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 Champion Tile and Cabinets located at 11225 Estia Drive Unit 116 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 11th day of October, 2026
Benjamin Carr
October 16, 2026 26-02030M

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 Soap Studio located at 4804 Cypress Lake Ct 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 11th day of October, 2026
Mille Motif, LLC
By Patricia J Connors, Officer
October 16, 2026 26-02029M

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 Parrish Chrisitan Academy located at 3304 43rd Street W in the City of Bradenton, Manatee, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of October, 2026
Bradenton Christian School Society, Inc.
October 16, 2026 26-02062M

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of JACKSON MARTIN ROMULUS will, on October 28, 2026, at 11:00 a.m., at 3715 14th Street West, Lot #128, Bradenton, Manatee County, Florida 34205; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1963 SUNH MOBILE HOME, VIN:46CK1188, TITLE NO.: 0001605049
and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#4337-11024)
October 16, 23, 2026 26-02025M

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026-2027

The Board of Supervisors of the University Place Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at Courtyard Sarasota at University Town Center located at 8305 Tourist Center Dr, Sarasota, FL 34201 at 4:30 p.m. unless otherwise indicated as follows:

October 29, 2026
November 30, 2026
January 25, 2027*
February 24, 2027*
March 29, 2027
April 29, 2027
May 24, 2027
June 28, 2027
July 26, 2027
August 30, 2027
September 27, 2027

*The meeting on January 25, 2027, will be held at the Homewood Suites located at 305 N Cattleman Rd, Sarasota, FL 34235 and the February 24, 2027, will be held at the Hampton Inn and Suites located at 8565 Cooper Creek Blvd, Sarasota, FL 34201

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued 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 3434 Colwell Ave, #200, Tampa, Florida 33614 or by calling (813) 933-5571.

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) 933-5571 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.
Matt O'Nolan
District Manager
October 16, 2026 26-02055M

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 Imagine Life Beyond located at 12721 Fontana 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 9th day of October, 2026
Wendy Calvin
Wendy Poe Calvin
October 16, 2026 26-02031M

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 Everlight Transformational Coaching located at 14819 Bowfin Terrace 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 1st day of October, 2026
Sonya Cunha
October 16, 2026 26-02050M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/06/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1964 EXPN mobile home bearing vehicle identification number 610640 and all personal items located inside the mobile home. Last Tenant: Marilyn Jean South, All Unknown Parties, Beneficiaries, Heirs, Successors, Assigns, and Devisees of Marilyn Jean South, Unknown Party or Parties in Possession. Sale to be held at: Palm Village, 3528 14th Street West, Bradenton, Florida 34205, 941-748-5224.
October 16, 23, 2026 26-02054M

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ANTONIA CHAVEZ VASQUEZ will, on October 28, 2026, at 10:00 a.m., at 3608 14th Street West, Lot #17, Bradenton, Manatee County, Florida 34205; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1974 ACAD MOBILE HOME, VIN: 05631569H, TITLE NO.: 0011580155
and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#4337-1208)
October 16, 23, 2026 26-02024M

FIRST INSERTION

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that Roman Walls Wallpaper Studio LLC, whose mailing address is 7901 4th St N, Ste 300, St. Petersburg, FL 33702, intends to engage in business in Manatee County, Florida, under the fictitious name Roman Walls and to register that name with the Florida Department of State, Division of Corporations, pursuant to Section 865.09, Florida Statutes.
October 16, 2026 26-02034M

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 The Puppy Practice located at 7604 40th ave w in the City of Bradenton, Manatee, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of October, 2026
Tift Enterprises, LLC
Amanda Tift, Managing Member
October 16, 2026 26-02040M

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 Llama Cleaning located at 2617 Hampton Park Place in the City of Seffner, Manatee, FL 33584 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of October, 2026
My Maid, LLC company
October 16, 2026 26-02041M

FIRST INSERTION

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Newport Isles Community Development District ("District") will hold regular meetings for Fiscal Year 2027 at 11:00 a.m., at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201 on the following dates:

January 19, 2027
May 17, 2027
July 19, 2027
September 20, 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://newportislescdd.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 16, 2026 26-02042M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Auction Date:
11/05/2026
Multiple Facilities - Multiple Units

Extra Space Storage - 1930 Cortez Rd W Bradenton, FL 34207- (941)302-9918- @10:00AM
John Simmonds - House items, furniture

Extra Space Storage - 5225 Caruso Rd Bradenton, FL 34203- (941)216-0233- @11:00AM
Lasasha Greene - Furniture

Extra Space Storage - 3265 University Pkwy Sarasota, FL 34243- (941)780-7708- @10:00AM
Marlon Alarcon - Furniture
Alexis Sutton - 2 tv, clothing
Marlon Alarcon - Work material

Extra Space Storage - 5311 34th St W Bradenton, FL 34210- (941)263-3625- @10:00AM
Casseus Mikerlange - Clothes, Shoes
Katina Delgado-Castro - Household stuff

Extra Space Storage - 5305 Manatee Ave W Bradenton, FL 34209- (561)288-4405- @9:30AM
Christopher Robins - clothes
Bradley Swank - Household goods tools & boxes and tv
Leanna Todd - Bed, Baby bed. House hold goods.

Extra Space Storage - 3708 Manatee Ave W Bradenton, FL 34205- (941)292-2323- @10:00AM
Jennifer Acker - Personal items

Extra Space Storage - 1721 Cortez Rd W Bradenton, FL 34207- (941)866-8225- @9:30AM
Eduardo Diaz Gonzalez - household goods
Emily Phouasalith - sofa, boxes, bins

Extra Space Storage - 5717 14th St W Bradenton, FL 34207 - (941)866-6675- @10:00AM
Odalys Alcaraz - Boxes, shelving, bins
Rochelle Nicalek - armoire, clothing, boxes, household items

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.
October 16, 23, 2026 26-02053M

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 Match the Work located at 1201 6th Ave W STE 100 in the City of Bradenton, Manatee, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of October, 2026
Brian Reinke
October 16, 2026 26-02020M

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 Star Papillons located at 9818 46th CT E in the City of Parrish, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of October, 2026
Kimberly Gombita
October 16, 2026 26-02032M

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 Gold Star Goodies located at 11722 Full Moon Loop in the City of Parrish, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of October, 2026
Christine Bredy
October 16, 2026 26-02051M

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 Ybor City Cigar Heritage House located at 12812 Wheatgrass Court 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 7th day of October, 2026
XO.MARTI DESIGN BAR, LLC
Martha Rodriguez, Managing Member
October 16, 2026 26-02021M

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 1000848 from Habitat Manatee in Manatee County with Parcel No. 2690800004. Application received: August 18, 2026. Proposed activity: Residential Townhomes. Project name: Habitat for Humanity. Project size: 1.87 acres. Location: Section 14, Township 34 S, Range 17 E, in Manatee County. Outstanding Florida Water: Yes. Aquatic preserve: Yes. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
October 16, 2026 26-02052M

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Villages of Glen Creek Community Development District

Notice is hereby given to the public and all landowners within the Villages of Glen Creek Community Development District (the "**District**"), comprised of approximately 217.925 acres in the City of Bradenton, Manatee County, Florida, advising that a landowners' meeting will be held for the purpose of electing one (1) member of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors 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: Tuesday, November 10, 2026
Time: 6:30 p.m.
Place: Springhill Suites by Marriott Bradenton Downtown/Riverfront
102 12th Street West
Bradenton, Florida 34205

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors 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. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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.

Matt O'Nolan, District Manager
October 16, 23, 2026 26-02022M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 2260
Division Probate
IN RE: ESTATE OF THOMAS W. ALDREDGE
Deceased.

The administration of the estate of THOMAS W. ALDREDGE, deceased, whose date of death was July 9 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 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.

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 16, 2026.

Personal Representative:
TONYA P. WHITWORTH-ALDREDGE
3108 162nd Avenue East
Parrish, FL 34219
Attorney for Personal Representative:
Dana Laganella Gerling, Esq.
Florida Bar No. 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
dlaganella@gerlinglawgroup.com
October 16, 23, 2026 26-02046M

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA
DIVISION: PROBATE
CASE NO.: 412026CP001795CPAXMA
IN RE: ESTATE OF FELIX RODRIGUEZ DURAN, Deceased.

The administration of the estate of FELIX RODRIGUEZ DURAN, deceased, whose date of death was June 14, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS October 16, 2026

Person Giving Notice:
JOEL ALEXI RODRIGUEZ,
Personal Representative
6924 Rex Lane
Sarasota, FL 34243
Attorney for Person Giving Notice:
/s/ Yunis Curbelo, Esq
Yunis Curbelo, Esq.
Florida Bar No.: 1025104
Curbelo and Romero, P.A.
3105 NW 107 Ave 400-G8
Doral, FL 33172
Phone No: (305) 995- 0402
October 16, 23, 2026 26-02035M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO.: 2026 CP 001770
IN RE: ESTATE OF PETER J. FINN, DECEASED.

The administration of the estate of PETER J. FINN, deceased, whose date of death was March 9, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Clerk of Circuit Court. 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 October 16, 2026.

JAMES F. FINN, JR.
Personal Representative
JUAN D. BENDECK, ESQ.
Attorney for Personal Representative
Florida Bar No. 78298
FBT GIBBONS LLP
9045 Strada Stell Court, Suite 301
Naples, Florida 34109
Telephone: 239-228-4871
Email: jbendeck@fbtgibbons.com
Secondary Email:
tpanozzo@fbtgibbons.com
October 16, 23, 2026 26-02033M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2026 CP 002044AX
IN RE: ESTATE OF BEVERLY JEAN STOCKI
Deceased.

The administration of the estate of Beverly Jean Stocki, deceased, whose date of death was August 4, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 16, 2026.

Personal Representative:
Caroline Lovisa
7991 Glenbrooke Lane
Sarasota, Florida 34243
Attorney for Personal Representative:
David P. Johnson
Florida Bar Number: 525499
2201 Ringling Boulevard, Suite 104
Sarasota, FL 34237
Telephone: (941) 365-0118
E-Mail: davidpjohnsonesq@gmail.com
SecondaryE-Mail:
kathy-johnsonlaw@verizon.net
October 16, 23, 2026 26-02059M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 1767
Probate Division
IN RE: ESTATE OF VIRGINIA EDITH QUEEN A/K/A VIRGINIA E. QUEEN
Deceased.

The administration of the estate of Virginia Edith Queen a/k/a Virginia E. Queen, deceased, whose date of death was February 4, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: October 16, 2026

Signed on this 8th day of October, 2026.

/s/ Johnson S. Savary, Jr.
JOHNSON S. SAVARY, JR. Curator
6111 Exchange Way
Lakewood Ranch, FL 34202
/s/ Jonell E. Dreznin
JONELL E. DREZNIN
Attorney for Personal Representative
Florida Bar No. 1064825
Sandberg Phoenix & von Gontard P.C.
6111 Exchange Way
Lakewood Ranch, FL 34202
Telephone: 941.366.0115
Email:
JDreznin@SandbergPhoenix.com
October 16, 23, 2026 26-02026M

FIRST INSERTION

NOTICE OF TERMINATION OF GUARDIANSHIP ON CHANGE OF DOMICILE OF RESIDENT WARD
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-GA-0026
Division Probate
IN RE: ESTATE OF ANTHONY VINCENT BRUNO

The guardianship of Anthony Vincent Bruno, ward, whose termination of guardianship is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the guardian and the guardian's attorney are set forth below.

All interested parties of the guardianship or demands against the guardianship on whom a copy of this notice is required to be served must file their objection with this court ON OR BEFORE THE LATER OF 30 DAYS 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. A petition for discharge has been filed upon the grounds of change of domicile of the ward on October 13, 2026. The jurisdiction of the Ward will be transferred to Horry County, South Carolina.

All other interested persons of the guardianship and other persons having claims or demands against the guardianship estate must file their objection with this court in writing and shall with particularity each item to which the objection is directed and the grounds on which the objection is based WITHIN 30 DAYS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL OBJECTIONS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA RULE 5.670 WILL BE FOREVER BARRED.

The date of first publication of this notice is October 16, 2026.

Plenary Guardian:
Anthony Vincent Bruno, Jr.
121 Caroline Court
Murrells Inlet, SC 29576
Attorney for Co-Guardian Advocates:
Sierra A. Butler, FBN 103145
Butler Legacy & Litigation, PLLC
2025 Lakewood Ranch Blvd., Ste. 201
Lakewood Ranch, FL 34211
Telephone: (941) 254-6611
Primary: sierra@legacyandlit.com
October 16, 23, 2026 26-02045M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 001713 AX
Division: PROBATE
IN RE: ESTATE OF JOHN CAMPBELL, Deceased.

The administration of the estate of John Campbell, deceased, whose date of death was February 10, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 16, 2026.

