MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF MEETINGS BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Buckhead Trails Community Development District** will hold their meetings for the remainder of **Fiscal Year 2027 at 1:00 p.m. at The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish, FL 34219 on the fourth Wednesday of each month as follows:**

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Amanda Ferguson, District Manager
Buckhead Trails Community Development District
October 30, 2026 26-02152M

FIRST INSERTION

NOTICE OF MEETINGS BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Buckhead Trails II Community Development District** will hold their meetings for the remainder of **Fiscal Year 2027 at 1:00 p.m. at The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish, FL 34219 on the fourth Wednesday of each month as follows:**

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Amanda Ferguson, District Manager
Buckhead Trails II Community Development District
October 30, 2026 26-02153M

FIRST INSERTION

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

Notice is hereby given to the public and all landowners within the Parrish Lakes Community Development District (the "**District**"), comprised of approximately 535.034 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
102 12th Street W.
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 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.

David Wenck, District Manager
October 30; November 6, 2026 26-02139M

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that Salles Studios Inc., owner, desiring to engage in business under the fictitious name of Musicologie of Florida located at 13303 Saw Palm Creek Trail, Lakewood Ranch, FL 34211, intends to register the said name with the Division of Corporations, FL Dept. of State pursuant to section 865.09 of the Florida Statutes.
October 30, 2026 26-02161M

FIRST INSERTION

Notice of Public Meeting Lakewood Ranch Stewardship District

A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, November 6, 2026, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.

Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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 the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jane Gaarlandt
District Manager
October 30, 2026 26-02137M

FIRST INSERTION

NOTICE OF MEETINGS SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Sawgrass Village Community Development District** will hold their meetings for the remainder of **Fiscal Year 2027 at 1:00 p.m. at The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish, FL 34219 on the fourth Wednesday of each month as follows:**

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Amanda Ferguson, District Manager
Sawgrass Village Community Development District
October 30, 2026 26-02154M

FIRST INSERTION

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

Notice is hereby given to the public and all landowners within the Parrish Lakes II Community Development District (the "**District**"), comprised of approximately 549.988 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
102 12th Street W.
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 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.

David Wenck, District Manager
October 30; November 6, 2026 26-02138M

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 SteerJobs located at 506 Park Dr 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 22nd day of October, 2026
Westmar LLC
October 30, 2026 26-02142M

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 Treasure Box located at 4006 53rd Ave E in the City of Bradenton, Manatee, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of October, 2026
Gloss Garage Beauty LLC
October 30, 2026 26-02149M

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 Insight Daily Living located at 6033 34th St W Apt 150 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 26th day of October, 2026
Joan Foster
October 30, 2026 26-02160M

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 Financial Solutions located at 6411 Rosehill Farm Run in the City of Bradenton, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 27th day of October, 2026
Linda M. Stepp
October 30, 2026 26-02164M

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 Idea Orbit Prints located at 14714 20th St E in the City of PARRISH, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of October, 2026
William Andrew Jessup
October 30, 2026 26-02174M

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 Killer Perks Benefit Consultants located at 4 Tahitian Dr 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 25th day of October, 2026
Sharon Schulz
October 30, 2026 26-02148M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Parrish Print Works located at 12128 Kingsley 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 26th day of October, 2026
Christopher Wandrey
October 30, 2026 26-02159M

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 Mindful Research located at 8051 N. TAMIAMI TRAIL, STE E6 SARASOTA, FL 34243, Manatee County intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23rd day of October, 2026
VESTMARROW TRADING LLC
October 30, 2026 26-02150M

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 Coco Royale Island & Co. located at 4957 Seafoam Trl in the City of Bradenton, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 22nd day of October, 2026
ALEGORIA INTERNATIONAL LLC - COCO ROYALE ISLAND PS
October 30, 2026 26-02147M

