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 Picchi Custom Interiors located at 7910 Chandler Street in the City of Ellenton, Manatee, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of October, 2026
Anthony Picchi
October 23, 2026 26-02097M

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 KeyCoast Prep located at 7901 4th St N, Suite # 34076 in the City of St. Petersburg, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of October, 2026
Luis Odon
October 23, 2026 26-02119M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Florida Inspired located at 12424 Dora Trail in the City of Parrish, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of October, 2026
Inspired Resources LLC
October 23, 2026 26-02113M

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 Wayra Racing located at 8128 Natures Way, Unit 17 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 19th day of October, 2026
GIALOVA LLC
October 23, 2026 26-02106M

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 Coconut Girl Designs located at 3442 40th Ter E in the City of Bradenton, Manatee, FL 34208 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of October, 2026
Heather Johnson
October 23, 2026 26-02100M

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 Westshore ADR located at 7466 Cortez Road W, #266 in the City of Bradenton, Manatee, FL 34210 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of October, 2026
Westshore Dispute Resolution LLC
October 23, 2026 26-02099M

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 1969 RDGW mobile home bearing vehicle identification number A873 and all personal items located inside the mobile home. Last Tenant: Glenn Michael Terhune, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Glenn Michael Terhune, Unknown Party or Parties in Possession, Ronald Lewis Sommers a/k/a Ron Sommers. Sale to be held at: Kastaway Key, 4918 14th Street W., Bradenton, Florida 34207, (941)753-2726.
October 23, 30, 2026 26-02109M

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 Stonybrook Advisors located at 9015 Town Center Pkwy Unit 129 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 20th day of October, 2026
Stonybrook Advisors FL LLC
Sean Fraser
October 23, 2026 26-02124M

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 1963 TRTW mobile home bearing vehicle identification number C418 and all personal items located inside the mobile home. Last Tenant: Jarvis Drawdy, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Jarvis Drawdy, Unknown Party or Parties in Possession. Sale to be held at: Kastaway Key, 4918 14th Street W., Bradenton, Florida 34207, (941)753-2726.
October 23, 30, 2026 26-02110M

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 Goff Communications, Inc. located at 6448 Parkland Drive in the City of Bradenton, Manatee, FL 34243 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
USA-HVAC.PRO, INC
James E Goff
October 23, 2026 26-02088M

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.Storagetreasures.com on 11/12/26 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit D6038	Lease, Charles	Furniture, appliances
Unit A8020	Hibbard, Nicholas	Bikes, clothing, bags
Unit B3036	Hufnagel, Danielle	Furniture, boxes, electronics, toys
Unit B2130	Simmons, Tonya	Furniture, boxes, totes
Unit B1063	Bien-Aime, Kenzy	Furniture, Boxes, totes, electronics
Unit B2017	Wilson, Nicole	Furniture, clothing, bags

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Please contact the property with any questions. (941)263-7814
October 23, 30, 2026 26-02096M

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Sawgrass Village Community Development District

Notice is hereby given to the public and all landowners within the Sawgrass Village Community Development District (the "**District**"), comprised of approximately 962.512 acres in Manatee County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members 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: Wednesday, November 18, 2026
Time: 1:00 p.m.
Place: The Eaves Bend Amenity Center
4725 Los Robles Court
Palmetto, Florida 34221

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 Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. 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) 873-7300, 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.

Charlotte Sonetirot, District Manager
October 23, 30, 2026 26-02095M

FIRST INSERTION

LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS AND NOTICE OF SPECIAL MEETING TO OPEN PROPOSALS
Manatee County, Florida

Notice is hereby given that the Lake Flores Community Development District ("District") will receive proposals for the following District project:

LAKE FLORES, PHASE II & OFF-SITE WETLAND GRADING

The contract will require contractors to provide for the construction, labor, materials, and equipment necessary to construct all work, or a portion thereof, necessary to construct the Project, and other associated scopes as more particularly described in the Project Manual and in accordance with the plans and specifications.

The Project Manual, consisting of the proposal package, contract, proposal form, plans, and other materials, will be available for public inspection and may be obtained electronically beginning **October 26, 2026** at 1:00 PM from District Manager's office, gillyardd@whhassociates.com. Plans and Project Manual may be obtained only through a download link that will be provided upon request to the District Manager's office. It is recommended that prospective proposers email orders to the District Manager's office (gillyardd@whhassociates.com). Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope pursuant to the Instructions to Proposers. The District reserves the right to return unopened to the Proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred and twenty (120) days after the proposal opening.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. **The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so.**

Any protest of the Project Manual, including the terms and specifications, must be filed with the District within 72 hours of receiving the Project Manual, together with a protest bond in a form acceptable to the District and in the amount of $30,000.00. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other laws.

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

Firms desiring to provide construction services for the referenced project must submit one (1) original, two (2) hard copies, and one (1) electronic copy including and excel spreadsheet (flash drive) of the required proposal no later than **12:00 PM on November 23, 2026,** at the **ZNS Engineering Office located at 1023 Manatee Ave W. Bradenton, FL 34205; 5th Floor Conference Room (Suite 515). Bids will be publicly opened at 1:00 PM on November 23, 2026.**

The District's staff will conduct a special public meeting at that place and time to publicly open the proposals. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law including but not limited to Chapter 190, Florida Statues. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting Wrathell Hunt & Associates, LLC, the District Manager, at (561) 571-0010, or at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

The successful Proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract, with a Surety acceptable to the District, in accordance with section 255.05, Florida Statutes.