Personal Representative:
Loretta Hite
c/o The Payne Law Group, PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Attorney for Personal Representative:
Joshua C. Payne, Esq
Florida Bar Number: 1059385
PAYNE LAW GROUP PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Telephone: (941) 487-2800
Fax: (941) 487-2801
E-Mail: jpayne@lawnav.com
Secondary E-Mail:
aholliday@lawnav.com
October 16, 23, 2026 26-02044M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP002258AX
Division PROBATE
IN RE: ESTATE OF JUDY LOCKABY A/K/A JUDY MAE LOCKABY
Deceased.

The administration of the estate of Judy Lockaby a/k/a Judy Mae Lockaby, deceased, whose date of death was November 20, 2024, 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, 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 16, 2026.

Personal Representative:
Jay Lockaby
15208 21st Ave E.
Bradenton, Florida 34212
Schwarz & Harris, P.A.
Attorneys for Personal Representative:
Ellie K. Harris
Florida Bar Number: 0021671
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
October 16, 23, 2026 26-02043M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-2328
Division Probate
IN RE: ESTATE OF VICTOR BOBIKEVICH, JR.
Deceased.

The administration of the estate of Victor Bobikevich, Jr., deceased, whose date of death was September 8, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 16, 2026.

Personal Representative:
Stacy Ash
52775 Meadow Lane
La Pine, Oregon 97739
Attorney for Personal Representative:
Logan Elliott, Attorney
Florida Bar Number: 86459
Elliott Law, P.A.
5105 Manatee Avenue West
Suite 15A
Bradenton, FL 34209
Telephone: (941) 792-0173
Fax: (941) 240-2165
E-Mail: logan@elliottelderlaw.com
October 16, 23, 2026 26-02037M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
Case No.: 2026-CP-002322
Division: Probate
IN RE: ESTATE OF Jayden Nicole McCamont, Deceased.

The administration of the estate of Jayden Nicole McCamont, deceased, whose date of death was 04/03/2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, Florida 34205. The file number of the estate is 2026-CP-002322. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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.

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

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

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 16, 2026.

Personal Representative:
John McCamont II
4918 25th St W#101,
Bradenton, FL 34207
Attorney for Personal Representative:
Valerie Lang Hall, Esq.
Attorney for Personal Representative
Florida Bar No.: 1042263
Lang Hall Law, Chartered
3639 Cortez Rd W Ste 106
Bradenton, FL 34210
Telephone: +1 (888) 973-5043
E-Mail: hello@langhall.legal
October 16, 23, 2026 26-02036M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO.: 2026-CP-002293
IN RE: ESTATE OF IRVING WILLIAM WESTERMAN A/K/A IRVING W. WESTERMAN, DECEASED.

The administration of the estate of IRVING WILLIAM WESTERMAN A/K/A IRVING W. WESTERMAN, deceased, whose date of death was August 20, 2026 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is October 16, 2026.

Signed on this 6th day of October, 2026.

Personal Representative:
PHILIP LEWIS WESTERMAN A/K/A PHILIP WESTERMAN
15217 Blue Fish Circle
Lakewood Ranch, FL 34202
Attorney for Personal Representative:
JAMES D. JACKMAN, ESQUIRE
Florida Bar No. 521663
JAMES D. JACKMAN, P.A.
5008 Manatee Avenue West, Suite A
Bradenton, Florida 34209
Telephone: (941) 747-9191
Email:
jackmanpleadings@gmail.com
October 16, 23, 2026 26-02056M

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP2259
IN RE: ESTATE OF MARY JANE SUTAY
Deceased

The administration of the Estate of MARY JANE SUTAY, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, 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 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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: October 16, 2026.

Personal Representative:
DARLENE CUCCINELLO
6265 Sun Blvd, Apt. 408
St. Petersburg, FL 33715

Attorney for Personal Representative:
JAMES WM. KNOWLES
Florida Bar No. 0296260
2812 Manatee Ave W
Bradenton, FL 34205
941-746-4454
October 16, 23, 2026 26-02060M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-2257
IN RE: ESTATE OF DONALD L. FRANKLIN, also known as DONALD LEVI FRANKLIN, and DONALD "SKIP" FRANKLIN,
Deceased.

The administration of the estate of DONALD L. FRANKLIN, also known as DONALD LEVI FRANKLIN, and DONALD "SKIP" FRANKLIN, deceased, whose date of death was November 20, 2025, 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: October 16, 2026.

Sonya M. Joseph
Personal Representative
1413 Chisholm Ridge Court
St. Cloud Florida 34771-7259

Jeffrey S. Goethe
Florida Bar No. 0861420
Caroline M. Tschida
Florida Bar No. 1064556
Attorney for Personal Representative
BARNES WALKER, GOETHE, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: jgoethe@barneswalker.com
Secondary Email:
ctschida@barneswalker.com
October 16, 23, 2026 26-02047M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO.: 2026-CP-002271
IN RE: ESTATE OF GEORGE WILLIAM WALKER A/K/A GEORGE W. WALKER,
DECEASED.

The administration of the estate of GEORGE WILLIAM WALKER A/K/A GEORGE W. WALKER, deceased, whose date of death was April 13, 2026 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is October 16, 2026.

Signed on this 22 day of September, 2026.

Personal Representative:
CAROLYN WALKER JONES
310 Huff Heritage Lane
Christianburgs, VA 24073

Attorney for Personal Representative:
JAMES D. JACKMAN, ESQUIRE
Florida Bar No. 521663
JAMES D. JACKMAN, P.A.
5008 Manatee Avenue West, Suite A
Bradenton, Florida 34209
Telephone: (941) 747-9191
Facsimile: (941) 747-1221
Email: jackmanpleadings@gmail.com
October 16, 23, 2026 26-02057M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
File No. 2026-CP-002164 AX
Probate Division
IN RE: ESTATE OF Susan Dale Burt Youngblood, a/k/a Susan Dale Youngblood, a/k/a Susan B. Youngblood,
Deceased.

The administration of the estate of Susan Dale Burt Youngblood, also known as Susan Dale Youngblood, also known as Susan B. Youngblood, deceased, whose date of death was May 14, 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 October 16, 2026.

Personal Representative:
Karen Wakefield
12506 Cara Cara Loop
Bradenton, FL 34212

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
October 16, 23, 2026 26-02038M

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
File No. 2026-CP-001090 AX
Probate Division
IN RE: ESTATE OF Jean S. Thompson, a/k/a Jean Sylvia Thompson,
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 Jean S. Thompson, a/k/a Jean Sylvia Thompson, deceased, File Number 2026-CP-001090 AX, by 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; that the decedent's date of death was March 27, 2026; that the total value of the estate is $800 of tangible personal property, however attorney's fees and costs in excess of that was spent to process the estate, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Susan J. Lance 3504 27th Avenue West, Bradenton, FL 34205

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO.: 2026-CP-002201
IN RE: ESTATE OF JAMIE L. SCLATER A/K/A JAMIE LEE SCLATER A/K/A JAMIE SCLATER,
DECEASED.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is October 16, 2026.

Signed on this 29 day of September, 2026.

Personal Representative:
SARAH JANE REED
5907 Oak Mill Terrace
Palmetto, FL 34221

Attorney for Personal Representative:
JAMES D. JACKMAN, ESQUIRE
Florida Bar No. 521663
JAMES D. JACKMAN, P.A.
5008 Manatee Avenue West, Suite A
Bradenton, Florida 34209
Telephone: (941) 747-9191
Email: jackmanpleadings@gmail.com
October 16, 23, 2026 26-02058M

FIRST INSERTION

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

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

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

The date of first publication of this Notice is October 16, 2026.

Person Giving Notice:
Susan J. Lance
3504 27th Avenue West
Bradenton, FL 34205

Attorney for Person Giving Notice:
James E. Johnson II
Email Address:
jjohnson@dyeharrison.com
Email Address:
shernandez@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
October 16, 23, 2026 26-02061M

Q&A

Q 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.

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q 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 ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY
CASE NO. 412026CA001090CAAXMA
M&T BANK,
Plaintiff, vs.
CREATIVE ACQUISITIONS GROUP, LLC, AS SUCCESSOR TRUSTEE OF THE 3012 FLORIDA BLVD LAND TRUST DATED DECEMBER 12, 2023, et al.,
Defendants.
To the following Defendant(s):
Brittany T Edmond
3012 Florida Blvd
Bradenton, FL 34207
Any and all unknown parties claiming by, through, under, and against 3012 Florida Blvd Land Trust dated December 12, 2023, whether said unknown parties may claim an interest as trustees, beneficiaries, or other claimants
3012 Florida Blvd
Bradenton, FL 34207

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

LOT 12, BLOCK C, BAYSHORE GARDENS SUBDIVISION, SECTION 13, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 8 AND 9, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

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

ANGELINA COLONNESO ESQ
CLERK OF COURT OF MANATEE COUNTY
(SEAL) By As Deputy Clerk
26-20870FL
October 16, 23, 2026 26-02027M

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
FAMILY LAW DIVISION - 4
CASE NO.: 2026DR001370AX
PHONG SHIN
Petitioner/Husband, and
NANG SHIN
Respondent/Wife.
TO: NANG SHIN
Address: Unknown

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 Petitioner/Husband, PHONG SHIN, through his undersigned counsel, whose name and address are set forth below, on or before November 19, 2026, and file the original with the Clerk of the Circuit Court, Manatee County, Florida, either before service on Petitioner or immediately thereafter.

If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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. Future papers in this lawsuit will be mailed or e-mailed to the addresses 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: 10/8, 2026.
ANGELINA "ANGEL" COLONNESO
Clerk of the Circuit Court and Comptroller Manatee County, Florida
By: C. Hoatland
Deputy Clerk
PETITIONER'S COUNSEL:
/s/ Syed S. Ahmed, Esq.
Syed S. Ahmed Esq. (FBN: 157848)
Legal Advocate Group, P.A.
601 S. Boulevard Ave.
Tampa, FL 33606
Phone: 813-250-3500
Fax: 813-250-3505
Office@Legalag.com
Oct. 16, 23, 30; Nov. 6, 2026
26-02049M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, CIVIL DIVISION
CASE NO.: 2026-CA-000854
TH MSR HOLDINGS LLC,
Plaintiff, vs.
NICOLE ELISE ORDAZ F/K/A NICOLE ELISE GARCIA MUNOZ; UNKNOWN SPOUSE OF NICOLE ELISE ORDAZ F/K/A NICOLE ELISE GARCIA MUNOZ,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on September 29, 2026, in Case No. 2026-CA-000854 of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein TH MSR HOLDINGS LLC, is Plaintiff, and NICOLE ELISE ORDAZ F/K/A NICOLE ELISE GARCIA MUNOZ, UNKNOWN SPOUSE OF NICOLE ELISE ORDAZ F/K/A NICOLE ELISE GARCIA MUNOZ, are Defendants, the Office of Angelina "Angel" Colonneso, Esq., Manatee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 AM on-line at www.manatee.realforeclose.com on October 28, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 23, BLOCK 39, HOLIDAY HEIGHTS 2ND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 27, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Also known as: 2208 51ST AVE W, UNITS A & B, BRADENTON, FL 34207

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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 7th day of October 2026.
SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd, Suite 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Facsimile: (561) 342-4842
Primary e-mail:
mshapanka@sokrem.com
Secondary e-mail:
By: /s/ Matthew Shapanka
Matthew Shapanka, Esq.
Florida Bar No.: 52874
October 16, 23, 2026 26-02023M

FIRST INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY
IN THE COUNTY COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE: 2026-CC-2818
SAWGRASS LAKES PROPERTY OWNERS ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
GARRETT DAVID ILIOFF; UNKNOWN SPOUSE OF GARRETT DAVID ILIOFF; AND UNKNOWN TENANT(S),
Defendant.
TO: GARRETT DAVID ILIOFF

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows:

Lot 48, SAWGRASS LAKES PHASE I – III, according to the Plat thereof as recorded in Plat Book 75, Pages 171 through 192, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 9230 Sandy Bluffs Circle, Parrish, FL 34219

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and seal of this Court on the 10 day of SEPTEMBER, 2026

Angelina Colonneso, Clerk
Circuit and County Courts
(SEAL) By: S. Bell
Deputy Clerk
October 16, 23, 2026 26-02028M

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412024CA000524CAAXMA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, v.
ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST DIANA LEE FERRARO, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 30, 2026 and entered in Case No. 412024CA000524CAAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST DIANA LEE FERRARO, DECEASED, 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 28, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 9, VILLAGE GREEN OF BRADENTON, UNIT F, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGES 40 AND 41 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

and commonly known as: 1909 67TH STREET WEST, BRADENTON, FL 34209 (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/ Rebecca E. Smith
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
October 16, 23, 2026 26-02048M