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 Contractor Systems located at 6901 Professional Pkwy E, Ste 232 in the City of Lakewood Ranch, Manatee, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of October, 2026
Automated Agency Systems LLC
October 30, 2026 26-02170M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Auction Date:
11/19/2026
Multiple Facilities - Multiple Units

Extra Space Storage - 1930 Cortez Rd W Bradenton, FL 34207- (941)302-9918- @10:00AM
Timothy Prescott - Household and tools
Robert Ables - tools

Extra Space Storage - 4010 E State Rd 64 Bradenton, FL 34208- (941)705-9605- @9:30AM
Teriesa Gagnon - Photos, seasonal items
Mazie Blanding - 3 bedroom home garage fully furnished
Jodi Jones - boxes

Extra Space Storage - 5225 Caruso Rd Bradenton, FL 34203- (941)216-0233- @11:00AM
Amari Pitts - clothing, shoes, small household items, tv

Extra Space Storage - 3708 Manatee Ave W Bradenton, FL 34205- (941)292-2323- @10:00AM
Zytavia Gibson - Household Goods/ Furniture

Extra Space Storage - 1721 Cortez Rd W Bradenton, FL 34207- (941)866-8225- @9:30AM
Luc Valentine Pie6re - Boxes, bags clothing
Dillan Gonzalez - Basic home stuff ,some personal items

Extra Space Storage - 5717 14th St W Bradenton, FL 34207 - (941)866-6675- @10:00AM
Selina Sinner - Clothes and shoes

Extra Space Storage - 921 64th St Ct E Bradenton, FL 34208 - (941)308-9744- @10:00AM
Ruth Rosado - personal

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.
Oct. 30; Nov. 6, 2026 26-02168M



--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-002102-AX
IN RE: ESTATE OF BENJAMIN CIOCCA
Deceased.

The administration of the estate of BENJAMIN CIOCCA, deceased, whose date of death was July 23, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
MICHAEL A. CIOCCA
109 St. Johns Landing Drive
Winter Springs, Florida 32708
Attorney for Personal Representative:
Neil R. Covert, Esquire
Attorney
Florida Bar Number: 227285
Neil R. Covert, P.A.
311 Park Place Blvd., Ste. 180
Clearwater, Florida 33759
Telephone: (727) 449-8200
Fax: (727) 450-2190
E-Mail: ncovert@covertlaw.com
Secondary E-Mail:
service@covertlaw.com
Oct. 30; Nov. 6, 2026 26-02165M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-2036
Division Probate
IN RE: ESTATE OF ELIZABETH JEAN TOMAN
Deceased.

The administration of the estate of ELIZABETH JEAN TOMAN, deceased, whose date of death was April 1, 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 30, 2026.

Personal Representative:
BRADLEY TOMAN
7786 Sunstone Drive
Brecksville, Ohio 44141
Attorney for Personal Representative:
Melissa R. Casanueva, Esq.
Florida Bar Number: 0105788
Butler Legacy & Litigation, PLLC
2025 Lakewood Ranch Blvd, Ste. 201
Lakewood Ranch, FL 34211
Telephone: (941) 254-6611
Email: melissa@legacyandlit.com
Oct. 30; Nov. 6, 2026 26-02145M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
CASE NUMBER: 2026-CP-000591
IN RE: ESTATE OF LOIS A. RUSSELL
Deceased.

The administration of the Estate of LOIS A. RUSSELL, whose date of death was December 31, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and address of the personal representative and personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER ON THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is October 30, 2026.

Persons giving Notice:
WILLARD RUSSELL
Personal Representative
c/o 2033 Main Street, Suite 404
Sarasota, Florida 34237
C. Ted French, Esq.
Attorney for Personal Representative
Florida Bar No 173400
2033 Main Street, Suite 404
Sarasota, Florida 34237
(941) 955-0908 - phone
ted@tedfrench.org
Oct. 30; Nov. 6, 2026 26-02140M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-001598-AX
IN RE: ESTATE OF EARL LUDINGTON,
Deceased.