A mandatory Prebid will be held via Teams on November 9, 2026 at 3:00 pm. Teams Link or dial in by phone 1.850.739.5596,633471369#

All questions regarding the Project Manual or this project shall be directed in writing to Karen Wilson at ZNS Engineering, LC. 1023 Manatee Ave W. Suite 510, Bradenton, FL 34205 or via email to KarenW@znseng.com. No phone inquiries please.

All comments must be received before **November 17, 2026**, and will be responded to in writing to all prospective bidders.

October 23, 2026 26-02125M

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Buckhead Trails Community Development District

Notice is hereby given to the public and all landowners within the Buckhead Trails Community Development District (the "**District**"), comprised of approximately 487.81 acres in Manatee County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members 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: Wednesday, November 18, 2026
Time: 1:00 p.m.
Place: The Eaves Bend Amenity Center
4725 Los Robles Court
Palmetto, Florida 34221

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 Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. 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) 873-7300, 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.

Charlotte Sonetirot, District Manager
October 23, 30, 2026 26-02092M

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Parrish Plantation Community Development District

Notice is hereby given to the public and all landowners within the Parrish Plantation Community Development District (the "**District**"), comprised of approximately 792.295 acres in Manatee County, Florida, advising that a landowners' meeting will be held for the purpose of electing 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: Thursday, November 19, 2026
Time: 3:00 p.m.
Place: The Harrison Ranch Clubhouse
5755 Harrison Ranch Boulevard
Parrish, Florida 34219

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 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. 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 813-873-7300 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.

Kristee Cole, District Manager
October 23, 30, 2026 26-02094M

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Buckhead Trails II Community Development District

Notice is hereby given to the public and all landowners within the Buckhead Trails II Community Development District (the "**District**"), comprised of approximately 445.67 acres in Manatee County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members 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: Wednesday, November 18, 2026
Time: 1:00 p.m.
Place: The Eaves Bend Amenity Center
4725 Los Robles Court
Palmetto, Florida 34221

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 Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. 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) 873-7300, 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.

Charlotte Sonetirot, District Manager
October 23, 30, 2026 26-02093M

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

Notice is hereby given that PERFORMANCE CONSTRUCTION CONSULTING, LLC, with a mailing address of 7901 4th St. N., Ste. 300, St. Petersburg, FL 33702, intends to register the fictitious name Rakhlin Signature Homes with the Florida Department of State, Division of Corporations. The principal place of business is in Manatee County, Florida.

October 23, 2026 26-02118M

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 Anything Drums located at 259 Petrel Trail in the City of Bradenton, Manatee, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of October, 2026

Stick & Ink LLC

Tyler Strum, Authorized Member

October 23, 2026 26-02108M

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 PAPA'S PIZZERIA & HUMMUS KING located at 653 10TH ST E in the City of PALMETTO, Manatee, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of October, 2026

SRNZ LLC

October 23, 2026 26-02098M

FIRST INSERTION

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

Certificate Number: 2024-5245 Tax Deed #:2026TD000208 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: 2024-5245 Year of Issuance 2024 Description of Property LOT 8 BLK F PATRISON SUB PI#64953.0000/3 Parcel ID Number 6495300003 Property Address: 904 67TH AVE W BRADENTON, FL 34207 Names in which assessed: LEWIS E BACCHUS, TRUSTEE OF THE LEWIS E. BACCHUS TRUST, DATED JANUARY 26, 2007 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02064M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Florida Mini Storage 4777 US 19 Palmetto, Fl. 34221. All U Can Storage, LLC 6112 28th St. E. Bradenton, Fl. 34203. 941-723-9934. Time 9:00 am Sale to be held at Lockerfox.com. unit 105 Christopher Engle. Household items, tools. Unit PS04 Emmanuel Kendell, Food Truck.

October 23, 30, 2026 26-02132M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of M and B Bookhouse located at 7500 40th Avenue West, Apt. 305 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 17th day of October, 2026

Charles Maines & Taya Brown

October 23, 2026 26-02107M

FIRST INSERTION

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

Certificate Number: 2024-3134 Tax Deed #:2026TD000231 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: 2024-3134 Year of Issuance 2024 Description of Property THE E PART OF LOT 3, BLK A, PER PLAT OF THAT PART OF THE TOWN OF MANATEE SITUATED IN LOT 2 U S & THE NE1/4 OF THE SE1/4 OF SEC 25, FURTHER DESC AS FOLLOWS; BEG AT THE SE COR OF LOT 3, BLK A, TH N ALG 15TH ST E, FOR 91.95 FT, TH W ALG 2ND AVE E, FOR 181.47 FT, TH S 69.12 FT, TH E 186.1 FT TO THE POB PI#31895.0000/6 Parcel ID Number 3189500006 Property Address: 1412 2ND AVE 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02085M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on 11/12/2026 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

3602 14th Street West Bradenton, FL 34205

NAME	UNIT	BALANCE
BLAINE CUMMINGS	3061	$404
KEVIN Dowd	1069	$560
Albert Lyons	3011	$911
LaZandra Lewis	4097	$292
TONISHA CLAYTON	3114	$398
CRAIG STEPHENS	2034	$258
Tanyell Willis	3067	$292
Jose Colon Maysonet	2090	$450

7735 US 41 Palmetto FL 34221

NAME	UNIT	BALANCE
nadia alexis	1104	$350
Keith Lane	2353	$330
IAN BECK	1082	$347
Delmar McClendon	2238	$162
Sarah Creed	2131	$258
Ofelia Alejandro	3299	$440

14703 SR 64 EAST BRADENTON, FL 34212

Patricia Lavender	1120	$198
Tanya Washington	1240	$480

October 23, 30, 2026 26-02111M

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

LV10250

FIRST INSERTION

UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT NOTICE OF THE BOARD OF PUBLIC MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the University Town Center Improvement District ("District") will hold a regular meeting of the Board of Supervisors on November 4, 2026, at 9:00 a.m., at Nathan Benderson Park Finishing Tower, Floor 2, 5851 Nathan Benderson Circle, Sarasota, FL 34235.