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/23/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1985 PALM mobile home bearing vehicle identification numbers PH062568A and PH062568B, and all personal items located inside the mobile home. Last Tenant: Carol Jean Kach. Sale to be held at: Twin Oaks, 4530 9th Street E., Bradenton, Florida 34203, (941) 755-2604.
October 9, 16, 2026 26-02013M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/23/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1963 PARK mobile home bearing vehicle identification number 3482 and all personal items located inside the mobile home. Last Tenants: Troy Chris Henderson, Cheryl Ann Petitte, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Cheryl Ann Petitte, Jason Henderson, as Possible Heir, Dawn Lapointe, as Possible Heir, Rishaun Henderson, as Possible Heir, and Nicole Henderson, as Possible Heir. Sale to be held at: Vista Del Lago, 801 53rd Avenue W., Bradenton, Florida 34207, (941) 755-5680.
October 9, 16, 2026 26-01985M

THIRD 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

SECOND INSERTION

NOTICE OF ACTION
RE: LITTLE GULL CONDOMINIUM ASSOCIATION, INC
MANATEE County, Florida
Non-Judicial Timeshare foreclosure process
TO: Unit Owner(s)
Last Known Address:
Unit Week(s)
Amount due:
Peter J Davis
1002 Normandy U
Delray Beach, FL 33484
06/41
$2,497.91
Peter S.W. Jones
404 68th Avenue Drive W
Bradenton, FL 34207
10/18
$1,565.81
Patricia Mann
1711 Laurel Road
Belleair, FL 33756
14/49
$2,196.03
F Pauline Cengarle
C/O TD Wealth Private Trust
220 Commerce Valley Dr W 3rd Floor
Markham, ON l3T 0A8 Canada
04/30
$3,782.60

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in MANATEE County, Florida, to-wit:

Unit Numbers and Week Numbers (as set forth above) in LITTLE GULL COTTAGES, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1020, Page 3206 as amended, described in Condominium Book 12, Pages 177 through 186, as amended, of the Public Records of Manatee County, Florida.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:
Thomas L Avrutis, Esquire
TRUSTEE FOR LITTLE GULL CONDOMINIUM ASSOCIATION, INC.
201 Fletcher Avenue, 2nd Floor
Sarasota, FL 34237

within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Dated this 30th day of SEPTEMBER, 2026.
Thomas L Avrutis, Esquire, TRUSTEE
Little Gull Condominium Association, Inc
October 9, 16, 2026 26-01945M

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
SARASOTA • MANATEE • HILLSBOROUGH
PASCO • PINELLAS • POLK • LEE
COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V34

--- PUBLIC SALES ---

SECOND INSERTION

ADVERTISEMENT OF SALE

Property described below will be sold per the Florida Self Storage Facility Act. Sale on Tuesday the 20th day of October, 2026 at 10:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. OT024 - Sarasota, FL - Whitfield, 2024 Whitfield Park Dr, Sarasota, FL, 34243 Daniel Blue Sale is subject to cancellation in the event of settlement between owner and obligated party.

October 9, 16, 2026 26-01952M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/23/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 NEWM mobile home bearing vehicle identification number 330756, and all personal items located inside the mobile home. Last Tenant: David Olaf Ericson. Sale to be held at: Palm Village, 3528 14th Street West, Bradenton, Florida 34205, 941-748-5224.

October 9, 16, 2026 26-02002M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on October 29, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

Auction will be held online at, Storagetreasures.com/auctions

7735 US 41 Palmetto FL 34221

NAME	UNIT	BALANCE
brian waiters	1224	$655

October 9, 16, 2026 26-01986M

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on October 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 30110, 14710 SR 64 East, Bradenton, FL 34212, (941) 782-9492
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
2160 - Manfull, Jana; 2188 - Holmes, Markel; 3036 - Beard, Stephen; 3101 - palacio, nestor; A120 - Marrero, Ana Cristina; A408 - Aldrink, Tamara; A528 - Perry, Erikka

PUBLIC STORAGE # 30111, 4660 53rd Ave East, Bradenton, FL 34203, (941) 757-3476 Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
2014 - Burgess, Charlotte; 3016 - Tilson, Jason; 5053 - Combs, Jerry; 9007 - Iraheta, Cedric

PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
0306 - Trigg, Dallas; 0456 - bohorquez, Jhiorgiana; 0463 - Garcia, Karla; 0466 - Limon, Brittany; 0475 - Watkins, Crystal; 0663 - Watts, Frances; 0678 - Jr, Cedric Bell; 0710 - Williams, katina; 0727 - Maddox, Julie; 0806 - Haines, Terence; 0849 - Yacin, Charlene; 2035 - Guerrier, Paulson; 2038 - Bruce, Natalie; 2096 - Averett, Luretha

PUBLIC STORAGE # 30112, 10415 Portal Crossing, Bradenton, FL 34211, (800) 688-8057 Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
1085 - Boehmig, Matt; 1104 - MacDonald, Noreen; 2134 - Amiri, Steven; 3026 - Kardash, Regina

PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212, (941) 867-7942 Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1119 - Johnson, Ebony; 1511 - Heibel, Todd

PUBLIC STORAGE # 68033, 6403 E State Road 64, Bradenton, FL 34208, (941) 281-3758
Time: 01:15 PM
Sale to be held at www.storagetreasures.com.
005 - Barnes, Jaquez; 055 - benenato, william; 109 - Overend, Robert; 473 - davenport, Norma; 479-B - Roberts, Victoria; 480-T - Gonzalez, Melanie; 499 - Trail, John; 833 - celaya, Paul; 919 - rodriguiez, sandra

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

October 9, 16, 2026 26-01954M

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

Notice is hereby given to the public and all landowners within Lakewood Ranch Stewardship District (the "**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 27,598 acres, located within Manatee and Sarasota Counties, Florida, advising that a meeting of landowners will be held for the purpose of electing two (2) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors 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: Tuesday, November 3, 2026
TIME: 9:00 a.m.
PLACE: Schroeder-Manatee Ranch, Inc.
14400 Covenant Way
Lakewood Ranch, Florida 34202

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 3501Quadrangle Blvd. Suite 270, Orlando, Florida 32817. 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 of Supervisors 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 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817. 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 Office at (407) 723-5900, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

Jane Gaarlandt
District Manager
October 9, 16, 2026 26-01951M

FOURTH 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

FOURTH 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: 2024-4406
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

FOURTH 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 LANDOWNERS' MEETING OF THE EVERGREEN COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Evergreen Community Development District (the "District") in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District Board of Supervisors.

DATE: November 3, 2026
TIME: 11:00 a.m.
LOCATION: Hilton Garden Inn
Sarasota-Bradenton Airport
8270 N Tamiami Trail
Sarasota, FL 34243

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("**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 is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting 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 the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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.

District Manager
October 9, 16, 2026 26-02011M

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING OF THE CODDINGTON COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Coddington Community Development District (the "District") in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 3, 2026
TIME: 11:00 a.m.
LOCATION: Hilton Garden Inn
Sarasota-Bradenton Airport
8270 N Tamiami Trail
Sarasota, FL 34243

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("**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 is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting 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 the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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.

District Manager
October 9, 16, 2026 26-02010M

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE EAST RIVER RANCH STEWARDSHIP DISTRICT

Notice is hereby given to the public and all landowners within East River Ranch Stewardship District (the "**District**"), located within Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing two (2) persons to the District Board of Supervisors.

DATE: November 3, 2026
TIME: 11:00 a.m.
LOCATION: Hilton Garden Inn
Sarasota-Bradenton Airport
8270 N Tamiami Trail
Sarasota, FL 34243

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("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 is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting 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 the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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.

District Manager
October 9, 16, 2026 26-02008M

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE NORTHLAKE STEWARDSHIP DISTRICT

Notice is hereby given to the public and all landowners within Northlake Stewardship District (the "**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 25,626 acres, located within Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 3, 2026
TIME: 11:00 a.m.
LOCATION: Hilton Garden Inn
Sarasota-Bradenton Airport
8270 N Tamiami Trail
Sarasota, FL 34243

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("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 is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting 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 the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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.

District Manager
October 9, 16, 2026 26-02009M

--- PUBLIC SALES ---

SECOND INSERTION

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

Notice is hereby given to the public and all landowners within Saltmeadows Community Development District (the "District") in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors 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: November 3, 2026
TIME: 10:00 a.m.
PLACE: Holiday Inn Express & Suites
Bradenton East- Lakewood Ranch
5464 Lena Road
Bradenton, Florida 34202

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. 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 of Supervisors 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 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. 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 Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

District Manager
October 9, 16, 2026 26-02017M

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Newport Isles Community Development District (the "District") in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors 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: November 3, 2026
TIME: 10:00 a.m.
PLACE: Holiday Inn Express & Suites
Bradenton East- Lakewood Ranch
5464 Lena Road
Bradenton, Florida 34211

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. 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 of Supervisors 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 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. 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 Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

District Manager
October 9, 16, 2026 26-02018M

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE SOUTHPOINTE OF MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Southpointe of Manatee County Community Development District (the "District") in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 3, 2026
TIME: 11:00 a.m.
LOCATION: Hilton Garden Inn
Sarasota-Bradenton Airport
8270 N Tamiami Trail
Sarasota, FL 34243

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("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 is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting 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 the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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.

District Manager
October 9, 16, 2026 26-02007M

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Rye Crossing Community Development District (the "District") in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 3, 2026
TIME: 11:00 a.m.
LOCATION: Hilton Garden Inn
Sarasota-Bradenton Airport
8270 N Tamiami Trail
Sarasota, FL 34243

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("**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 is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting 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 the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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.

District Manager
October 9, 16, 2026 26-02012M

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Lake Flores Community Development District (the "District") in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors 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: November 3, 2026
TIME: 10:00 a.m.
PLACE: Del Webb Bayview, Driftwood Club
8810 Barrier Coast Trail
Parrish, Florida 34219

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. 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 of Supervisors 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 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. 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 Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

District Manage
October 9, 16, 2026 26-02019M

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Woodland Preserve Community Development District ("**District**"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 250.099 acres, located east of Spencer Parrish Road, west of Jim Davis, and north of Golf Course Road in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons 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 the election of certain District officers, and such other business as may properly come before the Board.

DATE: November 10, 2026
TIME: 10:30 AM
PLACE: Waterscapes Pools & Spas
8141 Lakewood Main Street, Suite 209A
Lakewood Ranch, FL 34202

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607, 813-565-4663 ("**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 (1) 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 who shall serve as the meeting chair and 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 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 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.

District Manager
October 9, 16, 2026 26-02014M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 412026CA000095CAAXMA
VANDERBILT MORTGAGE AND FINANCE, INC.
Plaintiff(s), vs.
AIDAN COLLINS; BRIDGETTE COLLINS; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JARROD COLLINS AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS.
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 24, 2026 in the above-captioned action, the Clerk of Court, Angelina "Angel" Colonesso, will sell to the highest and best bidder for cash at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of November, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOTS 83 AND 84, ROSEDALE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE(S) 298, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property address: 3724 9th Avenue West, Bradenton, FL 34205

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

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

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

Respectfully submitted,
/s/ Steven G. Hurley
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-014141-3
October 9, 16, 2026 26-01982M

SECOND INSERTION

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

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated September 1, 2026, and entered in Case No. 412025CA001999CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein Carrington Mortgage Services LLC, is Plaintiff and Rosalyn Turner Thomas; Unknown Spouse of Rosalyn Turner Thomas; United States of America on behalf of the Secretary of Housing and Urban Development, are Defendants, the Office of the Clerk of Angelina "Angel" Colonneso, Manatee County Clerk of the Court will sell via online auction at www.manatee.realforeclose.com at 11:00 a.m. on the 4th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK B, HORTON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SUBJECT TO A 6 FOOT EASEMENT FOR RIGHT-OF-WAY OFF THE WEST SIDE THEREOF.