The administration of the Estate of EARL LUDINGTON, Deceased, whose date of death was May 25, 2026 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13.

The date of first publication of this notice is: October 30, 2026.

LINDA JEAN LOFTIS
Personal Representative
6320 Venture Drive, Ste. 104
Lakewood Ranch, Florida 34202
Michael A. Varone, Esq.
Attorney for Personal Representative
Florida Bar No. 1054398
Najmy Thompson P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email:
mvarone@najmythompson.com
Secondary Email:
mscott@najmythompson.com
Oct. 30; Nov. 6, 2026 26-02144M



Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.





Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real **digital divide for public notice is growing**

due to the massive migration to smartphones and other small-screen digital devices

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of FLORENCE & THE BEES located at 5134 241st ST E in the County of MANATEE in the City of MYAKKA CITY, Florida 34251 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bradenton, Florida, this 28th day of October, 2026.

OWNER, JNC PACE, LLC
Manager: Joseph Pace
October 30, 2026 26-02171M

FIRST INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY
CASE NO. 2026-DP-0098 Div. J
IN THE INTEREST OF:
B.A.B. DOB: 7/1/2026,
MINOR CHILD

TO: Sergio Flores, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: B.A.B. born on 7/1/2026. You are hereby commanded to appear on December 151 2026, at 9:00 AM before the Honorable Teresa Kaklis Dees at Manatee County Judicial Center, 1051 Manatee Avenue West Courtroom 5A Bradenton, FL 34205, for an ADVISORY HEARING, in Person.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

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

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 26 day of OCTOBER, 2026.

Angelina Colonesso, Esq.
Manatee Clerk of The Circuit Court
By: (SEAL) C. Hoatland
As Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026 26-02166M

FIRST INSERTION

DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The DW Bayview Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Manatee County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers may either provide one (1) electronic and one (1) unbound copy of their proposal to the offices of the District Manager, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, ph: (813) 533-2950 in an envelope marked on the outside "Auditing Services, DW Bayview Community Development District," or provide a copy of their proposal via email to Rachel Welborn at rwelborn@rizzetta.com and Catalina Martinez at cmartinez@rizzetta.com. Proposals submitted by email shall be sent to both addresses in PDF format with the subject line "Auditing Services – DW Bayview Community Development District," and the time of receipt shall be as reflected on the District Manager's email system. Proposals must be received by **12:00 p.m. on November 13, 2026,** at the office of the District Manager or at the email addresses provided above. Please direct all questions regarding this Notice to the District Manager.

Rachel Welborn
District Manager
October 30, 2026 26-02176M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-2003
IN RE: ESTATE OF
DORI G. BARNETT
Deceased.

The administration of the estate of Dori G. Barnett, deceased, whose date of death was May 25, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the mailing address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 30, 2026.

Personal Representative:
Donna Henry
2119 Muskogee Trail
Nokomis, FL 34275

Attorney for Personal Representative:
Alexander A. Stewart, Attorney
Florida Bar Number: 122110
Stewart & St. Paul Estate Law, PLLC
1201 6th Avenue West, Suite 100
Bradenton, Florida 34205
Telephone: (941) 217-7654
E-Mail: stewart@sspestatelaw.com
Oct. 30; Nov. 6, 2026 26-02155M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 002165 AX
IN RE: ESTATE OF
EUGENE V. REILLY,
Deceased.

The administration of the estate of EUGENE V. REILLY, deceased, whose date of death was January 15, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 30, 2026.

Personal Representative:
NANCY E. REILLY
200 Peninsula Boulevard, D102
Gulf Shores, Alabama 36542

Attorney for Personal Representative:
MATTHEW RHEINGANS, ESQUIRE
Florida Bar Number: 0624608
RHEINGANS LAW, P.A.
1314 E. Venice Avenue, Suite E
Venice, Florida 34285
Telephone: (941) 412-9000
Fax: (941) 480-1446
E-Mail: matt@rheinganslaw.com
Secondary E-Mail:
debbie@rheinganslaw.com
Oct. 30; Nov. 6, 2026 26-02175M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-2348
IN RE: ESTATE OF
LOIS ALBRITTON,
also known as LOIS L. HORAN,
Deceased.

