Cordes a/k/a Emily Cordes Residence Unknown Emily S. Cordes a/k/a Emily Cordes, Personal Representative of the Estate of Christopher Robert Cordees a/k/a Christopher Cordes a/k/a Christopher R. Cordes, deceased Residence Unknown			
Emily S. Cordes a/k/a Emily Cordes as Mother and Natural Guardian of the Minor Child, Finley Logan Cordes Residence Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida: LOT 13, MEADOWBROOK ES- TATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGES 22 THRU 25, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI- DA Street Address: 5912 33rd Drive East, Palmetto, Florida 34221			
has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Com- merce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before, 2026, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. "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 assis- tance 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 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 impaired, call 711. Dated on 8/28, 2026. Angelina "Angel" Colonneso Clerk of said Court By: (SEAL) K. Gaffney As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:26-400223 September 18, 25, 2026 26-01783M			

SECOND 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 Or- der 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 Man- atee County, Florida, Probate Division, the address of which is 1115 Man- atee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was April 27, 2026; that the to- tal 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 deced- ent and persons having claims or de- mands against the estate of the decedent other than those for whom provision for full payment was made in the Or- der 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) Jennifer L. Hamey, PA 7216 US Highway 301 N, Ste 120 Ellenton, FL 34222 (941) 932-6217 jenniferhamey@gmail.com September 18, 25, 2026 26-01772M			
SECOND INSERTION			
NOTICE TO CREDITORS 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 deced- ent and persons having claims or de- mands against the estate of the decedent other than those for whom provision for full payment was made in the Or- der 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) Jennifer L. Hamey, PA 7216 US Highway 301 N, Ste 120 Ellenton, FL 34222 (941) 932-6217 jenniferhamey@gmail.com September 18, 25, 2026 26-01773M			

SECOND 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 chal- lenge the validity of the will, the quali- fications 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 AF- TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and oth- er 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 PUBLICA- TION OF THIS NOTICE OR THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO- TICE 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 OB- JECTIONS 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 tedf@tedfrench.org September 18, 25, 2026 26-01792M			
SECOND 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. Bur- dulis, deceased, File Number 2026 CP 1923, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave- nue West, Bradenton, FL 34205; that the decedent's date of death was No- vember 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 de- cedent and persons having claims or demands against the estate of the de- cedent other than those for whom provi- sion for full payment was made in the Order of Summary Administration must file their claims with this court			
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 Com- munity 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 SEC- TION 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			

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION 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 Man- atee 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 Per- sonal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and oth- er 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 de- mands against decedent's estate must file their claims with this court WITH- IN 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 Com- munity 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 SEC- TION 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			
SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION 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 Man- atee 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 Per- sonal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and oth- er 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 de- mands against decedent's estate must file their claims with this court WITH- IN 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 Com- munity 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 SEC- TION 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: James E. Johnson II 410 43rd Street West, Suite N Bradenton, FL 34209 Attorney for Personal Representative: James E. Johnson II Email Address: jjohnson@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			

SECOND 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 de-
mands against the estate of the decedent
other than those for whom provision
for full payment was made in the Or-
der 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
jenniferahmey@gmail.com
September 18, 25, 2026 26-01774M

SECOND 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 Com-
munity 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 speci-
fied 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

SECOND 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 PA-
TRICIA C. GAINES, deceased, whose
date of death was July 10, 2026, is pend-
ing 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 attor-
ney 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 Com-
munity 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 SEC-
TION 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

THIRD 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 RITS 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 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 Stat-
utes regarding limitation on an action
contesting the validity of this Revocable
Trust and any amendments thereto and

SECOND 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 MAN-
ATEE County, Florida, Probate Divi-
sion, the address of which is 1115 Manatee
Ave., W, Bradenton, FL 34205. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.
All creditors of the decedent and other
persons having claims or de-
mands 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 FOREV-
ER 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 deced-
ent's death by the decedent or the de-
cedent'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

SECOND 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 attor-
ney 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 Com-
munity 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 speci-
fied under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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. 63952
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

SECOND 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, ac-
cording 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-

SECOND 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 Braden-
ton, Florida 34205. The names and ad-
dresses of the personal representative
and the personal representative's attor-
ney are set forth below.
All creditors of the decedent and
other persons having claims or de-
mands 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.