Property Address: 543 11th Avenue West, Bradenton, Florida 34205

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

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

Dated: 10/6/2026
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 25-400334
October 9, 16, 2026 26-01996M

--- PUBLIC SALES / TAX DEEDS ---

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1815
Tax Deed #:2026TD000196

NOTICE IS HEREBY GIVEN that FIG 20 LLC 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: 2024-1815 Year of Issuance 2024 Description of Property LOT 2, LESS E 200 FT BLK C MANASOTA INDUSTRIAL PARK PHASE A; LESS OR 2373/393 FOR RD R/W DESC AS FOLLOWS: A PORTION OF LOT 2, BLK C, MANASOTA INDUSTRIAL PARK, PH A, A SUB IN SEC 7, TWN 35, RNG 18, AS PER PLAT THEREOF REC IN PB 22 PG 119 OF PRMCF, BEING DESC AS FOLLOWS: COM AT THE NW COR OF SD SEC 7; TH S 89 DEG 13 MIN 11 SEC E, ALG THE N LN OF SEC 7, A DIST OF 1435.21 FT; TH S 00 DEG 46 MIN 49 SEC W, A DIST OF 42.00 FT TO AN INT WITH THE S R/W LN OF 44TH AVE E AND THE POB; TH S 89 DEG 13 MIN 11 SEC E, ALG SD S R/W LN, A DIST OF 108.10 FT TO AN INT WITH THE W LN OF THE E 200 FT OF SD LOT 2; TH S 00 DEG 46 MIN 47 SEC W, ALG SD W LN, A DIST OF 5.00 FT; TH N 89 DEG 13 MIN 11 SEC W, A DIST OF 129.91 FT TO AN INT WITH SD R/W LN AND A PT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RAD PT BEARS S 25 DEG 03 MIN 42 SEC E, AT A DIST OF 50.00 FT; TH NELY ALG SD S R/W LN AND ALG SD CURVE THROUGH A C/A OF 25 DEG 51 MIN 36 SEC, A DIST OF 22.57 FT TO THE POB PI#16196.0035/4 Parcel ID Number 1619600354 Property Address: 1812 44TH AVE E BRADENTON, FL 34203 Names in which assessed: HAS FLORIDA HOLDINGS 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 9, 16, 23, 30, 2026 26-01933M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1645
Tax Deed #:2026TD000195

NOTICE IS HEREBY GIVEN that FIG 20 LLC 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: 2024-1645 Year of Issuance 2024 Description of Property LOT 1067 SUGAR CREEK COUNTRY CLUB CO-OP PI#14016.2335/8 Parcel ID Number 1401623358 Property Address: 3333 26TH AVE E BRADENTON, FL 34208 Names in which assessed: KEITH WISNIEWSKI 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 9, 16, 23, 30, 2026 26-01927M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-5029
Tax Deed #:2026TD000185

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: 2024-5029 Year of Issuance 2024 Description of Property LOT 14 BLK A SOUTHWOOD VILLAGE FIRST ADD REPLAT PI#61115.0000/2 Parcel ID Number 6111500002 Property Address: 5823 20TH ST W BRADENTON, FL 34207 Names in which assessed: STATE 27 P1 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 9, 16, 23, 30, 2026 26-01922M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4881
Tax Deed #:2026TD000181

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: 2024-4881 Year of Issuance 2024 Description of Property LOT 8 WEEDY ACRES SEC 1 PI#58642.0000/0 Parcel ID Number 5864200000 Property Address: 5430 8TH STREET CT W BRADENTON, FL 34207 Names in which assessed: A & B SMART INVESTMENTS 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 9, 16, 23, 30, 2026 26-01921M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1532
Tax Deed #:2026TD000192

NOTICE IS HEREBY GIVEN that FIG 20 LLC 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: 2024-1532 Year of Issuance 2024 Description of Property LOT 8, BLK 4 OF LEE'S ADD TO THE VILLAGE OF MANATEE (PB1/66) PI#12953.0010/9 Parcel ID Number 1295300109 Property Address: 1821 7TH AVENUE DR E BRADENTON, FL 34208 Names in which assessed: HELEN JONES, TAMMIE JONES 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 9, 16, 23, 30, 2026 26-01930M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1583
Tax Deed #:2026TD000193

NOTICE IS HEREBY GIVEN that FIG 20 LLC 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: 2024-1583 Year of Issuance 2024 Description of Property LOTS 91,92,93,94, BLK B, REPLAT OF PERRY PARK PI#13611.0000/9 Parcel ID Number 1361100009 Property Address: 920 22ND ST E BRADENTON, FL 34208 Names in which assessed: JESTANY INVESTMENT 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 9, 16, 23, 30, 2026 26-01931M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4808
Tax Deed #:2026TD000180

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: 2024-4808 Year of Issuance 2024 Description of Property LOT 5 BLK F KIRKHAVEN UNIT NO 4 PI#57755.0000/1 Parcel ID Number 5775500001 Property Address: 5411 4TH STREET CT E BRADENTON, FL 34203 Names in which assessed: MERIDA CONSTRUCTION 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 9, 16, 23, 30, 2026 26-01920M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4806
Tax Deed #:2026TD000179

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: 2024-4806 Year of Issuance 2024 Description of Property LOT 3 BLK C KIRKHAVEN UNIT NO 2 PI#57698.0000/3 Parcel ID Number 5769800003 Property Address: 5311 5TH STREET CT E BRADENTON, FL 34203 Names in which assessed: BOA FIDU INC. AS TRUSTEE OF TRUST NO 774823 U/A/D 2/1/24 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 9, 16, 23, 30, 2026 26-01919M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4607
Tax Deed #:2026TD000202

NOTICE IS HEREBY GIVEN that FIG 20 LLC 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: 2024-4607 Year of Issuance 2024 Description of Property E 20 FT OF LOT 12; LOT 13 BLK D FAIR LANE ACRES SECOND ADD PI#55197.0000/8 Parcel ID Number 5519700008 Property Address: 708 50TH AVENUE TER W BRADENTON, FL 34207 Names in which assessed: VERNA MARIE ESPARZA 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 9, 16, 23, 30, 2026 26-01938M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4848
Tax Deed #:2026TD000203

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: 2024-4848 Year of Issuance 2024 Description of Property LOT 6 OVERSTREET PARK SECOND ADD PI#58144.0000/7 Parcel ID Number 5814400007 Property Address: 5732 13TH ST E BRADENTON, FL 34203 Names in which assessed: CORNELIO OLARTE SANTES, ESTEFANY SANCHEZ 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 9, 16, 23, 30, 2026 26-01940M

SECOND INSERTION

AMENDED NOTICE OF PUBLIC AUCTION SALE FOR NON JUDICIAL TIMESHARE FORECLOSURES FOR UMBRELLA BEACH CONDOMINIUM ASSOCIATION, INC.

TO: Jack E. Cooper a/k/a
Jack Cooper
Pamela D. Cooper a/k/a
Pamela Cooper
15913 Tradewind Terrace
Lakewood Ranch, FL 34211
Michele Durand
21 Rue Des Carres
44760 La Bernerie
France
Martin F. Gressman
Concetta M. Gressman
39550 Lakeshore Drive
Harrison Township, MI 48045
Kristen H. Meyers
218 West South Street
Knoxville, LA 50138-172 7
Natasha W. Scheer
1148 Tidewood Drive
Bethel, PA 15102
Elaine D. Woods a/k/a
Elaine Diane Woods, Deceased
16014 Lakeside Loop North
Cornelius, NC 28031
The Estate of
Elaine Diane Woods, Deceased
C/O Daniel O'Handley, Executor
17718 Sedona Way
Cornelius, NC 28031
The Elaine Diane Woods Trust
Dated June 20, 2018
C/O Robert G. McIntosh
209 Delburg Street
Davidson, NC 28036

Notice is hereby given that pursuant to an action for non judicial foreclosure of the Timeshare Units and Weeks listed in the Claim of Lien filed and recorded in the public records of Manatee County, Florida on May 22, 2026 for UMBRELLA BEACH CONDOMINIUM ASSOCIATION, INC. as Instrument No. 202641059166 will be sold to the highest and best bidder for cash or certified funds at 10:00 a.m. at Vacation Property Management, Inc., 1501 Gulf Blvd., Bradenton Beach, FL 34217 on Friday, October 16, 2026. See Attachment "A" for unit and week numbers.

The following described real property located in MANATEE COUNTY, STATE OF FLORIDA to wit:

Unit Numbers and Week Numbers (See Attachment "A" for the unit and week number) of Umbrella Beach Resort, a condominium according to Amended and Restated Declaration of Condominium thereof recorded in Official Records Book 1466, Pages 1 through 80 inclusive, of the Public Records of Manatee County, Florida, as amended.

ATTACHMENT "A"
Jack E. Cooper a/k/a
Jack Cooper
Pamela D. Cooper a/k/a
Pamela Cooper
15913 Tradewind Terrace
Lakewood Ranch, FL 34211
Timeshare Unit A-4, Week 18
Floating $2,775.00
Per Diem Interest $.44
Timeshare Unit B-3, Week 50
Floating $2,775.00
Per Diem Interest $.44
Michele Durand
21 Rue Des Carres
44760 La Bernerie
France
Timeshare Unit B-1, Week 04
Floating $4,512.65
Per Diem Interest $.55
Martin F. Gressman
Concetta M. Gressman
39550 Lakeshore Drive
Harrison Township, MI 48045
Timeshare Unit A-7, Week 18
Flexible $6,967.65
Per Diem Interest $.41
Kristen H. Meyers
218 West South Street
Knoxville, LA 50138-1727
Natasha W. Scheer
1148 Tidewood Drive
Bethel, PA 15102
Timeshare Unit A-4, Week 03
Flexible $3,682.65
Per Diem Interest $.44
Elaine D. Woods a/k/a
Elaine Diane Woods, Deceased
16014 Lakeside Loop North
Cornelius, NC 28031
Timeshare Unit A-1, Week 25
Floating $3,682.67
Per Diem Interest $.44
Timeshare Unit A-4, Week 02
Floating $2,775.00
Per Diem Interest $.44
Timeshare Unit A-7, Week 03
Flexible $3,682.65
Per Diem Interest $.44
The Estate of
Elaine Diane Woods, Deceased
C/O Daniel O'Handley, Executor
17718 Sedona Way
Cornelius, NC 28031
Timeshare Unit A-I, Week 25
Floating $3,682.67
Per Diem Interest $.44
Timeshare Unit A-4, Week 02
Floating $2,775.00
Per Diem Interest $.44
Timeshare Unit A-7, Week 03
Flexible $3,682.65
Per Diem Interest $.44
The Elaine Diane Woods Trust
Dated June 20, 2018
C/O Robert G. McIntosh
209 Delburg Street Davidson, NC 28036
Timeshare Unit A-I, Week 25
Floating $3,682.67
Per Diem Interest $.44
Timeshare Unit A-4, Week 02
Floating $2,775.00
Per Diem Interest $.44
Timeshare Unit A-7, Week 03
Flexible $3,682.65
Per Diem Interest $.44

The assessment lien created by the Claim of Lien was properly created and authorized, pursuant to the timeshare instrument and applicable law, and the amounts secured by said lien is as set forth in Attachment "A". You may cure the default at any time prior to the issuance of the Certificate of Sale by paying the amount due to the undersigned Trustee at the address set forth below.

"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 office of Brian P. Deeb, Esquire, Deeb Law Group, P.A., 6677 13th Avenue North, Suite3A, St. Petersburg, FL33710, e-mail address bpdeeb@deeblawgroup.com or snieratko@deeblawgroup.com, or by telephone (727-384-5999X201) at least seven (7) days before the auction sale or immediately upon receiving this notification, if the time before the scheduled auction is less than seven (7) days.

I HEREBY CERTIFY that a true and correct copy of this AMENDED NOTICE OF PUBLIC AUCTION SALE FOR NON JUDICIAL TIMESHARE FORECLOSURES FOR UMBRELLA BEACH CONDOMINIUM ASSOCIATION, INC. has been furnished by U.S. Mail to each of the obligors listed in attached Exhibit "A" on this 17th day of September, 2026.

DEEB LAW GROUP, P.A.
BRIAN P. DEEB, ESQUIRE
6677 13th Avenue North, Suite 3A
St. Petersburg, FL 33710
(727) 384-5999/
Fax No. (727) 384-5979
Primary Email Address:
bpeeb@deeblawgroup.com
Secondary Email address:
snieratko@deeblawgroup.com
Fla. Bar No. 500534
Trustees for Umbrella
Beach Condominium
Association, Inc.
Dated this 17th day of September, 2026.

UMBRELLA BEACH
CONDOMINIUM ASSOCIATION, INC.
BY: BRIAN P. DEEB, ESQUIRE
ATTORNEY/AGENT

STATE OF FLORIDA
COUNTY OF PINELLAS

SONJA NIERATKO
MY COMMISSION # HH697580
EXPIRES: August 5, 2029

October 9, 16, 2026 26-01969M

SECOND INSERTION

AMENDED NOTICE OF PUBLIC AUCTION SALE FOR NON JUDICIAL TIMESHARE FORECLOSURES FOR GULF STREAM BEACH RESORT CONDOMINIUM ASSOCIATION, INC.

TO: Spencer Broad a/k/a
Spencer E. Broad a/k/a
Spencer M. Broad
16 Panorama Court
Mount Laurel, NJ 08054
Mary Burton a/k/a
Mary L. Burton
1110 Lakemont Drive
Dalton, GA 30720
Bernadette Direnzo
600 Red Bank Avenue
West Deptford, NJ 08096
Elaine M. Mayher, Trustee of the
Matthew R. Mayher Family Trust
6595 Josephine Drive
Independence, OH 44131
Sandra Starr
Eric Parsons a/k/a
Eric M. Parsons
37750 Dunbar Avenue
Zephyrhills, FL 33542
Milton L. Slishman
Steven G. Slishman
46 Thomas Avenue
Scituate, MA 02066

Notice is hereby given that pursuant to an action for non judicial foreclosure of the Timeshare Units and Weeks listed in the Claim of Lien filed and recorded in the public records of Manatee County, Florida on May 22, 2026 for GULF STREAM BEACH RESORT CONDOMINIUM ASSOCIATION, INC. as Instrument No. 202641059169 will be sold to the highest and best bidder for cash or certified funds at 10:00 a.m. at Vacation Property Management, Inc., 1501 Gulf Blvd., Bradenton Beach, FL 34217 on Friday, October 16, 2026. See Attachment "A" for unit and week numbers.

