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 SES located at 323 Rye Road East in the City of Bradenton, Manatee, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of September, 2026
Avery Lawson
October 2, 2026 26-01881M

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 Home COO located at 9880 Last Light Gln 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 23rd day of September, 2026
Bailury Studio LLC
October 2, 2026 26-01873M

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 SIEM Craft located at 4731 Balboa Park Loop 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 28th day of September, 2026
Outdoor Interactive, LLC
William Joseph Milligan
October 2, 2026 26-01891M

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 Baked With Love located at 7037 113th Ct. E. in the City of Palmetto, Manatee, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of September, 2026
Dobbs Family Holdings Company, LLC
Alexis Dobbs
October 2, 2026 26-01884M

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 TechTrim located at 254 Tierra Verde Way in the City of Bradenton, Manatee, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 27th day of September, 2026
Mason Grigsby
October 2, 2026 26-01892M

FIRST INSERTION

DEL WEBB EXPLORE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Del Webb Explore North River Ranch Community Development District ("District") will hold Regular Meetings for Fiscal Year 2027 at 10:30 a.m., at Holiday Inn Express and Suites Bradenton East-Lakewood Ranch, 5464 Lena Road Bradenton, Florida 34211 on the following dates:

October 5, 2026
November 2, 2026
December 7, 2026
January 4, 2027
February 1, 2027
March 1, 2027
April 5, 2027
May 3, 2027
June 7, 2027
July 5, 2027
August 2, 2027
September 6, 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 by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office 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.

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

District Manager
October 2, 2026 26-01899M

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 D7 Home Improvements located at 441 Salt Meadow Cir Apt 201 in the City of Bradenton, Manatee, FL 34208 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of September, 2026
D7 USA SERVICES, LLC
October 2, 2026 26-01890M

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 Gorilla Grain located at 1811 36th ave east in the City of BRADENTON, Manatee, FL 34208 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of September, 2026
Melissa M Hill
October 2, 2026 26-01903M

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 Salty Strands Jewelry located at 7037 113th Ct. E. in the City of Palmetto, Manatee, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of September, 2026
Dobbs Family Holdings Company, LLC
Alexis Dobbs
October 2, 2026 26-01883M

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 Florida Jewelry Design and Consultation located at 2575 University Parkway 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 27th day of September, 2026
Burger Ventures LLC
October 2, 2026 26-01893M

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 Good Liquid Bev Co located at 3411 River Woods Dr 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 24th day of September, 2026
The Good Liquid Brewing Company LLC
Michael R. Krail, Manager
October 2, 2026 26-01882M

FIRST INSERTION

CODDINGTON COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Coddington Community Development District ("District") will hold regular meetings for Fiscal Year 2027 at 2:00 p.m., at the Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211 on the following dates:

October 28, 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

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://coddingtoncdd.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
October 2, 2026 26-01894M

FIRST INSERTION

RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Rye Crossing Community Development District ("District") will hold regular meetings for Fiscal Year 2027 at 2:00 p.m., or as soon thereafter the adjournment of the Coddington Community Development District meetings at the Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211 on the following dates:

October 28, 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

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://ryecrossingcdd.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
October 2, 2026 26-01895M

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 Wizards & Plumbers Supply Company located at 6118 9th Ave Cir NE in the City of Bradenton, Manatee, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of September, 2026
DBC Artists, LLC
Lauren Alston
October 2, 2026 26-01880M

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 the business under the fictitious name of MCM Acoustical, located at 20 Moores Road, in the City of Malvern, County of Chester, State of PA, 19355, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.
OWNER: CertainTeed Ceilings Corporation
October 2, 2026 26-01902M

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 Little Scholars Entrepreneurship Program located at 11161 E. State Road 70, Suite 110, PMB 201 in the City of Lakewood Ranch, Manatee, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of September, 2026
Little Scholar Ship, LLC
Carey Anne Leichter
October 2, 2026 26-01879M

FIRST INSERTION

Notice of Seizure

Notice is hereby given pursuant to Sec. 932.704, Fla. Stat.that the property described below was seized by the CHIEF OF THE CITY OF BRADENTON POLICE DEPARTMENT, MANATEE COUNTY, FLORIDA on July 14, 2026 in the City of Bradenton, Manatee County, Florida. The property is being held by the CHIEF OF THE CITY OF BRADENTON POLICE DEPARTMENT. A Complaint for Judgment of Forfeiture has been filed. All persons claiming a legal interest in the subject property and desiring to contest the forfeiture must file with the court and serve upon the below identified attorney any responsive pleadings and affirmative defenses within 20 days after publication of this Notice.