A copy of the agenda may be obtained at the offices of the District Manager, c/o PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817 Phone: (407) 723-5900 ("District Manager's Office") during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

Vivian Carvalho
District Manager
October 23, 2026 26-02089M

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Prosperity Lakes Community Development District

Notice is hereby given to the public and all landowners within the Prosperity Lakes Community Development District (the "**District**"), comprised of approximately 1,068.04 acres in Manatee County, Florida, advising that a landowners' meeting will be held for the purpose of electing three (3) members 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: Thursday, November 19, 2026
Time: 11:00 a.m.
Place: The Harrison Ranch Clubhouse
5755 Harrison Ranch Boulevard
Parrish, Florida 34219

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 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578. 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 813-533-2950 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.

Sam Stevens, District Manager
October 23, 30, 2026 26-02133M

FIRST INSERTION

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

Notice is hereby given to the public and all landowners within the Curiosity Creek Community Development District (the "**District**"), comprised of approximately 671.51 acres in Manatee County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members 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 24, 2026
Time: 6:00 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 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607. 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) 565-4663, at least 48 hours before the hearing. 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.

David Wenck, District Manager
October 23, 30, 2026 26-02114M

FIRST INSERTION

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

Certificate Number: 2024-3138 Tax Deed #:2026TD000232 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: 2024-3138 Year of Issuance 2024 Description of Property LOT 5, BLK A, BROBERG PLAT, SAVE & EXCEPT A STRIP ON 14TH ST 133 FT LONG N & S AND 65 FT WIDE E & W, ALSO SAVE & EXCEPT THEREFROM A SMALL STRIP ON W SIDE SOLD TO GEORGE C PATTEN, TO MAKE LOT 8 A COMPLETE SQUARE, ALSO SAVE & EXCEPT A SMALL STRIP OF LAND ON NW SIDE 23 FT WIDE E & W AND 133 FT LONG N & S, TO MAKE N. H. & CARRIE GARLANDS LOT 88 FT E & W, PI#31906.0000/1 Parcel ID Number 3190600001 Property Address: 1409 3RD AVE 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02086M

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Stonegate Preserve Community Development District

Notice is hereby given to the public and all landowners within the Stonegate Preserve Community Development District (the "**District**"), comprised of approximately 417.765 acres in Manatee County, Florida, advising that a landowners' meeting will be held for the purpose of electing three (3) members 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: Thursday, November 19, 2026
Time: 11:00 a.m.
Place: The Harrison Ranch Clubhouse
5755 Harrison Ranch Boulevard
Parrish, Florida 34219

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 the Offices of Rizzetta. 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) 533-2950 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.

Sam Stevens, District Manager
October 23, 30, 2026 26-02134M

FIRST INSERTION

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

Notice is hereby given to the public and all landowners within DW Bayview Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 493.980 acres, located in the area bounded on the west by Carter Road, on the south by Moccasin Wallow Road, and on the north by Buckeye Road, in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). "). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 20, 2026
TIME: 10:00 a.m.
PLACE: Driftwood Clubhouse
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, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 533-2950 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

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

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

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

Rachel Welborn, District Manager
October 23, 30, 2026 26-02135M

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF
THE TWELFTH JUDICIAL
CIRCUIT IN AND FOR
MANATEE COUNTY,
FLORIDA
File No.: 2026-CP-2340
IN RE: ESTATE OF
DONNA M. NESS,
Deceased.

The administration of the estate of DONNA M. NESS, deceased, File Number 2026-CP-2340, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address of the petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is 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 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, 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.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice was October 23, 2026.

Signed on 10/7/2026.

s/ Catherine Fischer
Catherine Fischer
Petitioner

Damian M. Ozark, Esquire
The Ozark Law Firm, P.A.
Florida Bar No. 0582387
1904 Manatee Avenue West, Ste. 300
Bradenton, Florida 34205
Telephone: (941)750-9760
dmozark@ozarklawfirm.com
October 23, 30, 2026 26-02130M

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 1921
Division Probate
IN RE: ESTATE OF
MARC C. HESS
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 Marc C. Hess, deceased, File Number 2026 CP 001921; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was July 16, 2026; that the total value of the estate is $23,940.64 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Gudrun O.E. Gibson
6659 Butlers Crest Drive
Bradenton, FL 34203

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is October 23, 2026.

Person Giving Notice:
Gudrun O.E. Gibson
6659 Butlers Crest Drive
Bradenton, FL 34203

Attorney for Person Giving Notice:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email:
rgerling@gerlinglawgroup.com
October 23, 30, 2026 26-02129M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026 CP 2245
Division Probate
IN RE: ESTATE OF
BONNIE G. CRAY A/K/A
BONNIE L. CRAY
Deceased.

The administration of the estate of BONNIE G. CRAY A/K/A BONNIE L. CRAY, deceased, whose date of death was May 12, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is October 23, 2026.