The following described real property located in MANATEE COUNTY, STATE OF FLORIDA to wit:

Unit Numbers and Week Numbers (See Attachment "A" for the unit and week number) of Gulf Stream Beach Resort, a condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 1447, Page 1879, Public Records of Manatee County, Florida, and all amendments thereof, which condominium is also described at Condominium Plat Book 28, Pages 39-41, Public Records of Manatee County, Florida.

ATTACHMENT A
Spencer Broad a/k/a
Spencer E. Broad a/k/a
Spencer M. Broad
16 Panorama Court
Mount Laurel, NJ 08054
Timeshare Unit 04, Week 51-O
$1,249.25
Per Diem Interest $.28
Mary Burton a/k/a
Mary L. Burton
1110 Lakemont Drive
Dalton, GA 30720
Timeshare Unit 03, Week 25
$2,428.09
Per Diem Interest $.38
Bernadette Direnzo
600 Red Bank Avenue
West Deptford, NJ 08096
Timeshare Unit 03, Week 47-O
$1,206.16
Per Diem Interest $.28
Elaine M. Mayher, Trustee of the
Matthew R. Mayher Family Trust
6595 Josephine Drive
Independence, OH 44131
Timeshare Unit 03, Week 32
$1,618.75
Per Diem Interest $.38
Sandra Starr
Eric Parsons a/k/a
Eric M. Parsons
37750 Dunbar Avenue
Zephyrhills, FL 33542
Timeshare Unit 08,
Week 21-E $1,257.25
Per Diem Interest $.25
Milton L. Slishman
Steven G. Slishman
46 Thomas Avenue
Scituate, MA 02066
Timeshare Unit 08,
Week 41 $2,431.13
Per Diem Interest $.38

The assessment lien created by the Claim of Lien was properly created and authorized, pursuant to the timeshare instrument and applicable law, and the amounts secured by said lien is as set forth in Attachment "A". You may cure the default at any time prior to the issuance of the Certificate of Sale by paying the amount due to the undersigned Trustee at the address set forth below.

"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 office of Deeb Law Group, P.A., 6677 13th Avenue North, Suite 3A, St. Petersburg, FL 33710, e-mail address bpdeeb@deeblawgroup.com or snieratko@deeblawgroup.com, or by telephone (727-384-5999X201) at least seven (7) days before the auction sale or immediately upon receiving this notification, if the time before the scheduled auction is less than seven (7) days.

I HEREBY CERTIFY that a true and correct copy of the foregoing AMENDED NOTICE Of PUBLIC AUCTION SALE FOR NON JUDICIAL TIMESHARE FORECLOSURES FOR GULF STREAM BEACH RESORT CONDOMINIUM ASSOCIATION, INC. has been furnished by U.S. Mail to each of the obligors listed in attached Exhibit "A" on this 17th day of September, 2026.

DEEB LAW GROUP, P.A.
BRIAN P. DEEB, ESQUIRE
6677 13th Avenue North, Suite 3A
St. Petersburg, FL 33710
(727) 384-5999/
Fax No. (727) 384-5979
Primary Email Address:
bpeeb@deeblawgroup.com
Secondary Email address:
snieratko@deeblawgroup.com
Fla. Bar No. 500534
Trustees for Gulf Stream Beach Resort
Condominium Association, Inc.
Dated this 17th day of September, 2026.

GULF STREAM BEACH RESORT
CONDOMINIUM ASSOCIATION, INC.
BY: BRIAN P. DEEB, ESQUIRE
AGENT/ATTORNEY

STATE OF FLORIDA
COUNTY OF PINELLAS

SONJA NIERATKO
MY COMMISSION # HH697580
EXPIRES: August 5, 2029

October 9, 16, 2026 26-01968M

--- PUBLIC SALES / TAX DEEDS ---

SECOND INSERTION

PREPARED BY:
ANDREW L. FIVECOAT, ESQ.
EXL LEGAL PLLC
12425 28TH ST N. # 200
ST PETERSBURG, FL 33716

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on March 15, 2007, a certain Mortgage was executed by DOROTHY R. KIFER as mortgagor in favor of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK, F.S.B. as mortgagee, and was recorded on March 23, 2007, in Book 02193, Page 4051 in the Office of the Clerk of Circuit Court, Manatee County, Florida; and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated November 14, 2024, and recorded on November 20, 2024, as Instrument Number 202441122079, in the office of the Clerk of Circuit Court, Manatee County, Florida; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the Property ceases to be the principal residence of a Borrower for reasons other than death, and the Property is not the principal residence of at least one other Borrower; and

WHEREAS, the entire amount delinquent as of July 9, 2026, is $290,311.97; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on September 18, 2026 in as Instrument No. 2026366351 in the Office of the Clerk of Circuit Court, Hillsborough County, Florida.

Notice is hereby given that all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LOT 17, AND THE NORTH 23 FEET OF LOT 18, BAYVIEW SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 54, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
PARCEL IDENTIFICATION NUMBER: 6777510006
Commonly known as: 6904 21ST ST W, BRADENTON, FL 34207

The sale will be held on October 30, 2026 at 12:15 p.m., local time at the front entrance of the Manatee County Judicial Center at 1051 Manatee Ave. W., Bradenton, FL 34205.

The Secretary of Housing and Urban Development will bid $197,771.52.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the Foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling $19,777.15 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of $19,777.15 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of $500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is $290,311.97 as of July 9, 2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: October 1, 2026

/s/ Andrew L. Fivecoat
Foreclosure Commissioner
Andrew L. Fivecoat, Esq.

eXL Legal, PLLC
12425 28th Street N., Suite 200
St. Petersburg, FL 33716
Telephone (727) 536-4911
Facsimile (727) 536-2755

STATE OF Florida }
COUNTY OF Pinellas } SS.

The foregoing instrument was acknowledged before me, by means of [x] physical presence or [__] online notarization, this 1 day of October, 2026 by **[Andrew L. Fivecoat, Esq. with eXL Legal, PLLC]**, who [x] is personally known to me or who [___] has produced _____ as identification.

(SEAL) NOTARY PUBLIC
STATE OF FLORIDA
TINA M. LANNING
Notary Public - State of Florida
Commission # HH 745156
My Comm. Expires Dec 19, 2029
Bonded through National Notary Assn.
/s/ Tina M Lanning
NOTARY PUBLIC-STATE OF FLORIDA

October 9, 16, 23, 2026 26-01978M

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on October 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690 Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
0036 - Mihm, William A; 0100 - Johnson, Tywan; 0137 - Rodriguez, Blas; 1031 - Johnson, Tony; 1153 - Biddle, Lance; 2201 - Edwards, Latoya; 2224 - Moore, Kiearra; 2246 - Mays-Wynn, Tiki; 3063 - Galloway, William; 4067 - Padro, Carmen; 4218 - Newman, Keanna; 4236 - Carters, Crystal

PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
A07CC - Kovaleski, Kristi; A26 - Garrison, Kyle; C09 - carpenito, patricia; C13 - Tullo, Jennifer; C14CC - BOWLING, MICHELLE; C44 - Johnson, Makia; F22 - National Lacrosse Breres, George; H10 - Mojena, Barrios; H10CC - Figueroa, Priscilla; J15CC - SHAPIRO, RICHARD; K16 - Smith, Amiyah; L17CC - Pittman, Christina

PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
1452 - Bright, Anne; 2202 - Legacy Med Solutions Boender, Adam; 2209 - Wells, Michael; 2345 - Power, Krystle; 2426 - Bell, Alfred; 2555 - Chiavacci, Tirena; 2610 - Christianson, Terry; 3201 - love, Jakierra; 3350 - WILSON, JEWELEE; 3359 - Ford, John; 3553 - Hyman, Chevon

PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
A024 - Stage, Nicole R; A028 - Thompson, Tia; A067 - Maxwell, Hermeana; A075 - Helmes, Richard; B035 - Mckinney, Kathryn; B050 - Cameron, Sandy; C045 - Brady Jr, Philip; C078 - Clark, Aniyah; C090 - Leger, Benel; D016 - Dorante, Karem; D018 - Council, Shera; E024 - Shoots, Casey Eugene; E034 - GARCIA, ANTONIA R; E038 - Weaver, Jeff; F010 - Mena, Edgar; F032 - Vallance, Jordan; G028 - Sexton, Catherine; G039 - Quinones, Felicita; G043 - Edwards, Gayle; G047 - Johnson, Tammy; J047 - Baker, Pamela

PUBLIC STORAGE # 78074, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339 Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
0176 - Cath, Go; 0255 - Haifley, Shannon; 0279 - Lee, Erica; 0315 - Mayer, Jerome; 1043 - Underwood, Amanda; 1057 - Foy, Yves; 1143 - O'Hara, Adriana; 2031 - rodriguez, Dolores; 2083 - Mazon, Cherish; 2179 - Torres, Michael; 3014 - Miller, Bobbie S; 3042 - Bennett, James; 3073 - Brewer, Shedrea; 3140 - Lopez, Yader; 3195 - Humphrey, Titus

PUBLIC STORAGE # 78058, 9419 Moccasin Wallow Rd, Parrish, FL 34219, (941) 340-3737
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
E104 - Rogers, Frank; F108 - Nieves, Daniel; H137 - Williams, Dina; H176 - Horning, Olivia; M123 - Smith, Lloyd

PUBLIC STORAGE # 23956, 115 Manatee Ave W, Bradenton, FL 34205, (941) 281-7010 Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
1001 - Baptiste, Kurtisha; 1002 - Ochoa, Gerald; 1010 - Andersen, Bjorn; 2001 - Little, John; 2013 - Coutinho, Mary; 2024 - Gillis, David; 2055 - Jones, Jalen; 2074 - Zuniga, Gloria; 2117 - McKelly, James; 2133 - clarkson, Kieana; 2203 - Warren, Catina; 2209 - Nau, Marie; 2228 - Flick, Jen; 2229 - Lobel, Darlene; 3012 - Culmer, Tye; 3055 - Pagan, Jalena; 3242 - Zamudio, Kimberly; 4060 - Hines, Edrick; 4067 - Rainey, Trevor; 4108 - Cabrera, Juan; 4118 - crigger, lauren; 4121 - Whittaker, Ranell; 4239 - Elms, Dale; 5242 - Wilhoite, Louis; 5310 - Wortham, Kourtney; 5316 - Wooton, Lee; 5318 - Armstead, Bradley

PUBLIC STORAGE # 30107, 8400 Cortez Road W, Bradenton, FL 34210, (941) 877-2450 Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
0116 - Pearson, Trey; 0508 - Lahman, Jimmy; 0529 - Richards-Helm, Kelly Marie; 0606 - Smith, Thomas Joe; 0608 - Baker, Alexis; 0614 - Cox, John ; 0760 - Blackshear, Thomas; 1026 - Sales, Shawn; 1102 - Delgado, Isora; 1120 - Burns, Charles; 1121 - Feltz, Joseph; 1129 - Pantling, Cassie; 1201 - Collins, Amica; 1547 - HELMS, KENNETH

PUBLIC STORAGE # 30108, 4305 32nd Street West, Bradenton, FL 34205, (941) 900-4157 Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
0056 - hatka, agata; 0204 - Smith, Stephen; 0283 - Pierre, Alex; 0628 - Lopez , Juliana; 0929 - Kendall, Jr, Reginald; 1069 - Galante, Keith; 1238 - Brown, Darian; 1243 - Everingham, Jennifer; 1251 - Radsick, Dillon; 1329 - Willis, Beatrice; 1332 - lorenzo, Yesica; 1340 - Michaud, Brian; 1395 - Carmona, Clifton; 1508 - Westrick, Nicole Lynn; 1605 - Raphael , Gladys; 1615 - Delsole, Anthony; 1727 - Garza, Martin; 1825 - Shelman, Joshua; LOT12 - Clark , Keven

PUBLIC STORAGE # 30109, 3760 Cortez Road West, Bradenton, FL 34210, (941) 557-5080 Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
0320 - Echeverria, Christian; 0605 - Breary, Ardett; 1028 - Dawes, Bobby; 1094 - Haft, Regina; 1348 - Henry, Betie; 1373 - Ford, Jonathan; 1621 - Howell, Bryaunna; 1636 - Keegan, Margaret; 1675 - Bishop, Stephanie; 3023 - Sanchez, Jasmine; 7001 - Allen, Tyler