SIX THOUSAND EIGHT HUNDRED FORTY-SEVEN DOLLARS ($6,847.00) in U.S. CURRENCY was seized on or about July 14, 2026, at or near 4533 19th Street Cir West, located in the City of Bradenton, Manatee County, Florida, and filed under Case No. 2026-CA-1990 in the Twelfth Judicial Circuit, in and for Manatee County, Florida.

PAUL DRISCOLL, ESQ., Attorney for Josh Cramer, as Chief of Police for the City of Bradenton, 100 10th Street West, Bradenton, Florida 34205, (941) 932-9300.
October 2, 9, 2026 26-01904M

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2026-2027

The Board of Supervisors of the Water's Edge Community Development District will hold their regular meetings for the Fiscal Year 2026-2027 at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219 at 6:00 p.m. on the 4th Thursday of the following months unless otherwise indicated:

October 14, 2026 (***2nd Wednesday to be held at Rocky Bluff Library, 6750 US Highway 301N, Ellenton, FL 34222**)
December 3, 2026 (***1st Thursday**)
January 28, 2027
February 25, 2027
March 25, 2027
April 22, 2027
May 27, 2027
June 24, 2027
July 22, 2027
August 26, 2027
September 23, 2027

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

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

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

Amanda Ferguson
District Manager
October 2, 2026 26-01909M

FIRST INSERTION

NOTICE OF FY 2026/2027 MEETING SCHEDULE MANDARIN GROVE COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027, regular meetings of the Board of Supervisors of the Mandarin Grove Community Development District are scheduled to be held at **11:00 a.m. at The Country Inn and Suites located at 5610 Manor Hill Lane, Bradenton, FL 34203, as follows:**

November 5, 2026
February 4, 2027
May 6, 2027
August 5, 2027

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 Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or (813) 933-5571, 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, Rizzetta & Company at (813) 933-5571 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.

Sam Stevens
District Manager
October 2, 2026 26-01874M

--- ESTATE / PUBLIC SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-001967
IN RE: ESTATE OF
RICHARD A. GARREFFA, a/k/a
RICHARD ANTHONY GARREFFA
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of RICHARD A. GARREFFA, a/k/a RICHARD ANTHONY GARREFFA, deceased, File Number 2026-CP-001967; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the Decedent's date of death was March 6, 2026; that the total value of the estate is $0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries: Address

JILL M. EVANS 11932 Oak Ridge Drive Parrish, Florida 34219

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the Decedent and persons having claims or demands against the estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is October 2, 2026

Person Giving Notice:
JILL M. EVANS
11932 Oak Ridge Drive
Parrish, Florida 34219

Attorney for Person Giving Notice:
Jeremy G. DeVries, Esq.
Attorney for Petitioner
Email:
jdevries@najmythompson.com
Secondary Email:
alepper@najmythompson.com
Florida Bar No. 1043060
Najmy Thompson, P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, Florida 34202
Telephone: (941) 907-3999
October 2, 9, 2026 26-01876M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL
CIRCUIT, IN AND FOR MANATEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 412026CP002127CPAXMA
IN RE: ESTATE OF
TODD ANDREW JOLLY, Deceased.

The administration of the estate of TODD ANDREW JOLLY, Deceased, whose date of death was April 25, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedents death by the decedent or the decedents 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 October 2, 2026

Margo Marlene Jolly,
Personal Representative

Attorney for Personal Representative:
Katrina G. Harden, Esquire
Florida Bar No. 84240
Law Office of Katrina G. Harden
220 Nocatee Village Drive, Suite 220A,
Ponte Vedra, FL 32081
Telephone: (904) 789-5899
Primary Email:
law@katrinaharden.com
Secondary Email:
support@katrinaharden.com
October 2, 9, 2026 26-01910M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Manatee COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 2049
Division Probate
IN RE: ESTATE OF
Rhonda L. Lenair Deceased.