The administration of the estate of LOIS ALBRITTON, also known as LOIS L. HORAN, deceased, whose date of death was July 4, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

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

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

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

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

The date of first publication of this notice is: October 30, 2026.

Mark L. Albritton
Personal Representative
14723 1st Avenue East
Bradenton, FL 34212

Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
Oct. 30; Nov. 6, 2026 26-02173M

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026CP2159
Division Probate
IN RE: ESTATE OF
GARY L. PINNIX
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 Gary L. Pinnix, deceased, File Number 2026CP2159; 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 November 5, 2025; that the total value of the estate is $0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Carolyn S. Holcombe
7711 32nd Street East
Sarasota, FL 34243

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 30, 2026.

Person Giving Notice:
Carolyn S. Holcombe
7711 32nd Street East
Sarasota, FL 34243

Attorney for Person Giving Notice:
Dana Laganella Gerling, Esq.
Attorney for Petitioner
Florida Bar No.: 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email:
dlaganella@gerlinglawgroup.com
Oct. 30; Nov. 6, 2026 26-02151M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 977
IN RE: ESTATE OF
NANCY KNAPP, Deceased.

The administration of the estate of NANCY KNAPP, deceased, whose date of death was SEPTEMBER 5, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES 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 30, 2026.

Personal Representative
Alison Schumacher
101 Forge Hill Ln.
Phoenixville, PA 19460

Attorney for Personal Representative
William Shaffer, Esq.
Attorney for Petitioner
Florida Bar No. 65952
In a joint venture with
Hamilton Price, P.A.
2400 Manatee Ave. W.
Bradenton, FL 34205
Telephone: 941-748-0550
Email: Will@hamiltonpricelaw.com
Secondary Email:
Tara@hamiltonpricelaw.com
Oct. 30; Nov. 6, 2026 26-02156M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-2295
IN RE: ESTATE OF
RICHARD GRYCH,
Deceased.

The administration of the estate of RICHARD GRYCH, deceased, whose date of death was July 1, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 30, 2026.

/S/ Jean Totti
JEAN TOTTI
Personal Representative
11829 Lilac Pearl Lane,
Parrish, Florida 34219

/S/ JJH
JENNIFER J. HENSLEY, ESQ.
Attorney for Personal Representative
Email Addresses:
firm@jenhensleylaw.com
jen@jenhensleylaw.com
anna@jenhensleylaw.com
Florida Bar No. 1022202
Hensley Law Offices, LLC
5190 26th Street West, Suite D
Bradenton, Florida 34207-2200
T: (941) 755-8583
Oct. 30; Nov. 6, 2026 26-02172M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-002246-AX
IN RE: ESTATE OF
EDITH JULIA KÜRSCHNER
a/k/a EDITH KUERSCHNER
Deceased.

The ancillary administration of the Estate of EDITH JULIA KÜRSCHNER a/k/a EDITH KUERSCHNER, Deceased, whose date of death was April 14, 2026 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13.

The date of first publication of this notice is: October 30, 2026.

ANTON M. KÜRSCHNER
Personal Representative
6320 Venture Drive, Ste. 104
Lakewood Ranch, Florida 34202

Justin W. Najmy, Esq.
Attorney for Personal Representative
Florida Bar No. 1039816
Najmy Thompson P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email: jwnajmy@najmythompson.com
Secondary Email:
mscott@najmythompson.com
Oct. 30; Nov. 6, 2026 26-02143M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO. 412022CA004092CAAXMA
CROSSCOUNTRY MORTGAGE, LLC
Plaintiff(s), vs.
JAY R ROBERTS; BAYSHORE GARDENS HOMEOWNERS ASSOCIATION, INC.; JADE N SCOFIELD; THE UNKNOWN SPOUSE OF JAY R. ROBERTS
Defendant(s).