Personal Representative:
KEVIN P. CRAY
2407 63rd Street West
Bradenton, FL 34209

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 23, 30, 2026 26-02090M

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 002361AX
Division: Probate
IN RE: ESTATE OF
Kelley B. Graham,
Deceased.

The administration of the estate of Kelley B. Graham, deceased, whose date of death was August 26, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, FL 34205. 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.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, AND 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 23, 2026.

Personal Representative:
Natasha Curls
6208 Alamanda Hills Blvd.
Lakeland, FL 33813

Attorney for Personal Representative:
Andrew L. Clark, Esquire
Florida Bar No.: 1033240
Lang Hall Law, Chartered
3639 Cortez Rd West, Suite 106
Bradenton, FL 34210
Telephone: (941) 518-3033
E-Mail: drew@langhall.legal
October 23, 30, 2026 26-02101M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12th JUDICIAL CIRCUIT IN AND
FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO:
412026CP001642CPAXMA
IN RE: ESTATE OF
LINDA S. BOROCK,
Deceased.

The administration of the estate of LINDA S. BOROCK, deceased, whose date of death was June 15 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is:

Clerk of Court
Probate Division
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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is October 23, 2026.

JEFFREY R. BOROCK
Personal Representative
188 CR 359
Rensselaerville, New York 12147

LIZ MONEYMAKER, ESQ.
Liz Moneymaker, P.A.
Florida Bar Number: 885851
3833 Central Avenue
St. Petersburg, FL 33713
Phone: (727) 231-1540
Fax: (941) 751-0127
Email: liz@lizmoneymakerlaw.com
Secondary:
assistant@lizmoneymakerlaw.com
October 23, 30, 2026 26-02121M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001527
IN RE: ESTATE OF
SUSAN E. LAWRENCE,
Deceased.

The administration of the estate of SUSAN E. LAWRENCE deceased, whose date of death was October 29, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

I am disclosing that AI has been or may have been used in the filing, and certify, that each and every citation to the law or the record in the document, has been independently verified as accurate.

The date of first publication of this notice is October 23, 2026.

Personal Representative:
LAURAL LAWRENCE
55 EAST MAIN STREET
CORFU, NY 14036

Attorney for Personal Representative:
DANIELLE WHITE, ESQURIE
Florida Bar No. 1035906
VELIZ KATZ LAW
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Facsimile: (407) 849-7075
E-Mail:
VelizKatz@VelizKatzLaw.com
Secondary:
Probate@VelizKatzLaw.com
Attorney for Petitioner
October 23, 30, 2026 26-02091M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File Number 2026 CP 001933
IN RE: ESTATE OF
RALPH PHILLIP TYNAN,
Deceased.

The administration of the ESTATE OF RALPH PHILLIP TYNAN, 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 1115 Manatee Avenue W, Bradenton, Florida 34205. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below.

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

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

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

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

NOTHWITHSTANDING 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 23, 2026.

Co-Personal Representatives:
KELLY M. HOFMANN
128 Caspian Lane
Shelburne, Vermont 05482
STEPHEN C. HOFMANN
128 Caspian Lane
Shelburne, Vermont 05482

Attorney for
Co-Personal Representatives:
CAROLINA ARIAS ZACCARI
Florida Bar No. 1015218
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
czaccari@fergesonskipper.com
services@fergesonskipper.com
October 23, 30, 2026 26-02102M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 1765
Division Probate
IN RE: ESTATE OF
SHIRLEY H. TROELLER
Deceased.

The administration of the ancillary estate of SHIRLEY H. TROELLER, deceased, whose date of death was December 4, 2025, 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 ancillary personal representative and the ancillary 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 23, 2026.

Ancillary Personal Representative:
RODNEY D. GERLING, ESQ.
6148 State Road 70 East
Bradenton, FL 34203

Attorney for Ancillary
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 23, 30, 2026 26-02120M

Q&A

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

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

Rarely do consumers specifically search online for public notices.

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

LV 18237_V36

--- TAX DEEDS ---

FIRST INSERTION

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

Certificate Number: 2024-1966 Tax Deed #:2026TD000218 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: 2024-1966 Year of Issuance 2024 Description of Property UNIT 13 BLK I WESTWINDS VILLAGE PI#17343.1105/1 Parcel ID Number 1734311051 Property Address: 5316 53RD AVE E BRADENTON, FL 34203 Names in which assessed: ROBERTO ARMOND ESPOSITO 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02070M

FIRST INSERTION

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

Certificate Number: 2024-2964 Tax Deed #:2026TD000228 NOTICE IS HEREBY GIVEN that CERTMAX 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: 2024-2964 Year of Issuance 2024 Description of Property UNIT 40 JET MOBILE HOME PARK SEC ONE, RESIDENTIAL COOPERATIVE PI#27996.0160/0 Parcel ID Number 2799601600 Property Address: 49 INDIANA ST PALMETTO, FL 34221 Names in which assessed: SHERRI ANNE SHEPPARD 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02082M

FIRST INSERTION

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

Certificate Number: 2024-3098 Tax Deed #:2026TD000230 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: 2024-3098 Year of Issuance 2024 Description of Property UNIT B102 REGATTA POINTE CONDO PHASE I PI#31221.0135/9 Parcel ID Number 3122101359 Property Address: 1000 RIVERSIDE DR PALMETTO, FL 34221 Names in which assessed: JOHN J MOSSMAN III 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02084M