The administration of the estate of Rhonda L. Lenair, deceased, whose date of death was August 24th, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 2, 2026

Jon R. Fahs, Jr.
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
October 2, 9, 2026 26-01896M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com

W10250

Business Observer

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE MANDARIN GROVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Mandarin Grove Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 95.83 acres, located east of Bud Rhoden Road, north of Moccasin Wallow Road, and south of Buckeye Road, in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) person/people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	**Thursday, November 5, 2026**
TIME:	**11:00 a.m.**
PLACE:	**The Country Inn and Suites**
	5610 Manor Hill
	Bradenton, FL 34203

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 933-5571("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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 by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Sam Stevens
District Manager
October 2, 9, 2026 26-01917M

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026CP002187AX
Division PROBATE
IN RE: ESTATE OF
JARED L. KELLEY
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 JARED L. KELLEY, deceased, File Number 2026CP002187AX, by the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206; that the decedent's date of death was September 5, 2026; that the total value of the estate is $51,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

JONATHAN T. ANDERSON, individually and as Trustee of the Jared L. Kelley Trust Agreement dtd 03-31-22
3665 Bee Ridge Road, Suite 300
Sarasota, FL 34233

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is October 2, 2026

Person Giving Notice:
JONATHAN T. ANDERSON
3665 Bee Ridge Road, Suite 300
Sarasota, FL 34233

Attorney for Person Giving Notice
WAYNE F. SEITL
Attorney
Florida Bar Number: 184074
Wood, Seitl and Anderson, P.A.
3665 Bee Ridge Road, Suite # 300
Sarasota, FL 34233
Telephone: (941) 954-5772
Fax: (941) 925-9164
E-Mail: wayne@wsa-law.com
Secondary E-Mail:
group@wsa-law.com
October 2, 9, 2026 26-01875M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No.
2026CP000746AX
IN RE: ESTATE OF
KATHLEEN ROEHL BORNEMAN
(**a/k/a Kathleen R. Borneman**)
Deceased.

The administration of the estate of KATHLEEN ROEHL BORNEMAN, deceased, whose date of death was February 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 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 October 2, 2026.

Personal Representative:
Melissa Signor
7706 DeSoto Memorial Highway
Bradenton, Florida 34209

Attorney for Personal Representative:
Salvatore A. Polidoro, Esq.
Attorney
Florida Bar Number: 1018389
Hodgson Russ, LLP
440 Royal Palm Way, Suite 202
Palm Beach, FL 33480
Telephone: (561) 656-8011
E-Mail: spolidoro@hodgsonruss.com
October 2, 9, 2026 26-01887M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/16/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 COMM mobile home bearing vehicle identification numbers GH08114A and GH08114B, and all personal items located inside the mobile home. Last Tenant: Geraldine Zappa, Ashley Zappa, and CRP/CRE Homes, LLC. Sale to be held at: Twin Oaks, 4530 9th Street E., Bradenton, Florida 34203, (941) 755-2604.

October 2, 9, 2026 26-01916M

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 THERMO MATERIALS located at 9011 Sunray Cove 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 30th day of September, 2026

Thermo Manufacturing, LLC

October 2, 2026 26-01914M

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 2026 CP 2166
IN RE: ESTATE OF
MARGARET JUDITH HOLUB
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 Margaret Judith Holub, deceased, Case No. 2026 CP 2166 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 July 4, 2026; that the total value of the estate is approximately $18,000.00, including exempt assets, and that the name of those to whom it has been assigned by such order is:

George M. Holub
William C. Holub
Patrick T. Holub

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is October 2, 2026

Person Giving Notice:
/s/ George M. Holub
GEORGE M. HOLUB
13047 Homestead Lane
Parrish, Florida 34219

Attorney for Person Giving Notice:
s/ Jennifer L. Hamey
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
7216 US Highway 301 N, Ste 120
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
October 2, 9, 2026 26-01900M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 1646
IN RE: ESTATE OF
LINDA S. GUARD A/K/A
LYNDA S. GUARD,
Deceased.

The administration of the estate of LINDA S. GUARD A/K/A LYNDA S. GUARD, deceased, whose date of death was APRIL 16, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 OCTOBER 2, 2026.

Personal Representative
Megan Guard-Pikulik
1401 Barn Door Dr.
Apex, NC 27502

Attorney for Personal Representative
William Shaffer, Esq.
Attorney for Petitioner
Florida Bar No. 65952
In a joint venture with
Hamilton Price, P.A.
2400 Manatee Ave. W.
Bradenton, FL 34205
Telephone: 941-748-0550
Email: Will@hamiltonpricelaw.com
Secondary Email:
Tara@hamiltonpricelaw.com
October 2, 9, 2026 26-01897M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 2124
Division Probate
IN RE: ESTATE OF
DAVID G. JUNKA
Deceased.

The administration of the estate of DAVID G. JUNKA, deceased, whose date of death was April 21, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 2, 2026.