PUBLIC STORAGE # 30113, 1102 53rd Ave W, Bradenton, FL 34207, (800) 688-8057 Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
1001 - Grubiss, Cole; 2015 - Makenson, jean; 2026 - Kalev, Ivan; 3004 - Gomez Rodriguez, Zayra; 3031 - Sotolongo, Anthony; 3035 - Joseph, Ylianie; 3110 - Daniels, Rodney; 4021 - Bienvil, Bergenitte; 4061 - Norman, Miquetta; 4080 - sanint lot, carmene; 4099 - Volmar, Bettina; 5016 - Pinquiere, Mimonde; 5020 - Marc, Lavila; 5056 - Endy, Sonny

PUBLIC STORAGE # 30125, 2900 US 301 N, Ellenton, FL 34222, (941) 270-4889 Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
0133 - Simmons, Danzel; 0355 - McCarter, Michael; 0571 - Clarke, Chris; 0626 - Holloway, Zyia; 0677 - Barnes, Aaron; 0686 - Gabrillo, Mary Iris; 0718 - McGee, April; 0724 - Rodriguez, Yosniel; 0818 - Rigsby, Blake; 0927 - Ray, Angela Lynn; 1201 - Barnes, Aaron; 1213 - Rhodes, Patricia; 1244 - Boddison, Pamala; 1286 - NeumannWatson, Monika

PUBLIC STORAGE # 30147, 2015 8th Ave West, Palmetto, FL 34221, (941) 531-1561 Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
A055 - Armstrong, Eugene; A064 - Snively, Adrien; B057 - Jackson, Lee; B079 - Metzger, Dale; C015 - Savage, Chaundra; C017 - Cora, Ebony; C022 - Hemmel, David Lee; C057 - Barrett, Stevie; C124 - Metzger, Dale; D006 - Boston, Billy; D061 - Anderson, Freda; E010 - Wood, Erin; E046 - Brigham, Samantha; F05 - Hill, Deneash; G22 - Lego, Martina Ann; J04 - Guentensberger, Sally; J09 - Nicely, Moses; J35 - Bryant, Clen-nesha; K226 - Clark, Deondra; K234 - Civil, Manoucheka

PUBLIC STORAGE # 30151, 8709 Old Tampa Rd, Parrish, FL 34219, (800) 688-8057
Time: 01:15 PM
Sale to be held at www.storagetreasures.com.
1054 - Jefferson, Steven; 1080 - Mchan, Richard; 1115 - Cienfuegos Rengifo, Luisa del Carmen; 2016 - Jackson Henault, Ambray; 2050 - Chadwick, Laura; 3043 - Steffen, Cameron; 6008 - Maasdorp, Lance; 6018 - Brantley, Ken

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

October 9, 16, 2026 26-01955M

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com
Business Observer
LV10249

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4101
Tax Deed #:2026TD000199

NOTICE IS HEREBY GIVEN that FIG 20 LLC 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: 2024-4101 Year of Issuance 2024 Description of Property UNIT 7 FORTY THREE WEST OAKS CONDO PI#50815.0040/6 Parcel ID Number 5081500406 Property Address: 4427 PARK LAKE TER N BRADENTON, FL 34209 Names in which assessed: PIETER CLARK VISSER, SANDRA M. VISSER 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 9, 16, 23, 30, 2026 26-01941M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-5498
Tax Deed #:2026TD000212

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: 2024-5498 Year of Issuance 2024 Description of Property LOT 4, BLK M BAY PALMS ADD FOURTH UNIT PI#71639.0000/9 Parcel ID Number 7163900009 Property Address: 306 74TH ST HOLMES BEACH, FL 34217 Names in which assessed: 306 74TH 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 9, 16, 23, 30, 2026 26-01942M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1816
Tax Deed #:2026TD000197

NOTICE IS HEREBY GIVEN that FIG 20 LLC 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: 2024-1816 Year of Issuance 2024 Description of Property THE E 125 FT OF LOT 2 BLK C MANASOTA INDUSTRIAL PARK; TOGETHER WITH: THE W 75 FT OF THE E 200 FT OF LOT 2, BLK C, MANASOTA INDUSTRIAL PARK, LESS OR 2399/1834 FOR RD R/W DESC AS FOLLOWS: PARCEL 146: A PORTION OF LOT 2, BLK C, MANASOTA INDUSTRIAL PARK, PH A, A SUB IN SEC 7, TWN 35S, RNG 18E BEING DESC AS FOLLOWS: COM AT NW COR OF SD SEC 7; TH S 89 DEG 13 MIN 11 SEC E, ALG N LN OF SD SEC 7, A DIST OF 1618.32 FT; TH S 00 DEG 46 MIN 47 SEC W, A DIST OF 42.0 FT TO AN INTERSECTION WITH S R/W LN OF 44TH AVE E AND POB; TH S 89 DEG 13 MIN 11 SEC E, ALG SD S R/W LN, A DIST OF 125.01 FT TO AN INTERSECTION WITH E LN OF SD LOT 2; TH S 00 DEG 44 MIN 25 SEC W, ALG SD E LN, A DIST OF 5.0; TH N 89 DEG 13 MIN 11 SEC W, A DIST OF 125.02 FT TO AN INTERSECTION WITH W LN OF E 125 FT OF SD LOT 2; TH N 00 DEG 46 MIN 47 SEC E, ALG SD W LN, A DIST OF 5.0 FT TO POB, AND PARCEL 147: A PORTION OF LOT 2, BLK C, MANASOTA INDUSTRIAL PARK, PHASE A, A SUB IN SEC 7, TWN 35S, RNG 18E BEING DESC AS FOLLOWS: COM AT NW COR OF SD SEC 7; TH S 89 DEG 13 MIN 11 SEC E, ALG N LN OF SD SEC 7, A DIST OF 1543.32 FT; TH S 00 DEG 46 MIN 47 SEC W, A DIST OF 42.0 FT TO AN INTERSECTION WITH S R/W LN OF 44TH AVE E AND POB; TH S 89 DEG 13 MIN 11 SEC E, ALG SD S R/W LN, A DIST OF 75.0 TO AN INTERSECTION WITH W LN OF E 125 FT OF SD LOT 2; TH S 00 DEG 46 MIN 47 SEC W, AGL SD W LN, A DIST OF 5.0 FT; TH N 89 DEG 13 MIN 11 SEC W, A DIST OF 75.0 FT TO AN INTERSECTION WITH W LN OF E 200 FT OF SD LOT 2; TH N 00 DEG 46 MIN 47 SEC E, ALG SD W LN, A DIST OF 5.0 FT TO POB PI#16196.0043/9 Parcel ID Number 1619600439 Property Address: 1904 44TH AVE E BRADENTON, FL 34203 Names in which assessed: HAS FLORIDA HOLDINGS 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 9, 16, 23, 30, 2026 26-01934M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-5413
Tax Deed #:2026TD000210

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: 2024-5413 Year of Issuance 2024 Description of Property COM AT THE NE COR OF U.S. GOVT LOT 2, SEC 35, TWN 35S, RNG 17E; TH S 30 FT; TH W 41.37 FT TO THE INT OF THE S R/W LN OF BRADEN AVE WITH THE WLY R/W LN OF U.S. HWY 41 (TAMIAMI TRAIL, SR 45); TH ALG THE S R/W LN OF BRADEN AVE, S 89 DEG 52 MIN 00 SEC W, 1425.83 FT TO A CONCRETE MONUMENT AT THE INT OF SD LN WITH THE WLY R/W LN OF LONGBAY BLVD (60 FT PUBLIC R/W); TH ALG SD LN S 17 DEG 10 MIN 00 SEC E, 1313.87 FT TO THE POB; TH FROM SD POB & CONT ALG SD WLY R/W LN S 17 DEG 10 MIN 00 SEC E 154.00 FT (TO THE S LN OF U.S. GOVT LOT 2, PER SURVEY); TH LEAVING SD R/W LN S 89 DEG 56 MIN 00 SEC W 476.13 FT (ALG S LN OF SD U.S. GOVT LOT 2, PER SUVEY) TO THE FACE OF A SEAWALL ON SARASOTA BAY; TH ALG SD SEAWALL FACE, THE SAME BEING THE M/H/W/L OF SARASOTA BAY, THE FOLLOWING COURSES: (1) N 00 DEG 56 MIN 45 SEC W, 4.46 FT (2) N 83 DEG 45 MIN 35 SEC W, 67.84FT (3) NWLY ON A CURVE CONCAVE NELY AN ARC LENGTH OF 23.69 FT SD CURVE HAVING A RAD OF 48.41 FT, A C/A OF 28 DEG 02 MIN 14 SEC & A CHORD WHICH BEARS N 59 DEG 54 MIN 43 SEC W, 23.45 FT (4) CONT NWLY ON A CURVE CONCAVE NELY AN ARC LENGTH OF 19.84 FT, SD CURVE HAVING A RAD OF 27.33 FT; A C/A OF 41 DEG 35 MIN 42 SEC & A CHORD WHICH BEARS N 18 DEG 47 MIN 23 SEC W, 19.41 FT (5) NLY ON A CURVE CONCAVE ELY AN ARC DIST OF 31.71 FT, SD CURVE HAVING A RAD OF 70.73 FT & A C/A OF 25 DEG 41 MIN 20 SEC & A CHORD WHICH BEARS N 17 DEG 05 MIN 50 SEC E 31.45 FT; & TH LEAVING SD SEAWALL FACE N 81 DEG 39 MIN 01 SEC E, 521.01 FT TO THE POB. (2392/6215) PI#68198.0010/9 Parcel ID Number 6819800109 Property Address: 8284 LONGBAY BLVD SARASOTA, FL 34243 Names in which assessed: CHARLES S LINDZY, LISA LINDZY 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 9, 16, 23, 30, 2026 26-01935M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4573
Tax Deed #:2026TD000201

NOTICE IS HEREBY GIVEN that FIG 20 LLC 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: 2024-4573 Year of Issuance 2024 Description of Property LOT 15 & W 20 FT LOT 16 BLK I FAIR LANE ACRES THIRD ADD PI#54887.0000/5 Parcel ID Number 5488700005 Property Address: 604 51ST AVE W BRADENTON, FL 34207 Names in which assessed: NORMA E ZOLA 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 9, 16, 23, 30, 2026 26-01939M

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026 CP 2247
Judge Charles Williams
IN RE: ESTATE OF DARLENE J. TURNER
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 Darlene J. Turner, deceased, Case No. 2026 CP 2247 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 June 27, 2026; that the total value of the estate is approximately $9,000.00, including exempt assets, and that the name of those to whom it has been assigned by such order is:

Trista LaCross
Daniel Turner
Arin Croson

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 9, 2026.

Person Giving Notice:
/s/ Trista LaCross
TRISTA LACROSS
624 Camellia Avenue
Ellenton, Florida 34222

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 9, 16, 2026 26-01966M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 001815AX
IN RE: ESTATE OF GORDON KENT LENCI
Deceased.

The administration of the estate of Gordon Kent Lenci, deceased, whose date of death was May 11, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

Al 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 9, 2026.

Personal Representative:
Kent S. Lenci
7 Foster Drive
Beverly, MA 01915

Attorney for Personal Representative:
David P. Johnson
Florida Bar Number: 525499
2201 Ringling Boulevard, Suite 104
Sarasota, FL 34237
Telephone: (941) 365-0118
E-Mail: davidpjohnsonesq@gmail.com
SecondaryE-Mail:
kathy-johnsonlaw@verizon.net
October 9, 16, 2026 26-01947M

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001608-AX
IN RE: ESTATE OF BESSIE CHRISTINE DENNIS
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 BESSIE CHRISTINE DENNIS, deceased, File Number 2026-CP-001608-AX, by the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, FL 34205; that the decedent's date of death was February 13, 2026; that the total value of the estate is less than $75,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Joyce Christine Owens, as Trustee of The Bessie Christine Dennis Living Trust dated July 9, 1998
40990 Cryer Court
Leonardtown, MD 20650

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 October 9, 2026.

Person Giving Notice:
JOYCE CHRISTINE OWENS
40990 Cryer Court
Leonardtown, MD 20650

Attorney for Person Giving Notice
Neil R. Covert, Esquire, Attorney
Florida Bar Number: 227285
Neil R. Covert, P.A.
311 Park Place Blvd., Ste. 180
Clearwater, Florida 33759
Telephone: (727) 449-8200
Fax: (727) 450-2190
E-Mail: ncovert@covertlaw.com
Secondary E-Mail:
service@covertlaw.com
October 9, 16, 2026 26-01988M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026 CP 1722
JUDGE CHARLES WILLIAMS
IN RE: ESTATE OF JEFFREY BROWN
Deceased

The administration of the Estate of Jeffrey Brown, deceased, whose was found deceased on June 16, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
/s/ Jordan Brown
JORDAN BROWN (PR)
12153 Forrest Park Circle
Bradenton, Florida 34211

Attorney for Personal Representative:
/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 9, 16, 2026 26-01980M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANTEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002185-AX
IN RE: ESTATE OF EVELYN SHEPPARD-CARTER,
Deceased.