FIRST INSERTION

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

Certificate Number: 2024-5189 Tax Deed #:2026TD000207 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: 2024-5189 Year of Issuance 2024 Description of Property LOT 7 BLK B BAYSHORE GARDENS SEC NO 14 PI#63124.0000/2 Parcel ID Number 6312400002 Property Address: 3303 FLORIDA BLVD BRADENTON, FL 34207 Names in which assessed: ELIZABETH LAKE, ERIC SUPPAN 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02063M

FIRST INSERTION

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

Certificate Number: 2024-5270 Tax Deed #:2026TD000209 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: 2024-5270 Year of Issuance 2024 Description of Property LOT 1 LESS THE E 37 FT DE LOACH SUB PI#65559.0010/6 Parcel ID Number 6555900106 Property Address: 1201 62ND AVE E BRADENTON, FL 34203 Names in which assessed: ELVIRA H VILLALOBOS, LEOPOLDO VILLALOBOS 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02065M

FIRST INSERTION

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

Certificate Number: 2024-5949 Tax Deed #:2026TD000214 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: 2024-5949 Year of Issuance 2024 Description of Property LOT 2, CEDAR WOODLANDS PH II PI #79915.0035/9 Parcel ID Number 7991500359 Property Address: 5442 GULF OF MEXICO DR LONGBOAT KEY, FL 34228 Names in which assessed: VICTOR G LEVINE, VICTOR G. LEVINE 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02067M

FIRST INSERTION

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

Certificate Number: 2024-5100 Tax Deed #:2026TD000204 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: 2024-5100 Year of Issuance 2024 Description of Property LOT 9 THE GREENS AT EL CONQUISTADOR PI#61455.5145/0 Parcel ID Number 6145551450 Property Address: 5823 LOS VERDES CT BRADENTON, FL 34210 Names in which assessed: KOJI UEHARA, MIHO UEHARA 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02071M

FIRST INSERTION

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

Certificate Number: 2024-5471 Tax Deed #:2026TD000211 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: 2024-5471 Year of Issuance 2024 Description of Property LOT 113 BIMINI BAY ESTATES PI#70544.0000/2 Parcel ID Number 7054400002 Property Address: 322 HARDIN AVE ANNA MARIA, FL 34216 Names in which assessed: DONIELLE LYNCH, NICOLE FREER 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02072M

FIRST INSERTION

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

Certificate Number: 2024-1279 Tax Deed #:2026TD000216 NOTICE IS HEREBY GIVEN that CERTMAX 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: 2024-1279 Year of Issuance 2024 Description of Property UNIT 501 TERRA SIESTA MOBILE HOME PARK A CO-OP PI#8259.4510/8 Parcel ID Number 825945108 Property Address: 3502 MARY PL ELLENTON, FL 34222 Names in which assessed: ALFRED COSTA, SHEILA RAE COSTA 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02074M

FIRST INSERTION

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

Certificate Number: 2024-5593 Tax Deed #:2026TD000213 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: 2024-5593 Year of Issuance 2024 Description of Property UNIT 971 PHASE 2 SHORELINE TERRACES VI AT PERICO BAY CLUB CONDO PI#73609.1865/5 Parcel ID Number 7360918655 Property Address: 971 SANDPIPER CIR BRADENTON, FL 34209 Names in which assessed: BETH A. INGLEMAN, LINDA C COLLINS 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02066M

FIRST INSERTION

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

Certificate Number: 2024-5149 Tax Deed #:2026TD000206 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: 2024-5149 Year of Issuance 2024 Description of Property LOT 11 BLK C BAYSHORE GARDENS SEC NO 9-B PI#62022.0000/9 Parcel ID Number 6202200009 Property Address: 6311 26TH ST W BRADENTON, FL 34207 Names in which assessed: OLGA M. SUNDERMAN-CAMP, ROBERT W SUNDERMAN 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02068M

FIRST INSERTION

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

Certificate Number: 2024-5123 Tax Deed #:2026TD000205 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: 2024-5123 Year of Issuance 2024 Description of Property UNIT 427 THE TERRACES AT WILD OAK BAY IV PHASE III CONDO PI#61473.4843/4 Parcel ID Number 6147348434 Property Address: 3415 WILD OAK BAY BLVD APT 427 BRADENTON, FL 34210 Names in which assessed: BRYN EDWARDS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02069M

FIRST INSERTION

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

Certificate Number: 2024-1985 Tax Deed #:2026TD000219 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: 2024-1985 Year of Issuance 2024 Description of Property UNIT 219 GOLD TREE CO-OP, INC, A RESIDENTIAL COOPERATIVE PI#17356.1145/9 Parcel ID Number 1735611459 Property Address: 5707 45TH ST E BRADENTON, FL 34203 Names in which assessed: ANDREW VAN HOUTEN, LAURIE VAN HOUTEN 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02073M

FIRST INSERTION

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

Certificate Number: 2024-2837 Tax Deed #:2026TD000225 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: 2024-2837 Year of Issuance 2024 Description of Property LOT 9 BLK B MOORHEAD COMMERCIAL BUSINESS PARK PI#25825.0070/4 Parcel ID Number 2582500704 Property Address: 1340 12TH ST E PALMETTO, FL 34221 Names in which assessed: JESTANY INVESTMENT CORPORATION 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02076M