Personal Representative
Doria S. Diaz
322 32nd St W
Bradenton, FL 34205

Attorney for Personal Representative
Thomas W. Harrison, #334375
DYE HARRISON KNOWLES
HAMRICK KIRKLAND PRATT
DEPAOLA & JOHNSON, PLLC
410 43rd St W, Suite N
Bradenton, FL 34209
Telephone: (941) 746-1167
twh@dyeharrison.com
rferronyalka@dyeharrison.com
October 2, 9, 2026 26-01886M

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 1992
Division Probate
IN RE: ESTATE OF IAN MITCHELL MULLEN
Deceased.

The administration of the estate of IAN MITCHELL MULLEN, deceased, whose date of death was July 21, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 9, 2026.

Mary Ann Mullen
Personal Representative
5736 39th St Cir E
Bradenton, FL 34203

Thomas W. Harrison
Attorney for Personal Representative
Florida Bar No. 334375
DYE HARRISON KNOWLES HAMRICK KIRKLAND PRATT DEPAOLA & JOHNSON, PLLC
410 43rd St West, Suite N
Bradenton, Florida 34209
Telephone: (941) 746-1167
tharrison@dyeharrison.com
rferronyalka@dyeharrison.com
October 2, 9, 2026 26-01912M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA001812AX
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
RONNY ENRIQUE MILLARES A/K/A RONNY MILLARES, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 03, 2026, and entered in 2025CA001812AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and RONNY ENRIQUE MILLARES A/K/A RONNY MILLARES; UNKNOWN SPOUSE OF RONNY ENRIQUE MILLARES A/K/A RONNY MILLARES; ANA K. MILLARES; SOLERA COMMUNITY ASSOCIATION, INC. are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on October 28, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 324, LAKEWOOD RANCH-SOLERA-PHASES 1A AND 1B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 67, PAGES 173 THROUGH 201, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Property Address: 17625 CANTARINA CV, BRADENTON, FL 34211

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 in accordance with Florida Statutes, Section 45.031.

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

Dated this 29 day of September, 2026.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Michael DeVincent
Michael DeVincent, Esquire
Florida Bar No. 1070938
Communication Email: mdevincent@raslg.com
25-319331 - MaS
October 2, 9, 2026 26-01911M

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2026CA000737
Freedom Mortgage Corporation
Plaintiff, vs.
Astryd L. Perry; Julio E. Moran; Julio A. Moran; Sapphire Point Homeowners Association, Inc.
Defendants.

TO: Julio A. Moran
Last Known Address: 5657 Silverside Pine Ct., Bradenton, FL 34211

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

LOT 26, SAPPHIRE POINT PHASES IVA AND IVB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 61, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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
As Clerk of the Court
(SEAL) By K. Gaffney
As Deputy Clerk

File # 26-F00692
October 2, 9, 2026 26-01913M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 412026CA000917CAAXMA
Freedom Mortgage Corporation,
Plaintiff, vs.
Meriem Richardson, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 412026CA000917CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Meriem Richardson; Isles at Bayview Homeowners Association, Inc; Justin Richardson are the Defendants, that Angelina Colonneso, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 10th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1151, ISLES AT BAYVIEW PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE(S) 152 THROUGH 158, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
TAX ID: 606230259

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 30th 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
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 26-F01348
October 2, 9, 2026 26-01915M

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 25-CC-003996
LEXINGTON TOWNHOMES NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
LOUDWIGE GRACIA, SECRETARY OF HOUSING AND URBAN DEVELOPEMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment in this cause, in the County Court of Manatee County, Florida, the Clerk of Court will sell all the property situated in Manatee County, Florida described as:

Lot 328, LEXINGTON, PHASE IV, as per the map or plat thereof, as recorded in Plat Book 45, Page 12, of the Public Records of Manatee County, Florida.
Property Address: 11532 52nd Ct. E., Parrish, Florida, 34219.

at public sale, to the highest and best bidder, for cash, at www.manatee.realforeclose.com, at 11:00 A.M. on November 19, 2026.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds 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 29th day of September, 2026.

ANGELINA COLONNESO CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
October 2, 9, 2026 26-01905M

FLORIDA PUBLIC NOTICES
FLORIDAPUBLICNOTICES.COM

FLORIDA LEGAL NOTICES AVAILABLE ONLINE IN ONE CONVENIENT LOCATION

Thousands of legal notice advertisements published weekly online in one convenient, searchable database – and at no added cost to taxpayers, local government, or attorneys.
If yours are missing, contact membership@flpress.com or your local newspaper.