The administration of the Estate of EVELYN SHEPPARD-CARTER, Deceased, whose date of death was August 30, 2026 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 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 272 is made by a creditor as specified under s. 732.2211. Section 13.

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

TAMMY KOVAR
Personal Representative
6320 Venture Drive, Ste. 104
Lakewood Ranch, Florida 34202

Michael A. Varone, Esq.
Attorney for Personal Representative
Florida Bar No. 1054398
Najmy Thompson P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email:
mvarone@najmythompson.com
Secondary Email:
mscott@najmythompson.com
October 9, 16, 2026 26-02003M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
File No. 2026-CP-002059 AX
Probate Division
IN RE: ESTATE OF
William A. Britt, Deceased.

The administration of the estate of William A. Britt, deceased, whose date of death was May 15, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 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 October 9, 2026.

Personal Representative:
William A. Britt Jr.
1608 Tarpon Road
Palmetto, FL 34221

Attorney for Personal Representative:
Michael M. Hamrick
Email Address:
mhamrick@dyeharrison.com
Email Address:
cgodfrey@dyeharrison.com
Florida Bar No. 0290556
Dye Harrison Knowles Hamrick
Kirkland Pratt DePaola & Johnson, PLLC
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: 941-747-1871
October 9, 16, 2026 26-01967M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002027-AX
IN RE: ESTATE OF HOWARD DAVID ROTH,
Deceased.

The administration of the estate of HOWARD DAVID ROTH, deceased, whose date of death was June 05, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
Laurie Kriesel Roth
c/o Christopher A. Likens, Esq.
1400 Cattlemen Road, Suite 104
Sarasota, FL 34232

Attorney for Personal Representative:
Christopher A. Likens
Florida Bar Number: 0981303
CHRISTOPHER A LIKENS, P.A.
1400 Cattlemen Road, Suite 104
Sarasota, FL 34232
Telephone: (941) 365-7838
eservice@calikens.com
October 9, 16, 2026 26-01993M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001883
Division PROBATE
IN RE: ESTATE OF LINDA MARIE NELSON
Deceased.

The administration of the estate of LINDA MARIE NELSON, deceased, whose date of death was July 1, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 9, 2026.

Personal Representative:
CAROL BACKLUND
219 11th Ave W., Apt. 105
Grand Marais, Minnesota 55604

Attorney for Personal Representative:
BART SCOVILL, Attorney
Florida Bar Number: 0985716
8031 Cooper Creek Blvd., Suite 101
University Park, Florida 34201
Telephone: (941) 365-2253
E-Mail: bart@scovills.com
Secondary E-Mail:
melissa@scovills.com
October 9, 16, 2026 26-02004M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001782AX
IN RE: ESTATE OF RICHARD L. GALLUP,
Deceased.

The administration of the estate of Richard L. Gallup, deceased, whose date of death was October 28, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Barbara A. Kunkle
16820 Morenci Road
Morenci, Michigan 49256

Attorney for Personal Representative:
Joseph M. Percopo
Florida Bar Number: 70239
Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.
420 South Orange Avenue, Suite 700
Orlando, Florida 32801
Telephone: (407) 841-1200
Fax: (407) 423-1831
E-Mail: jpercopo@deanmead.com
Secondary E-Mail:
probate@deanmead.com
October 9, 16, 2026 26-01958M

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q&A

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

LV 18237_V35

--- TAX DEEDS / ESTATE ---

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-2242
IN RE: ESTATE OF BETTY JEAN GARRINGER, also known as BETTY J. GARRINGER, Deceased.

The administration of the estate of BETTY JEAN GARRINGER, also known as BETTY J. GARRINGER, deceased, whose date of death was July 30, 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: October 9, 2026.

Pamela Jean Garringer
Personal Representative
7712 4th Ave. W.
Bradenton, FL 34209-3250
/s/ Jeffrey S. Goethe
Jeffrey S. Goethe
Attorney for Personal Representative
Florida Bar No. 0861420
BARNES WALKER, GOETHE, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: jgoethe@barneswalker.com
October 9, 16, 2026 26-01949M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 1987
Division Probate
IN RE: ESTATE OF PATRICIA J. MCCARTHY
Deceased.

The administration of the estate of PATRICIA J. MCCARTHY, deceased, whose date of death was July 26, 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:
BONITA MCCARTHY-VANDUNK
6403 27th Avenue W.
Bradenton, FL 34203
Attorney for Personal Representative:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
rgerling@gerlinglawgroup.com
October 9, 16, 2026 26-01998M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-002126-AX
IN RE: ESTATE OF ALICE J. VLASSOS, Deceased.

The administration of the Estate of ALICE J. VLASSOS, Deceased, whose date of death was February 14, 2026 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 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 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13.

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

MARGUERITE D. WACHTER
Personal Representative
6320 Venture Drive, Ste. 104
Lakewood Ranch, Florida 34202
David M. Bracciano, Jr., Esq. Attorney for Personal Representative
Florida Bar No. 1066095
Najmy Thompson P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email:
dbracciano@najmythompson.com
Secondary Email:
mscott@najmythompson.com
October 9, 16, 2026 26-020016M

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-2242
IN RE: ESTATE OF BETTY JEAN GARRINGER, also known as BETTY J. GARRINGER, Deceased.

The administration of the estate of BETTY JEAN GARRINGER, also known as BETTY J. GARRINGER, deceased, whose date of death was July 30, 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: October 9, 2026.

Pamela Jean Garringer
Personal Representative
7712 4th Ave. W.
Bradenton, FL 34209-3250
/s/ Jeffrey S. Goethe
Jeffrey S. Goethe
Attorney for Personal Representative
Florida Bar No. 0861420
BARNES WALKER, GOETHE, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: jgoethe@barneswalker.com
October 9, 16, 2026 26-020015M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-3670
Tax Deed #:2026TD000198

NOTICE IS HEREBY GIVEN that FIG 20 LLC 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: 2024-3670 Year of Issuance 2024 Description of Property UNIT 2313 18 SW BRADENTON TROPICAL PALMS A RESIDENTIAL COOP PI#44564.2900/2 Parcel ID Number 4456429002 Property Address: 2313 18TH ST W BRADENTON, FL 34205 Names in which assessed: FREDERICK CLARK, JACQUELINE CLARK 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
Oct. 9, 16, 23, 30, 2026 26-01928M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4403
Tax Deed #:2026TD000200

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: 2024-4403 Year of Issuance 2024 Description of Property UNIT 55 PARK ACRES ESTATES SEC 1, SECOND AMENDMENT CONDOMINIUM PI#53441.1285/8 Parcel ID Number 5344112858 Property Address: 659 PARK CIR BRADENTON, FL 34207 Names in which assessed: DEBORAH R KLING 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
Oct. 9, 16, 23, 30, 2026 26-01937M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4315
Tax Deed #:2026TD000163

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: 2024-4315 Year of Issuance 2024 Description of Property UNIT 269 SOUTHWINDS AT FIVE LAKES PHASE 14 PI#51885.2140/4 Parcel ID Number 5188521404 Property Address: 3511 52ND AVENUE CIR W BRADENTON, FL 34210 Names in which assessed: ROBIN GALANTE AS TRUSTEE OF THE ROBIN GALANTE, STEVEN GALANTE AS TRUSTEE OF THE STEVEN GALANTE 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
Oct. 9, 16, 23, 30, 2026 26-01923M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2800
Tax Deed #:2026TD000102

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: 2024-2800 Year of Issuance 2024 Description of Property LOT 4 BLK B MOSS OAKS PI#25620.0000/6 Parcel ID Number 2562000006 Property Address: 2415 5TH AVENUE DR E PALMETTO, FL 34221 Names in which assessed: CHRISTINE STARLING, ELONZA MCNAIR, SOLOMON SINCLAIR STARLING 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
Oct. 9, 16, 23, 30, 2026 26-01924M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-5965
Tax Deed #:2026TD000215

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: 2024-5965 Year of Issuance 2024 Description of Property APT 101 BLDG G LONGBOAT HARBOUR PI#80084.1665/6 Parcel ID Number 8008416656 Property Address: 4370 CHATHAM DRIVE: UNIT 101 LONGBOAT KEY, FL 34228 Names in which assessed: CHARLES RIZZO, LISA RIZZO, LYNETTE RIZZO, SYLVIA RIZZO 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
Oct. 9, 16, 23, 30, 2026 26-01936M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1340
Tax Deed #:2026TD000191

NOTICE IS HEREBY GIVEN that FIG 20 LLC 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: 2024-1340 Year of Issuance 2024 Description of Property BEG 50 FT N OF SW COR OF LOT 4, BLK A, PLAT OF ELLENTON, TH N 90 FT; TH E 140 FT; TH S 90 FT; TH W 140 FT TO THE POB. LESS THE S 3 FT THEREOF. PI#9501.0000/8 Parcel ID Number 950100008 Property Address: 1020 FRANKLIN AVE ELLENTON, FL 34222 Names in which assessed: JOSE FRANCISCO GARCIA, JOSE OSCAR GARCIA All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
Oct. 9, 16, 23, 30, 2026 26-01929M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-5621
Tax Deed #:2026TD000190

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: 2024-5621 Year of Issuance 2024 Description of Property APT 501, MARTINIQUE SOUTH CONDOMINIUM ASSOCIATION INC; TOGETHER WITH RIGHT TO USE STORAGE AREA 24 AND GARAGE 14 (2641/2736) PI#74193.1165/4 Parcel ID Number 7419311654 Property Address: 5200 GULF DR BRADENTON BEACH, FL 34217 Names in which assessed: JOHN J. OGILBY, KAREN HAMILTON, KAREN OGILBY HAMILTON 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
Oct. 9, 16, 23, 30, 2026 26-01918M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-1631
Tax Deed #:2026TD000194

NOTICE IS HEREBY GIVEN that FIG 20 LLC 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: 2024-1631 Year of Issuance 2024 Description of Property LOTS 15 & 16, BLOCK 31; LOTS 13 & 14, BLOCK 32; LOTS 13, 14, & 15, BLOCK 33; LOTS 11 THROUGH 14, BLOCK 34; "SOUTH BRADEN CASTLE CAMP" ADDITION TO MANATEE, FLA., AS SHOWN AND RECORDED IN PLAT BOOK 2, PAGE 144; (INST# 202341096767) PI# 13918.0045/9 Parcel ID Number 1391800459 Property Address: 12TH AVE E BRADENTON, FL 34208 Names in which assessed: REGINA CELESTE SAN JUAN, 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
Oct. 9, 16, 23, 30, 2026 26-01932M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-4381
Tax Deed #:2026TD000176

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: 2024-4381 Year of Issuance 2024 Description of Property LOT 25 BLK 43 HOLIDAY HEIGHTS SECOND ADD PI#53201.0000/0 Parcel ID Number 5320100000 Property Address: 5102 20TH ST W BRADENTON, FL 34207 Names in which assessed: CORY L WILLIAMS, CORY WILLIAMS, ELECTA FORWARD, WALLACE WILLIAMS, WALLACE WILLIAMS JR All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
Oct. 9, 16, 23, 30, 2026 26-01926M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2024-2802
Tax Deed #:2026TD000103

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: 2024-2802 Year of Issuance 2024 Description of Property ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE & BEING IN MAN CO, STATE OF FLA, BEING AT THE SE COR OF THE WESTERN 1/2 OF THE NW1/4 OF THE NE1/4 OF THE SW1/4 OF SEC 12, RUNNING TH N 150 FT, TH W 60 FT TH S 150 FT, TH E 60 FT TO THE POB AS DESC IN ORB 439 P 664 PRMCF P-49-3 PI#25653.1005/5 Parcel ID Number 2565310055 Property Address: 502 23RD ST E PALMETTO, FL 34221 Names in which assessed: CHRISTINE STARLING, ELONZA MCNAIR, SOLOMON SINCLAIR STARLING 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 11/09/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
Oct. 9, 16, 23, 30, 2026 26-01925M

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
LV10267
Business Observer

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Clerk Case No.: 2026 CA 001889 AX
Agency Case No.: 2026-015489
IN RE: FORFEITURE OF: SEVEN THOUSAND EIGHT HUNDRED EIGHTY DOLLARS ($7,880.00) IN U.S. CURRENCY
TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE 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 Sheriff's Office, on the following property in Manatee County, Florida: SEVEN THOUSAND EIGHT HUNDRED EIGHTY DOLLARS ($7,880.00) IN U.S. CURRENCY, 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 Sheriff's 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
Deputy Clerk

October 9, 16, 2026 26-01960M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026 CA 001037
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
DONALD D. GREAVES AKA DONALD GREAVES, et al,
Defendant(s).
To:
DONALD D. GREAVES AKA DONALD GREAVES
Last Known Address: 1202 15th Avenue W
Bradenton, FL 34205
Current Address: Unknown