TO: THE UNKNOWN SPOUSE OF JAY R. ROBERTS
LAST KNOWN ADDRESS: 2903 BOWDOIN PLACE, BRADENTON, FL 34207
CURRENT ADDRESS: UNKNOWN

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

LOT 13, BLOCK E, BAYSHORE GARDENS, SECTION NO. 12, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 6, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property address: 2903 Bowdoin Place, Bradenton, FL 34207

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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
BY: (SEAL) K. Gaffney
Deputy Clerk

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
Oct. 30; Nov. 6, 2026 26-02158M

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

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

Rarely do consumers specifically search online for public notices.

LV18237_V12

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.

1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it

2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians

3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice

4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

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

XNV181187

--- ACTIONS / SALES ---

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. 2026CA001822AX
Freedom Mortgage Corporation
Plaintiff, vs.
Joseph Russo; Unknown Spouse of Joseph V. Russo; United States of America on behalf of the Secretary of Housing and Urban Development
Defendants.

TO: Joseph Russo and Unknown Spouse of Joseph V. Russo
Last Known Address: 220 61st St W, Bradenton, FL 34209

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

THE SOUTH 25 FEET OF LOT 25 AND THE NORTH 40 FEET OF LOT 24, BLOCK 27, COMPREHENSIVE RE-PLAT OF THE NE 1/4 OF THE SW1/4, SEC. 29-T. 34S-R.17E, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 48, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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
As Clerk of the Court
By (SEAL) K. Gaffney
As Deputy Clerk
File # 26-F03008
Oct. 30; Nov. 6, 2026 26-02167M

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2026-DR-1249
DAISY YASMIN CARDENAS MONTERO
Petitioner/Wife, And
JOSE ANTONIO CASTILLO CRUZ
Respondent/Husband.
RODOLFO BARRIOS,
Respondent/Father.

TO: JOSE ANTONIO CASTILLO CRUZ, Respondent
The respondent's last known address is 4808 18th ST WEST, Bradenton, FL 34207.

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

DAISY YASMIN CARDENAS MONTERO, Petitioner c/o her Attorney, Kelly A. Rodenas, Esq., At kelly@kellyrodenaslaw.com 46 N. Washington Blvd, Sarasota, FL 34236

on or before 11/19/2026 and file the original with the clerk of this Court at 1115 MANATEE AVENUE WEST, BRADENTON, FL 34205, or 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.

The action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located}

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.

Dated: ESIGNED: 10/08/2026 14:24:24 PM

Angelina Colonesso
CLERK OF THE CIRCUIT COURT
By: (SEAL) T LEBLANC
Deputy Clerk
Oct. 30; Nov. 6, 13, 20, 2026 26-02136M

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026CC002934AX
FLORIDANA HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
ALL UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF ELAINE B. OGLE, DECEASED; and JESSE RODRIGUEZ, as potential heir,
Defendants.

Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause on October 22, 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 23, Block J, FLORIDANA MOBILE HOMESITE SUBDIVISION, UNIT THREE, according to plat thereof as recorded in Plat Book 12, Page 66, of the Public Records of MANATEE County, Florida, together with the 1962 SPTC single-wide mobile located therein, VIN 2904, Title No. 0009168517.

at public sale, to the highest and best bidder, for cash, via the internet at https://www.manatee.realforeclose.com at 11:00 A.M. on the 2nd day of December 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
Oct. 30; Nov. 6, 2026 26-02157M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026CA000534
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
THOMAS D. ROBUCK; JESSICA VINSKI; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; BANK OF AMERICA, N.A.; SECURITY CREDIT SERVICES, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 22, 2026 in Civil Case No. 2026CA000534, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and THOMAS D. ROBUCK; JESSICA VINSKI; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; BANK OF AMERICA, N.A.; SECURITY CREDIT SERVICES, LLC are Defendants.