FLORIDAPUBLICNOTICES.COM
A free service of the Florida Press Association and your local newspaper

Q&A

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

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

LV18237_V37

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CC 002885
SUGAR MILL LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
DARLENE GOFF; et al.
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Consent Final Judgment for Lien Foreclosure dated May 18, 2026 and Amended Order Granting Motion to Reschedule Foreclosure Sale dated June 22, 2026, and entered in Case No. 2025CC002885AX of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina "Angel" Colonneso, will publicly sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 a.m., on October 28, 2026, the following described property:

LOT 2, SUGAR MILL LAKES PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 108 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Postal address: 4581 35th Avenue Circle East, Palmetto, Florida 34221

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

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

Dated this 23rd day of September 2026.

NAJMY THOMPSON, P.L.
/s/ Kari L. Martin
Kari L. Martin
Florida Bar No. 092862
1401 8th Avenue West
Bradenton, Florida 34205
Telephone: (941) 748-2216
Facsimile: (941) 748-2218
Service Email:
service.KM@najmythompson.com
Correspondence only:
kmartin@najmythompson.com
Secondary:
abaker@najmythompson.com
Attorney for Plaintiff
October 2, 9, 2026 26-01878M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2025 CA 000400 CA
DIVISION: D
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff(s), vs.
UNKNOWN, HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST CHARLES E. CLARK JR., DECEASED, et al.,
Defendant(s).

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure entered on September 3, 2026 in the above-styled cause, Angelina "Angel" Colonneso, Manatee county clerk of court, will sell to the highest and best bidder for cash on October 21, 2026 at 11:00 A.M., at www.manatee.realforeclose.com, the following described property:

LOT 13, LAMP POST PLACE PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 114 THROUGH 117, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 1608 14th Street W, 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

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 25, 2026

/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
FL-008384-25
October 2, 9, 2026 26-01889M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-003717
RESOLUTE ROOFING LLC, a Florida limited liability company,
Plaintiff, v.
MARCOS DOBARGANES and LINDA DOBARGANES, husband and wife,
Defendants.

NOTICE is hereby given that, pursuant to the Amended Final Judgment of Foreclosure of Construction Lien (the "Final Judgment") entered on September 29, 2026 in the above-referenced matter pending in the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, Angelina "Angel" Colonneso, Esq., the Clerk of the Circuit Court and Comptroller in and for Manatee County, will sell to the highest and best bidder for cash via the internet at www.manatee.realforeclose.com at 11:00 a.m. on October 27, 2026 the following property described below, situated in Manatee County, Florida, as set forth in the Amended Final Judgment:

THE PHYSICAL ADDRESS IS: 3104 56th Avenue E. Ellenton, Florida 34222
PARCEL ID. 812210805
DESCRIPTION OF THE REAL PROPERTY:
LOT 12 OAKLEY SUB
PI#8122.1080/5

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 September 29, 2026.

/s/ Lee E. Tomlinson
Lee E. Tomlinson, Esq.
Florida Bar No. 123946
Virgil Tray Batcher, Esq.
Florida Bar No. 109021
ADAMS & REESE, LLP
100 N Tampa St., Suite 4000
Tampa, Florida 33602
Tel: 813-402-2880
Fax: 813-402-2887
tray.batcher@arlaw.com
lee.tomlinson@arlaw.com
lori.carpenter@arlaw.com
Counsel for Resolute Roofing LLC
October 2, 9, 2026 26-01907M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 2022-CA-000564AX
WAYNE A. FULWOOD and THELMA T. FULWOOD,
Plaintiffs, vs.
JACKIE BLADES as legal guardian of JORDAN ABUNDO, a minor child, JACKIE BLADES as legal guardian of VALENTIN ABUNDO III, a minor child, SUMMER LYNN as legal guardian of MIA ABUNDO, a minor child, SUMMER LYNN as legal guardian of MYA ABUNDO, a minor child, BRANDY HANCOCK as legal guardian of DANIEL ABUNDO, a minor child, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH UNDER OR AGAINST VALENTIN ARRELANO ABUNDO, DECEASED, THE UNKNOWN SPOUSE OF VALENTIN ARELLANO ABUNDO, if living, and all unknown parties claiming by, through, under or against the above named defendants who are not known to be dead, or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by through, under or against the said VALENTIN ARRELANO ABUNDO and the JOHN DOE and JANE DOE, and ALL others in POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated September 22, 2026, entered in Civil Case No.: 2022 CA 0564AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Wayne A. Fulwood and Thelma T. Fulwood are Plaintiffs, and Jackie Blades as legal guardian of Jordan Abundo, a minor child, Jackie Blades as legal guardian of Valentin Abundo III, a minor child, Summer Lynn as legal guardian of Mia Abundo, a minor child, Summer Lynn as legal guardian of Mya Abundo, a minor child, and Brandy Hancock as legal guardian of Daniel Abundo, a minor child, are Defendants.