FIRST INSERTION

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

Certificate Number: 2024-2970 Tax Deed #:2026TD000229 NOTICE IS HEREBY GIVEN that CERTMAX 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: 2024-2970 Year of Issuance 2024 Description of Property UNIT 226 JET MOBILE HOME PARK SEC ONE, RESIDENTIAL COOPERATIVE PI#27996.0745/8 Parcel ID Number 2799607458 Property Address: 9 TENNESSEE ST PALMETTO, FL 34221 Names in which assessed: CAROLINE GILSENAN, FINBAR GILSENAN 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02083M

FIRST INSERTION

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

Certificate Number: 2024-1321 Tax Deed #:2026TD000217 NOTICE IS HEREBY GIVEN that CERTMAX 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: 2024-1321 Year of Issuance 2024 Description of Property LOT 31 BLK G TIDEVUE ESTATES SECOND ADD REPLAT PI#8777.3275/0 Parcel ID Number 877732750 Property Address: 1531 44TH AVENUE DR E ELLENTON, FL 34222 Names in which assessed: LAWRENCE EUGENE WOLFE 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02075M

FIRST INSERTION

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

Certificate Number: 2024-2836 Tax Deed #:2026TD000224 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: 2024-2836 Year of Issuance 2024 Description of Property LOT 6 BLK B MOORHEAD COMMERCIAL BUSINESS PARK PI#25825.0055/5 Parcel ID Number 2582500555 Property Address: 1165 13TH AVE E PALMETTO, FL 34221 Names in which assessed: CRUSADER 5088 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02077M

FIRST INSERTION

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

Certificate Number: 2024-2720 Tax Deed #:2026TD000222 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: 2024-2720 Year of Issuance 2024 Description of Property LOTS 44,45 LESS ST RD R/W WASHINGTON PARK UNITS 1, 2, 3 & 4 PI#24946.0000/6 Parcel ID Number 2494600006 Property Address: 2503 3RD AVE E PALMETTO, FL 34221 Names in which assessed: PATRICIA MORALES PORTELA 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02078M

FIRST INSERTION

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

Certificate Number: 2024-2834 Tax Deed #:2026TD000223 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: 2024-2834 Year of Issuance 2024 Description of Property LOT 1 BLK B MOORHEAD COMMERCIAL BUSINESS PARK PI#25825.0030/8 Parcel ID Number 2582500308 Property Address: 1200 12TH AVE E PALMETTO, FL 34221 Names in which assessed: CRUSADER 5088, 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02079M

FIRST INSERTION

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

Certificate Number: 2024-2846 Tax Deed #:2026TD000226 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: 2024-2846 Year of Issuance 2024 Description of Property LOT 20 BLK C SYLVAN OAKS SUB PI#25833.0340/5 Parcel ID Number 2583303405 Property Address: 1515 8TH AVE E PALMETTO, FL 34221 Names in which assessed: CAROLYN ANN RANDALL, TYRONE SMITH 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02080M

FIRST INSERTION

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

Certificate Number: 2024-2886 Tax Deed #:2026TD000227 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: 2024-2886 Year of Issuance 2024 Description of Property LOT 1 BLK B LINCOLN ESTATES SUB PI#26164.0055/8 Parcel ID Number 2616400558 Property Address: 215 14TH ST W PALMETTO, FL 34221 Names in which assessed: WILLIE JEAN LOVE, WILLIE JEAN WELLS 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02081M

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

LV10248

FIRST INSERTION

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

Certificate Number: 2024-3198 Tax Deed #:2026TD000233 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: 2024-3198 Year of Issuance 2024 Description of Property UNIT 19 POINT PLEASANT CONDO (FORMERLY HARBOR HOUSE) PI#33520.0095/8 Parcel ID Number 3352000958 Property Address: 210 17TH ST NW UNIT 19 BRADENTON, FL 34205 Names in which assessed: ALLISON MULLING MORA, DAVID MORA 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 11/23/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 23, 30; Nov. 6, 13, 2026 26-02087M

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026CC002929AX
FLORIDANA HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
LISA KNOPF,
Defendant.

Notice is hereby given that, pursuant to the Amended Default Final Judgment entered in this cause on October 8, 2026, in the County Court of Manatee County, Angelina Colonneso, Manatee County Clerk of the Court, will sell the property situated in Manatee County, Florida, described as:

Lot 16, Block C, Floridana Mobile Homesite Subdivision, Section One, as per plat thereof recorded in Plat Book 11, Page 7, Public Records of Manatee County, Florida, together with the 1973 Bell single-wide mobile located therein, VIN 12561076, Title No. 5855773.

at public sale, to the highest and best bidder, for cash, via the internet at www.manatee.realforeclose.com at 11:00 A.M. on the 20th day of November 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale.

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

Respectfully submitted,
ATLAS LAW, PLLC
Ryan J. Vatalaro, Esq.
Fla. Bar No. 125591
1313 N. Howard Avenue
Tampa, Florida 33607
813.241.8269
efiling@atlaslaw.com
Attorneys for Plaintiff
October 23, 30, 2026 26-02122M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026-CA-1654-AX
GRANADA INSURANCE COMPANY,
Plaintiff, vs.
BATATA TRUCKING LLC a Florida limited liability company, MICHAEL YAREL PEREZ RODRIGUEZ, an individual, ZULAYKA MICHELLE RODRIGUEZ FUENTES, an individual, CYNTHIA CANNON, an individual, and FREDDIE J. CANNON, an individual.
Defendants.

TO: MICHAEL YAREL PEREZ RODRIGUEZ
435 Arkansas Ct., Poinciana, FL 34759

YOU ARE HEREBY NOTIFIED that a Complaint for Declaratory Relief has been filed against you in the above styled case and in the above referenced court. You are required to file written defenses, if any, with the clerk of the court and to serve a copy on or before 12/10/2026, on Benjamin T. Garonzik, Esq., Plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, 10th Floor, Coral Gables, Florida 33134.