The Clerk of the Court, Angelina "Angel" Colonneso will sell to the highest bidder for cash at www.manatee.realforeclose.com on December 1, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 76, CORDOVA LAKES SUBDIVISION PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE(S) 193 THROUGH 195, INCLUSIVE, 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.

Dated this 13th day of October, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Mola Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-072B
Ref# 27472
Oct. 30; Nov. 6, 2026 26-02141M

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. 412026CA002120CAAXMA
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
LEANN MARIE LINDSEY A/K/A LEANN M. LINDSEY. et. al.
Defendant(s),

TO: LEANN MARIE LINDSEY A/K/A LEANN M. LINDSEY, UNKNOWN SPOUSE OF LEANN MARIE LINDSEY A/K/A LEANN M. LINDSEY,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 7, LAPLATA PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 33, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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/.

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
25-355173
Oct. 30; Nov. 6, 2026 26-02146M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-1806
IN RE: ESTATE OF GERALDINE SLAGER,
Deceased.

The administration of the estate of GERALDINE SLAGER, deceased, whose date of death was FEBRUARY 9, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 30, 2026.

/S/ WS
WILLIAM SLAGER III
Personal Representative
15223 S. Rob Roy Drive
Oak Forest, Illinois 60452
/S/ JJH
JENNIFER J. HENSLEY, ESQ.
Attorney for Personal Representative
Email Addresses:
jen@jenhensleylaw.com
anna@jenhensleylaw.com
firm@jenshensleylaw.com
Florida Bar No. 1022202
Hensley Law Offices, LLC
5190 26th Street West, Suite D
Bradenton, Florida 34207-2200
T: (941) 755-8583
Oct. 30; Nov. 6, 2026 26-02162M

FIRST INSERTION

ORDER TO SHOW CAUSE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2026 CA 002357
WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT,
Plaintiff, vs.
THE STATE OF FLORIDA AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE, OR INTEREST IN PROPERTY TO BE AFFECTED BY THE DISTRICT'S ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY
Defendants.

TO: THE STATE OF FLORIDA, THROUGH THE STATE ATTORNEY FOR THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, AND TO THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE, OR INTEREST IN PROPERTY TO BE AFFECTED BY THE DISTRICT'S ISSUANCE OF ITS NOT TO EXCEED $25,910,000.00 WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, IN ONE OR MORE SERIES, OR TO BE AFFECTED IN ANY WAY THEREBY

Plaintiff, WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT (the "District"), having filed its Complaint for Validation pursuant to Chapter 75, Florida Statutes, for purposes of obtaining validation of its authority to incur indebtedness and issue its not to exceed $25,910,000.00 West Manatee District Community Development District Special Assessment Bonds, in one or more series (the "Bonds"), as more particularly described in the Complaint, to determine the legality of proceedings in connection therewith, the legality of the provisions, projects, covenants, and agreements contained therein, the revenues and funds pledged to the payment thereof, and seeking an Order to Show Cause and judgment of this Court, all as contained in the Complaint, and the Court being fully advised in the premises hereby

ORDERS, ADJUDGES, and DECREES that the State of Florida, through the State Attorney for the Twelfth Judicial Circuit of the State of Florida, and the taxpayers, property owners and citizens of Manatee County including nonresidents owning property subject to taxation therein, and all others having or claiming any right, title or interest in property to be affected by the issuance of the Bonds or to be affected in any way thereby, are hereby required to appear before Judge Sniffen on the 1st day of December, 2026, at 1:30 p.m. via the meeting instructions below, and show cause, if any there be, why the prayers of the Complaint should not be granted and why the proceedings for the Bonds and said obligations when issued pursuant thereto and the revenues and funds pledged to the payment thereof and the legality of all matters in connection therewith should not be validated and confirmed as requested.