Angelina Colonneso, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.manatee.realforeclose.com, at 11:00 AM on the 13th day of October, 2026 the following described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

Begin at the Northeast Corner of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 35 South, Range 17 East, Manatee County, Florida, Thence South 210 Feet, Thence West 130 Feet, Thence North 210 Feet, Thence East 130 Feet to the Point of Beginning, Being a Part of Lot 5 of Curry's Plat, Recorded in Deed Book F, Page 474 and Deed Book 290, Page 559 of the Public Records of Manatee County, Florida.

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

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

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

Dated: September 23, 2026

By: /s/ James E. Lynch
James E. Lynch
Florida Bar No. 0046219
Harllee & Bald, P.A.
202 Old Main Street
Bradenton, FL 34205
Telephone: 941-744-5537
Facsimile: 941-744-5547
JEL@harlleebald.com
CLP@harlleebald.com
Attorney for Plaintiffs
October 2, 9, 2026 26-01877M

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT IN AND FOR COUNTY, FLORIDA
Case No.: 26 DR 1856
Monica Flores,
Petitioner, and
Gustavo Flores,
Respondent,

TO: Gustavo Flores

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Monica Flores whose address is 5715 16th St West Bradenton FL 34207 on or before 10/26/2026 and file the original with the clerk of this Court at. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided:

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

In and for Manatee County:

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

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

Dated: 9/14/26

Angelina Colonneso, Esq.
Manatee Clerk Of The Circuit Court
CLERK OF THE CIRCUIT COURT
By: (SEAL) C. Gaskin
Deputy Clerk
Oct. 2, 9, 16, 23, 2026 26-01908M

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2025-CC-004745
TREVESTA HOMEOWNERS ASSOCIATION, INC.,a not-for-profit Florida corporation,
Plaintiff, vs.
ELISABETH WAGMUELLER; JESSICA TOWLE; UNKNOWN SPOUSE OF ELISABETH WAGMUELLER; UNKNOWN SPOUSE OF JESSICA TOWLE; 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, TREVESTA PHASE IIIA, according to the Plat thereof as recorded in Plat Book 67, Pages 1 through 21, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 5333 Senza Trail, 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 November 3, 2026

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

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

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

MANKIN LAW GROUP
BRANDON K. MULLIS, ESQ.
Email:
Service@MankinLawGroup.com
Attorney for Plaintiff
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
October 2, 9, 2026 26-01906M

FIRST INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
Case No. 2026-CA-001547
Honorable Judge: SNIFFEN, CHARLES P.
PLANET HOME LENDING, LLC
Plaintiff, vs.
BG REAL ESTATE FL, LLC; ELIZABETH ANN WASSON; JAMES A WASSON, JR.; AVIARY AT RUTLAND RANCH HOMEOWNERS ASSOCIATION, INC.; MONSTERA CAPITAL LLC; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;
Defendants,

TO: JAMES A WASSON JR. and ELIZABETH ANN WASSON.
Last Known Address: 16207 59TH CT E PARRISH FL 34219.

YOU ARE NOTIFIED that an action to foreclose a Mortgage on the following property commonly known as 16207 59TH CT E PARRISH FL 34219, and more particularly described as follows:

LOT 3, AVIARY AT RUTLAND RANCH PHASE IA & IB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 84 THROUGH 108, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

COMMONLY KNOWN AS: 16207 59TH CT E PARRISH FL 34219.

has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In and for Manatee County:

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

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

Angelina "Angel" Colonneso, ESQ,
Clerk of the Circuit Court
& Comptroller
(SEAL) K. Gaffney
By: Deputy Clerk
October 2, 9, 2026 26-01901M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 412025CA002044CAAXMA
BANK OF AMERICA, N.A.,
Plaintiff, vs.
JEWEL RAINEY; UNKNOWN SPOUSE OF JEWEL RAINEY; US ROOFING GROUP, LLC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to UNIFORM FINAL JUDGMENT OF MORTGAGE FORECLOSURE dated August 8, 2026 entered in Civil Case No. 412025CA002044CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and RAINEY, JEWEL, et al, are Defendants. The Clerk, ANGELINA M. COLONNESO, shall sell to the highest and best bidder for cash at Manatee County's On Line Public Auction website: https://manatee.realforeclose.com, at 11:00 AM on November 04, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in MANATEE County, Florida, as set forth in said UNIFORM FINAL JUDGMENT OF MORTGAGE FORECLOSURE to-wit:

LOT 11, BLOCK F, LA SELVA PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 2628 30th Ave Drive East, Bradenton, FL 34208

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 21, 2026

This document was prepared by:
FRENKEL LAMBERT WEISMAN & GORDON, LLP
Attorney for Plaintiff -
Bidder # 13709

/s/ Pratik R. Patel
Pratik R. Patel, Esq.
FRENKEL LAMBERT WEISMAN & GORDON, LLP
Centralized Mail Processing
53 Gibson Street
Bay Shore, NY 11706
Telephone: (631) 969-3100 |
Fax (631) 982-4513
FI Bar #: 98057
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2,516
mailto:fleservice@flwlaw.com
04-102321-F00
October 2, 9, 2026 26-01888M

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10177

SUBSCRIBE TO THE BUSINESS OBSERVER

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

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01825M

SECOND INSERTION

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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01828M

SECOND 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 PI#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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01826M

SECOND INSERTION

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 PI#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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01829M

FOURTH INSERTION

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

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Auction Date:
10/22/2026
Multiple Facilities - Multiple Units

Extra Space Storage - 4010 E State Rd 64 Bradenton, FL 34208- (941)705-9605- @9:30AM
Bobbi-Jo Sperry - Household Items

Extra Space Storage - 5311 34th St W Bradenton, FL 34210- (941)263-3625- @10:00AM
Jean Widlet Jean Baptiste - Photography Equipments, Backup Computer.

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

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 will hold a public auction to sell personal property described belonging to those individuals listed at the location indicated. The auction will be listed and advertised on www.storagetreasures.com. Purchase must be made with cash only and paid above referenced facility in order to complete the transaction.
Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Sept. 25; Oct. 2, 2026 26-01868M

FOURTH INSERTION

NOTICE OF ACTION FOR PARTITION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2026-CA-0373
MODEYITHER MONTANA JONES and MILTON JONES,
Plaintiffs, vs.
HEIRS, DEVISEES, AND BENEFICIARIES OF ROBERT SIMMONS AKA ROBERT T. SIMMONS, DECEASED, NAMED AS FOLLOWS: ESTATE OF TONY BAZELON JENKINS, ESTATE OF HENRY JENKINS, ESTATE OF DEVONOR SIMMONS, ESTATE OF LORRAINE SIMMONS JACKSON, ESTATE OF VELDA LAREE SIMMONS COOPER, ESTATE OF DEBORAH UETH SIMMONS, ASHLEY JACKSON, ISAIAH MAURICE JACKSON, GERALD M. DRUMGOOLE, JR. LAMAR E. COOPER, PORSHIA Y. JONES, CHANTANIQUE SIMMONS, MISITIKAL MCNEIL, ROBERT THOMAS SIMMONS, JR., RICHARD SIMMONS, REGINA YVETTE SIMMONS, RENAYE SIMMONS, BERNARD GEORGE JENKINS AND ALL PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES CLAIM AS HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, SPOUSES, OR OTHER CLAIMANTS,
Defendants.

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

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

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

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

"In and for Manatee County:

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

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

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

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

SECOND 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 Warren 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 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.

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

SECOND 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 unknown 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 property located in Manatee County, Florida, 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 action You are required to serve a copy of your written defenses, if any, to this action upon Plaintiff, Cynthia Kay Alday, 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 original with the Clerk of this Court either before service upon Plaintiff or immediately 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, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011."

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

ANGELINA "ANGEL" COLONNESO
Clerk of the Circuit Court and Comptroller Manatee County, Florida
(SEAL) By: K. Gaffney
Deputy Clerk

Sept. 25; Oct. 2, 2026 26-01871M

SECOND 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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4350
Tax Deed #:2026TD000165

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-4350 Year of Issuance 2024 Description of Property LOT 1 BLK C ALSO BEG AT NE COR OF LOT 1 BLK C MC COLLUMS LAKE ADD, E 30 FT, S 90 FT, W 30 FT, N 90 FT TO POB INC RIP RTS PI#52530.0000/3 Parcel ID Number 5253000003 Property Address: 3025 49TH AVE W BRADENTON, FL 34207 Names in which assessed: ARTHUR KEELER, SHANE KEELER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/12/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer
LV47569

--- ACTIONS / SALES / ESTATE ---

SECOND 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.