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.
Manatee Clerk of The Circuit Court
(SEAL) By K. Gaffney
As Deputy Clerk
Oct. 23, 30; Nov. 6, 13, 2026
26-02103M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated September 22, 2026, and Order Granting Plaintiffs' Motion to Reschedule Foreclosure Sale Date dated October 20, 2026 entered in Civil Case No.: 2022 CA 0564AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Wayne A. Fulwood and Thelma T. Fulwood are Plaintiffs, and Jackie Blades as legal guardian of Jordan Abundo, a minor child, Jackie Blades as legal guardian of Valentin Abundo III, a minor child, Summer Lynn as legal guardian of Mia Abundo, a minor child, Summer Lynn as legal guardian of Mya Abundo, a minor child, and Brandy Hancock as legal guardian of Daniel Abundo, a minor child, are Defendants.

Angelina Colonneso, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.manatee.realforeclose.com, at 11:00 AM on the 18th day of November, 2026 the following described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

Begin at the Northeast Corner of the Southwest ¼ of the Northwest ¼ of the Northeast ¼ of Section 1, Township 35 South, Range 17 East, Manatee County, Florida, Thence South 210 Feet, Thence West 130 Feet, Thence North 210 Feet, Thence East 130 Feet to the Point of Beginning, Being a Part of Lot 5 of Curry's Plat, Recorded in Deed Book F, Page 474 and Deed Book 290, Page 559 of the Public Records of Manatee County, Florida.

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

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

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

Dated: October 21st, 2026
By: /s/ James E. Lynch
James E. Lynch
Florida Bar No. 0046219
Harllee & Bald, P.A.
202 Old Main Street
Bradenton, FL 34205
Telephone: 941-744-5537
JEL@harlleebald.com
CLP@harlleebald.com
Attorney for Plaintiffs
October 23, 30, 2026 26-02131M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 412025CA001671CAAXMA
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
SAMANTHA MARY GALLAGHER A/K/A S GALLAGHER A/K/A SAMANTHA GALLAGHER, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 27, 2026 in Civil Case No. 412025CA001671CAAXMA of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Samantha Mary Gallagher a/k/a S Gallagher a/k/a Samantha Gallagher, et al., are Defendants, the Clerk of Court, ANGELINA "ANGEL" COLONNESO, ESQ., will sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of November, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 169, EVERGREEN PHASE I , according to the plat as recorded in Plat Book 68, Pages 27 through 52, of the Public Records of Manatee County, Florida.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-12882FL
October 23, 30, 2026 26-02105M

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2024 CA 001278
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-5 ASSET-BACKED SECURITIES, SERIES 2006-5,
Plaintiff v.
JOSE L. MARTINEZ, ET. AL.,
Defendant(s),

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure dated July 1, 2026, and the Order on Plaintiff's Motion to Reset Foreclosure Sale dated October 7, 2026 in the above-styled cause, the Clerk of Circuit Court Angelina "Angel" Colonneso, shall sell the subject property at public sale on the 25th day of November, 2026, at 11:00 A.M. to the highest and best bidder for cash, at www.manatee.realforeclose.com on the following described property:

LOT 79, BLOCK "C-5", SUMMERFIELD VILLAGE SUBPHASE B, UNIT 2, TRACT 325, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGES 70 THROUGH 72, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA.
Property Address: 11219 Marigold Dr., Bradenton, FL 34202
Parcel ID: 584117352

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

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

Dated: October 16, 2026
BITMAN O'BRIEN, PLLC
/s/Wendy Griffith
Wendy Griffith, Esquire
Florida Bar No.: 72840
wgriffith@bitman-law.com
adupler@bitman-law.com
610 Crescent Executive Ct., Suite 112
Lake Mary, FL 32746
Telephone: (407) 815-3110
Facsimile: (407) 813-2436
Attorneys for Plaintiff
October 23, 30, 2026 26-02112M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2026 CA 002301 AX
Agency Case No.: 2026-013852
IN RE: FORFEITURE OF: ONE HUNDRED NINETY-FIVE THOUSAND TWO HUNDRED FIFTY-ONE DOLLARS ($195,251.00) 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: ONE HUNDRED NINETY-FIVE THOUSAND TWO HUNDRED FIFTY-ONE DOLLARS ($195,251.00) 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.

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

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

DATED: 10/19/2026
ANGELINA COLONNESO, ESQ
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
BY: (SEAL) K. Gaffney
Deputy Clerk
October 23, 30, 2026 26-02115M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2026 CA 002439 AX
Agency Case No:. 2026-019119
IN RE: FORFEITURE OF: EIGHT THOUSAND FIFTY-TWO DOLLARS($8,052.00) 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 Sheriff's Office, on the following property in Manatee County, Florida: EIGHT THOUSAND FIFTY-TWO DOLLARS ($8,052.00) 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.

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 THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
BY: (SEAL) K. Gaffney
Deputy Clerk
October 23, 30, 2026 26-02116M



--- ACTIONS / SALES ---

FIRST INSERTION

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

Notice is hereby given that, pursuant to the Order on Clerks Motion to Reschedule Foreclosure Sale entered in this cause on October 6, 2026, in the County Court of Manatee County, Angelina Colonneso, Manatee County Clerk of the Court, will sell the property situated in Manatee County, Florida, described as:

1988 TROP mobile home bearing vehicle identification number N23940A.

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

at public sale, to the highest and best bidder, for cash, via the internet at www.manatee.realforeclose.com at 11:00 A.M. on the 10th day of November 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale.