SECOND 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, Braden-
ton, Florida 34206. The names and
addresses of the personal representative
and the personal representative's attor-
ney 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 BE-
FORE THE LATER OF THREE (3)
MONTHS AFTER THE TIME OF
THE FIRST PUBLICATION OF THIS
NOTICE OR THIRTY DAYS (30) AF-
TER 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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 speci-
fied under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
SECTION 733.702 WILL BE FOREV-
ER 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 PUBLICA-
TION 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

SECOND 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 attor-
ney 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 Com-
munity 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 speci-
fied 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 SEC-
TION 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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH- IN 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 FOREV- ER 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
Glguanien@Hahnlaw.com
September 18, 25, 2026 26-01752M

ACTIONS / SALES

SECOND 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

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 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

SECOND 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. 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 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. 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

SECOND INSERTION	
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

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

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.: 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, AS TRUSTEES OF THE DERRYL T. 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

SECOND 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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent	and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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

SECOND INSERTION	
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-1963 IN RE: ESTATE OF WAYNE ALLEN MORRIS, 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 WAYNE ALLEN MORRIS, deceased, File Number 2026-CP-1963; by the Circuit Court for Manatee County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Bradenton, FL 34205, and the mailing address of which is P.O. Box 25400, Bradenton, FL 34206; that the decedent's date of death was March 2, 2026; that the total value of the estate is \$10,098.21; and that the names and addresses of those to whom it has been assigned by such order are: Dwayne Morris 707 45th Street East Palmetto FL 34221 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the de-	cedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is: September 18, 2026. WAYNE MORRIS Person Giving Notice 707 45th Street East Palmetto,FL34221 M. Brandon Robinson, Esq. Attorney for Person Giving Notice Florida Bar No. 119364 Email: mrobinson@barneswalker.com Secondary Email: mcarmichael@barneswalker.com BARNES WALKER, GOETHE, SHEA & ROBINSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 September 18, 25, 2026 26-01754M

THIRD 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, ISAAH MAURICE JACKSON, GERALD M. DRUMGOOLE, JR. LAMAR E. COOPER, PORSHIA Y. JONES, CHANTANIQUE SIMMONS, MISITIKAL MCNEIL, ROBERT THOMAS SIMMONS, JR., RICHARD SIMMONS, REGINA YVETTE SIMMONS, RENAYE SIMMONS, BERNARD GEORGE JENKINS and ALL PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES CLAIM AS HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, SPOUSES, OR OTHER CLAIMANTS, Defendants. TO: Estate of Devonor Simmons and heirs, devisees, grantees, assignees, lienors, creditors, trustees, spouses or other claimants; Estate of Lorraine Simmons Jackson and heirs, devisees, grantees, assignees, Lienors, creditors, trustees, spouses or other claimants; Lamar E. Cooper and heirs, devisees, grantees, assignees, lienors, creditors, trustees, spouses or other claimants; Isaiah Maurice Jackson and heirs, devisees, grantees, assignees, lienors, creditors, trustees, spouses or other claimants; and Ashley Jackson and heirs, devisees, grantees, assignees, lienors, creditors,	trustees, spouses or other claimants. YOU ARE NOTIFIED that an action to Partition the following property in Manatee County, Florida: Described as follows: Lot 18, Block C, of the H. W. Harrison Subdivision, Section 14, Township 35-S, Range 17-E, in the city of Palmetto, Florida. Parcel Identification Number is 2613710009. 206 15th Street West, Palmetto, Florida 34221, (hereafter the "Property") has been filed against you and you are required to serve a copy of your written defenses, if any, to it on W. Nelon Kirkland of Dye Harrison Knowles Hamrick Kirkland Pratt DePaola & Johnson PLLC, 410 Manatee Avenue West, Suite N, Bradenton, Florida 34209 or P.O. Box 400, Bradenton, FL 34206; nkirkland@dye-harrison.com, on or before 10/20, 2026 and file the original with the clerk of this Court at 1115 Manatee Ave. West, Bradenton, FL 34205 either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint or petition. "In and for Manatee County: If you cannot afford an attorney, contact 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. Angelina Colonnese CLERK OF THE CIRCUIT COURT By: (SEAL) K. Gaffney Deputy Clerk Sept. 11, 18, 25; Oct. 2, 2026 26-01748M

HOW TO PUBLISH YOUR

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