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

ALL THAT CERTAIN LAND SITUATED IN MANATEE COUNTY, FLORIDA, VIZ:
LOT 6, BLOCK B, BENJAMIN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
A/K/A 1202 15TH AVE W BRADENTON FL 34205

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

ANGELINA COLONNESO ESQ
Clerk of the Circuit Court
(Court Seal)
By: Kris Gaffney
Deputy Clerk

tna - 25-017692
October 9, 16, 2026 26-01946M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12th JUDICAL CIRCUIT, IN AND FOR MANATEE, FLORIDA.
CASE No. 412026CA001684CAAXMA
NEW DAY FINANCIAL, LLC,
Plaintiff vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM RONALD SHAULIS AKA WILLIAM R. SHAULIS AKA WILLIAM SHAULIS, DECEASED, et al.,
Defendants
TO:
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM RONALD SHAULIS AKA WILLIAM R. SHAULIS AKA WILLIAM SHAULIS, DECEASED
6021 AMBERLY DRIVE, BRADENTON, FL 34208
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM B. SHAULIS AKA WILLIAM BRUCE SHAULIS, DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF WILLIAM RONALD SHAULIS AKA WILLIAM R. SHAULIS AKA WILLIAM SHAULIS, DECEASED
6021 AMBERLY DRIVE, BRADENTON, FL 34208
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 35, OF AMBERLY, PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGES 99 THROUGH 104, INCLUSIVE, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, ; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

NOTICE: 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
As Clerk of said Court
(SEAL) By: Kris Gaffney
eSigned 09/28/2026 11:16:11 AM
As Deputy Clerk

Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
October 9, 16, 2026 26-01981M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 412025CA002772CAAXMA
PLANET HOME LENDING, LLC,
Plaintiff, vs.
LEAH ANN ELLIOTT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 26, 2026, and entered in 412025CA002772CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and LEAH ANN ELLIOTT; KINGSFIELD HOMEOWNERS 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 November 04, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK D, KINGSFIELD PHASE I, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 33, PAGES 20 THROUGH 24, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Property Address: 4016 KINGSFIELD DRIVE, PARRISH, FL 34219

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 6 day of October, 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\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-340501 - RaO
October 9, 16, 2026 26-02005M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 2026CA001526AX
FIRST HORIZON BANK, SUCCESSOR BY MERGER TO IBERIABANK
Plaintiff, v.
FAYE A. PEARSON A/K/A FAYE E. PEARSON, ET AL.
Defendants.
TO: ROBERT STEPHEN PEARSON, Current residence unknown, but whose last known address was:
3771 59TH AVE W, BRADENTON, FL 34210-3536

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

UNIT 4126, MIRROR LAKE CONDOMINIUM, SECTION 3, AS PER DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 1107, PAGE 1413, ET SEQ., AND AMENDMENTS THERETO RECORDED IN OFFICIAL RECORD BOOK 1125, PAGE 3113, AND OFFICIAL RECORD BOOK 1126, PAGE 124, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 18, PAGES 9 THROUGH 13, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 1115 Manatee Avenue West, Bradenton, FL 34206, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

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

Angelina "Angel" Colonneso
Clerk of the Circuit Court
By: K. Gaffney
Deputy Clerk

1000011869
October 9, 16, 2026 26-01992M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Clerk Case No.: 2026 CA 002132 AX
Agency Case No.: 2026-017386
IN RE: FORFEITURE OF: FIFTY-EIGHT THOUSAND NINE HUNDRED THIRTY-FIVE DOLLARS ($58,935.00) IN U.S. CURRENCY; TWO MEN'S 10 KARAT GOLD RINGS; BLACK CHANEL HANDBAG; BLACK CHRISTIAN LOUBOUTIN HANDBAG; GUCCI HANDBAG; PINK CHANEL HANDBAG; SILVER BALENCIAGA HANDBAG; WHITE CHANEL HANDBAG; BLUE AND YELLOW LOUIS VUITTON HANDBAG; AND ONE PAIR OF LOUIS VUITTON WOMAN'S SHOES
TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE 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 Sheriff's Office, on the following property in Manatee County, Florida: FIFTY-EIGHT THOUSAND NINE HUNDRED THIRTY-FIVE DOLLARS ($58,935.00) IN U.S. CURRENCY; TWO MEN'S 10 KARAT GOLD RINGS; BLACK CHANEL HANDBAG; BLACK CHRISTIAN LOUBOUTIN HANDBAG; GUCCI HANDBAG; PINK CHANEL HANDBAG; SILVER BALENCIAGA HANDBAG; WHITE CHANEL HANDBAG; BLUE AND YELLOW LOUIS VUITTON HANDBAG; AND ONE PAIR OF LOUIS VUITTON WOMAN'S SHOES, 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 Sheriff's 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
Deputy Clerk

October 9, 16, 2026 26-01959M

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 412026CA002011CAAXMA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JOHN R. CONZO. et. al.
Defendant(s),
TO: JOHN R. CONZO, UNKNOWN SPOUSE OF JOHN R. CONZO,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 569, HARRISON RANCH, PHASE IIA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE(S) 80 THROUGH 122, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

ANGELINA COLONNESO ESQ
CLERK OF THE CIRCUIT COURT
BY: (SEAL) Kris Gaffney
DEPUTY CLERK
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-315416
October 9, 16, 2026 26-02006M

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION
Case#: 2026CA000350AX
DIVISION: B
JPMorgan Chase Bank, National Association
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Patrick M. Burns a/k/a Patrick Michael Burns a/k/a Patrick Burns, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Kelly Marie Huff a/k/a Kelly Huff a/k/a Kelly Marie Burns; Katie Ann Burns a/k/a Katie A. Burns; Donald Patrick Burns a/k/a Donald P. Burns; Kaylee Sarah Burns; Unknown Spouse of Kelly Marie Huff a/k/a Kelly Huff a/k/a Kelly Marie Burns; Unknown Spouse of Katie Ann Burns a/k/a Katie A. Burns; Unknown Spouse of Donald Patrick Burns a/k/a Donald P. Burns; Unknown Spouse of Kaylee Sarah Burns; Valley Strong Credit Union; Unison Midgard Holdings LLC; Unknown Person in Possession of the Subject Property
Defendant(s).
TO: Kelly Marie Huff a/k/a Kelly Huff a/k/a Kelly Marie Burns: 3843 Alexandra Oak Court, Suwanee, GA 30024, Unknown Spouse of Kelly Marie Huff a/k/a Kelly Huff a/k/a Kelly Marie Burns: 3843 Alexandra Oak Court, Suwanee, GA 30024 and Unknown Spouse of Katie Ann Burns a/k/a Katie A. Burns: 7132 South Oahu Avenue, Tucson, AZ 85756
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows:

LOT 96, GREENBROOK VILLAGE, SUBPHASE BB UNIT 1 A/K/A GREENBROOK DALE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 135-141, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
more commonly known as 14244 Gnatcatcher Terrace, Lakewood Ranch, FL 34202.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

Angelina Colonneso
Circuit and County Courts
By: (SEAL) /s/ Kris Gaffney
Deputy Clerk

25-334742 FC01 CHE
October 9, 16, 2026 26-02001M

Q&A

Do I need to register my business' name?

Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386

LV18237_V7

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
File No. 2026-CP-001935 AX
Probate Division
IN RE: ESTATE OF
Robert Tuttle, Deceased.

The administration of the estate of Robert Tuttle, deceased, whose date of death was July 19, 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 October 9, 2026.

Personal Representative:
Allyson Tuttle
45 Proctor Street, Apt. 2R
Worcester, MA 01606

Attorney for Personal Representative:
James E. Johnson II
Email Address:
jjohnson@dyeharrison.com
Email Address:
godfrey@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
October 9, 16, 2026 26-01948M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP002092AX
IN RE: ESTATE OF
DAVID J. BEIRAU,
Deceased.

The administration of the estate of DAVID J. BEIRAU, deceased, whose date of death was August 27, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
JENNIFER L. BEIRAU
8112 Snowy Egret Place
Bradenton, FL 34202

Attorney for Personal Representative:
DOUGLAS J. ELMORE
Florida Bar No. 0020858
Williams Parker Harrison Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email Addresses for service: Primary:
delmore@williamsparker.com
Secondary:
pkehoe@williamsparker.com
October 9, 16, 2026 26-01956M

SECOND INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-001902
IN RE: ESTATE OF
VINCENT E. GOLDEN, 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 VINCENT E. GOLDEN, deceased, File Number 2026-CP-001902, 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 May 15, 2026; that the total value of the estate is exempt property of approximately $48,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

LUCY G. HEIL 34115 NE Wilsonville Road, Newberg, OR 97132

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 October 9, 2026.

Personal Representative:
LUCY G. HEIL
34115 NE Wilsonville Road
Newberg, OR 97132

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
October 9, 16, 2026 26-01957M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 1865
IN RE: ESTATE OF
MICHAEL MILES
Deceased.

The administration of the estate of MICHAEL MILES, 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. 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 October 9, 2026.

Personal Representative:
Lisa A. Miles Briggs
1649 Lansdale Ave
North Port, Florida 34286

Attorney for Personal Representative:
Connie L. Collins
Florida Bar Number: 0813427
P.O. Box 495444
Port Charlotte, FL 33949
Telephone: (941) 661-4198
E-Mail: connie@clcollinslaw.com
October 9, 16, 2026 26-01979M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 002178
Division PROBATE
IN RE: ESTATE OF
JOSEPH B. BARKER, JR.
Deceased.

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

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

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

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 9, 2026.

Personal Representative:
LISA BARKER
906 Jolanda Circle
Venice, FL 34285

Attorney for Personal Representative:
A. BRENT McPEEK, ESQUIRE
Attorney for Personal Representative
Florida Bar Number: 0003905
3986 S. Tamiami Trail
Venice, FL 34293
Telephone: (941) 492-3400
E-Mail: brent@mcpeeklawfirm.com
Secondary E-Mail:
shawn@mcpeeklawfirm.com
October 9, 16, 2026 26-01950M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-001905
Division Probate
IN RE: ESTATE OF
ELIZABETH L. SMITH
a/k/a ELIZABETH LOUISE SMITH
a/k/a ELIZABETH SMITH
Deceased.

The administration of the estate of ELIZABETH L. SMITH a/k/a ELIZABETH LOUISE SMITH a/k/a ELIZABETH SMITH, deceased, whose date of death was May 29, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 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 October 9, 2026.

Personal Representative:
DONNA MILES
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, FL 34205

Attorney for Personal Representative:
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
October 9, 16, 2026 26-02000M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-002010
Division PROBATE
IN RE: ESTATE OF
JOANNE GADEN
Deceased.

The administration of the estate of JOANNE GADEN, deceased, whose date of death was July 18, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 9, 2026.

Personal Representative:
DANIELLE E. WILD
4307 Lindever Lane
Palmetto, Florida 34221

Attorney for Personal Representative:
BART SCOVILL, Attorney
Florida Bar Number: 0985716
8031 Cooper Creek Blvd., Suite 101
University Park, Florida 34201
Telephone: (941) 365-2253
E-Mail: bart@scovills.com
Secondary E-Mail:
melissa@scovills.com
October 9, 16, 2026 26-01994M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-002225
Division Probate
IN RE: ESTATE OF
BARBARA A. BARKER
Deceased.

The administration of the estate of BARBARA A. BARKER, deceased, whose date of death was February 17, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
LISA A. CLARK
8739 54th Avenue E.
Bradenton, Florida 34211

Attorney for Personal Representative:
DONNA I. SOBEL, ESQUIRE
E-mail Addresses:
donna@sobelattorneys.com,
scharles@sobelattorneys.com
Florida Bar No. 370096
Donna Irvin Sobel, P.A.
4900 Manatee Avenue W, Suite 206
Bradenton, Florida 34209
Telephone: (941) 747-0001
October 9, 16, 2026 26-01995M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL COURT
FOR MANATEE COUNTY, FLORIDA
File No. 2026CP001689AX
Division PROBATE
IN RE: ESTATE OF
CATHY RICHARDS
A/K/A CATHY DIANE RICHARDS
Deceased.

The administration of the estate of CATHY RICHARDS aka CATHY DIANE RICHARDS, deceased, whose date of death was April 20, 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 the first publication of this notice is October 9, 2026.

Personal Representative:
JAMES W. ROY
1150 Faith Circle East
Apt. 2208
Bradenton, Florida 34212

Attorney for Personal Representative:
THE LAW FOR ALL, P.A
1 E. Broward Blvd., Suite 700
Fort Lauderdale, Florida 33301
Tel: (754) 300-7149 /
Fax: 1(800) 918-1984
Andi@elderlawcenterofbrevard.com
Stephanie@FLLawForAll.com
Service@FLLawForAll.com
Andre "Andi" T. Siemer, Esq.
Florida Bar Number: 1037800
Kory K. Sgrignoli Jr., Esq.
Florida Bar Number: 124242
October 9, 16, 2026 26-01999M

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V33

--- TAX DEEDS ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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