The hearing in this matter will be conducted using the Zoom videoconferencing platform (www.zoom.us). There are no fees for attending this court hearing via the Zoom videoconferencing platform. At the designated hearing time, anyone interested in this bond validation proceeding may participate in the show cause hearing through Zoom at the following internet address: https://zoom.us/j/97105117699?pwd=cGZPY0JTZXh3REhnNTlWSjV1TmZGUT09 or by going to www.zoom.us and selecting the "Join" option, then entering Meeting ID 971 0511 7699 and passcode 525253. Interested parties may also attend by telephone (audio only) at 786-635-1003.

IT IS FURTHER ORDERED AND ADJUDGED that prior to the date set for the Order to Show Cause hearing as set forth above, the Clerk of this Court shall cause a copy of this Order to Show Cause to be published in a newspaper published and of general circulation in Manatee County, Florida, once each week for two (2) consecutive weeks, commencing with the first publication, which shall not be less than twenty (20) days prior to the date set for said hearing.

AND IT IS FURTHER ORDERED AND ADJUDGED that, by such publication of this Order, all taxpayers, property owners and citizens of Manatee County, including non-residents owning property or subject to taxation therein, and others claiming any right, title, or interest in property to be affected by the District's issuance of the Bonds, or to be affected in any way thereby, be and they are made parties defendant to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if named as defendants in said Complaint and personally served with process in this cause.

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.

DONE AND ORDERED in Chambers in Bradenton, Manatee County, Florida.

eSigned by CHARLES SNIFFEN
Circuit Judge 10/13/2026
The Honorable Charles Sniffen,
Circuit Judge
Oct. 30; Nov. 6, 2026 26-02163M

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 412026CA001551CAAXMA
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
DANETTE GRIFFIN F/K/A DANETTE MOHR; DANIEL C. MOHR; NICKOLAS E. KANE; TRAVIS W. KONIAR F/K/A TRAVIS W. KANE; GEORGIA R. RENAUD F/K/A GEORGIA R. KANE; SIERRA A. KANE; JASPER J. KANE; DAKOTA C. KANE; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS FLANARY; UNKNOWN SPOUSE OF DANETTE GRIFFIN F/K/A DANETTE MOHR; UNKNOWN SPOUSE OF DANIEL C. MOHR; UNKNOWN SPOUSE OF NICKOLAS E. KANE; UNKNOWN SPOUSE OF TRAVIS W. KONIAR F/K/ A TRAVIS W. KANE AKA KATHRYN KONIAR; UNKNOWN SPOUSE OF GEORGIA R. RENAUD F/K/A GEORGIA R. KANE; UNKNOWN SPOUSE OF SIERRA A. KANE; UNKNOWN SPOUSE OF JASPER J. KANE; UNKNOWN SPOUSE OF DAKOTA C. KANE; UNKNOWN TENANT #1 NKA Deana Rufflo; UNKNOWN TENANT #2 NKA Jason Brown,
Defendant(s).

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF Thomas Flanery
LAST KNOWN ADDRESS: unknown

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

THE EAST 80 FEET OF LOTS 385 AND 386, ROSEDALE MANOR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 89, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 3804 13th Ave W, Bradenton, FL 34205

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1111, Ft. Lauderdale, FL, 33301 no later than 30 days from the date of the first publication of this Notice of Action 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.

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

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

Angelina Colonneso, Esq. Manatee
Clerk of The Circuit Court
(SEAL) BY: Kris Gaffney
DEPUTY CLERK
04-103375-F00
Oct. 30; Nov. 6, 2026 26-02169M

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

THIRD 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 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

SECOND 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

SECOND 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

SECOND 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

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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

--- ACTIONS / SALES ---

SECOND INSERTION

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

Notice is hereby given that, pursuant to the 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

SECOND INSERTION

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

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 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

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 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

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

--- ESTATE ---

SECOND INSERTION

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

SECOND 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

SECOND 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

SECOND 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

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 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

--- TAX DEEDS ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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