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

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

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

The date of the first publication of this Notice is September 25, 2026.

Personal Representative
David R. Penny
35th Place N Crystal, MN 55427-2122

MINDRUP | SAMOLE
Attorneys for
Personal Representative
Alex J. Mindrup, Esq.
FBN: 1002009
3030 N. Rocky Point Dr. W., Ste. 150
Tampa, FL 33607
Tel: (727) 697-7257
Fax: (727) 499-6775
Sept. 25; Oct. 2, 2026 26-01840M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF 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@maloneylegalfl.com
Sept. 25; Oct. 2, 2026 26-01854M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-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 Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

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

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

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

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

The date of first publication of this notice is: September 25, 2026.

Brian M. Welsh
Personal Representative
927 Woodridge Drive
Enola, PA 17025

Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
Sept. 25; Oct. 2, 2026 26-01849M

SECOND INSERTION

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 DESCRIBED:

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 Notice 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 demanded in the Complaint.

"In and for Manatee County:

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
File No. 2026-CP-001899 AX
Probate Division
IN RE: ESTATE OF
Carl B. Johnson, a/k/a Carl Boone Johnson, Deceased.

The administration of the estate of Carl B. Johnson, a/k/a Carl Boone Johnson, deceased, whose date of death was July 24, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 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

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001885
Division Probate
IN RE: ESTATE OF
DOUGLAS MICHAEL HOFFMAN a/k/a DOUGLAS M. HOFFMAN
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 DOUGLAS MICHAEL HOFFMAN a/k/a DOUGLAS M. HOFFMAN, deceased, File Number 2026-CP-001885, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was January 24, 2026; that the total value of the estate is $9,883.01 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

KIRK D. HOFFMAN, as Trustee of the Douglas M. Hoffman Trust dated May 31, 2012, as amended
4601 Occidental Highway
Adrian, MI 49221

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is September 25, 2026.

Person Giving Notice:
KIRK D. HOFFMAN
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, FL 34205

Attorney for Person Giving Notice
JENNA KYLE MELTZER, Attorney
Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
Sept. 25; Oct. 2, 2026 26-01870M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP1920
Division Probate
IN RE: ESTATE OF
CARLOTTA P. ROHRBACH
Deceased.

The administration of the estate of CARLOTTA P. ROHRBACH, deceased, whose date of death was August 15, 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 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 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 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

SECOND INSERTION

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 Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 25, 2026.

KERLINE LOUIS-FRANCOIS
Personal Representative
4844 Royal Palm Avenue
Sarasota, FL 34234

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
Sept. 25; Oct. 2, 2026 26-01855M

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.: 2025-CA-001681
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-DWELLING SERIES VI TRUST, Plaintiff, v.
TYLER DWIGHT TOBIN, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 8, 2026 and entered in Case No. 2025-CA-001681 in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein TYLER DWIGHT TOBIN, ET.,AL., are the Defendants. The Clerk of the Court, ANGELINA ANGEL COLONNESO, will sell to the highest bidder for cash at https://manatee.realforeclose.com on October 14, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

UNIT 746. IN BUILDING 7, OF PHASE III OF TERRACE II AT L.AKFWOOD NATIONAL, A PHASE CONDOMINIUM, ACCORDING TO THE DFCLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RIECORDS BOOK 2740. PAGE 4940, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERFOF TOGE THER WITHAN UNDIVIDED INTEREST IN THE COMMON IILMENIS.

PROPERTY ADDRESS: 17118 VARDON TERRACE, #406, LAKEWOOD RANCH, FL 34211

and commonly known as: 17118 VARDON TER UNIT 406, BRADENTON, FL 34211 (the "Property").

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

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
Sept. 25; Oct. 2, 2026 26-01856M

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

--- TAX DEEDS ---

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01813M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01830M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01827M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01824M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01814M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01822M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01823M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01820M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01819M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01818M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01817M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01816M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01831M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01815M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01821M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01812M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01811M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01810M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01809M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01808M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Sept. 25; Oct. 2, 9, 16, 2026 26-01807M