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

October 23, 30, 2026 26-02127M

FIRST INSERTION

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

Notice is hereby given that, pursuant to the Order on Clerks Motion to Reschedule Foreclosure Sale entered in this cause on October 6, 2026, in the County Court of Manatee County, Angelina Colonneso, Manatee County Clerk of the Court, will sell the property situated in Manatee County, Florida, described as:

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

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

at public sale, to the highest and best bidder, for cash, via the internet at www.manatee.realforeclose.com at 11:00 A.M. on the 10th day of November 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale.

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

October 23, 30, 2026 26-02126M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 412025CA001855CAAXMA
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CWALT INC. ALTERNATIVE LOAN TRUST 2005-59, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-59;
Plaintiff, v.
CHARD WINHEIM A/K/A CHARD T. WINHEIM, UNKNOWN SPOUSE OF CHARD WINHEIM A/K/A CHARD T. WINHEIM, UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY, UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, ET.AL;
Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure dated July 7, 2026, the Clerk of the Circuit Court for Manatee County will sell to the highest and best bidder for cash beginning on November 10, 2026 at 11:00 AM via WWW.MANATEE.REALFORECLOSE.COM, the following described property:

The West 43.58 feet of Lot 3, REPLAT OF AUFRA, according to the plat thereof recorded in Plat Book I6, page 74, of the Public Records of Manatee County, Florida. Also: The East 42.42 feet of Lot 3, REPLAT OF AUFRA, according to the plat thereof recorded in Plat Book 16, page 74, of the Public Records of Manatee County, Florida. Also Known As: LOT 3, REPLAT OF AUFRA, according to the Plat thereof recorded in Plat Book 16, page 74, of the Public Records of Manatee County, Florida.

Property Address: 206 PEACOCK LN W, HOLMES BEACH, FL 34217

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 TEH CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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.

Cody J. Liese, Esq.
FL Bar #: 1002491
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 25-03914
October 23, 30, 2026 26-02104M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026CC001782
SHADOW BROOK CONDOMINIUM OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
JULIE ANN JOHNSON, et al.
Defendant(s),

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated October 13, 2026, and entered in Case No. 2026CC001782 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina Colonneso, will publicly sell to the highest and best bidder for cash at www.manatee.realforeclose.com beginning at 11:00 AM on November 17, 2026, the following described property:

UNIT 118, SHADOW BROOK MOBILE HOME SUBDIVISION, UNIT 1, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 808, PAGES 546 THROUGH 646 , INCLUSIVE, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 7, PAGES 1 THROUGH 4, INCLUSIVE, AND AS AMENDED IN CONDOMINIUM BOOK 8, PAGES 117 THROUGH 119, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TOGETHER WITH ANY IMPROVEMENTS SITUATED ON OR AFFIXED TO THE REAL PROPERTY DESCRIBED ABOVE, INCLUDING, WITHOUT LIMITATION, ANY MOBILE HOME AND ATTACHMENTS OR ACCESSORIES THERETO.

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 of the Court reports the surplus as unclaimed.

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

Dated this 20th day of October 2026.
NAJMY THOMPSON, P.L.
/s/ Kari L. Martin
Kari L. Martin
Florida Bar No. 092862
1401 8th Avenue West
Bradenton, Florida 34205
Telephone: (941) 748-2216
Facsimile: (941) 748-2218
Service Email:
service.KM@najmythompson.com
Correspondence only:
kmartin@najmythompson.com;
Secondary:
bmiller@najmythompson.com
Attorney for Plaintiff
October 23, 30, 2026 26-02123M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 412026CA000941CAAXMA
Freedom Mortgage Corporation,
Plaintiff, vs.
Jenny Nicholson, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 412026CA000941CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jenny Nicholson; Unknown Spouse of Bonnie J. Mathers f/k/a Bonnie J. Despres; Creekwood Master Association, Inc. are the Defendants, that Angelina Colonneso, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 18th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 27, CREEKWOOD PHASE ONE, SUBPHASE I, UNIT A-1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 185, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TAX ID: 1730411459

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

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

Dated this 19th day of October, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 26-F00779
October 23, 30, 2026 26-02117M

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 412026CA002217CAAXMA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL1,
Plaintiff, vs.
VAN C. VOLLMER, JR.. et. al.
Defendant(s),

TO: VAN C. VOLLMER, JR., UNKNOWN SPOUSE OF VAN C. VOLLMER, JR.,
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:

THE EAST 20 FEET OF LOT 10 AND ALL OF LOTS 11 AND 12, BLOCK D, PENNSYLVANIA PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 4, PAGE 3, 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 Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs any 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 the seal of this Court at Manatee County, Florida, this day of 10/20/2026.

ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT
BY: KRIS GAFFNEY
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-428551
October 23, 30, 2026 26-02128M

Q&A
How much do legal notices cost?
The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.
The public is well-served by notices published in a community newspaper.
VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com
LV18237_V29

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

FOURTH 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 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

--- ESTATE ---

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO.: 2026 CP 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA
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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
Case No.: 2026-CP-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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2026-CP-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 ---

SECOND 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

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-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

SECOND INSERTION

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO.: 2026-CP-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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO.: 2026-CP-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

SECOND 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 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 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

THIRD 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

--- TAX DEEDS ---

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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