MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of AppHaus located at 5005 West Laurel Street Ste 100 in the City of Tampa, Manatee, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of November, 2026
LearnHaus LLC
November 20, 2026 26-02332M

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 Dragonlore Emporium located at 2605 72nd Ave E #921 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 11th day of November, 2026
Jon Anderson
November 20, 2026 26-02334M

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 Margin and Main CFO Group located at 9909 61st Street 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 20th day of November, 2026
Monica Andrews
November 20, 2026 26-02348M

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 Known Native Media located at 1700 4th St W in the City of Palmetto, Manatee, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
Zachary Holmstrom
November 20, 2026 26-02358M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that the personal property stored by Penelope's Petals LLC in Unit 19 at Schott Warehouse and Storage, 1812 6th Avenue West, Palmetto, FL 34221, will be offered for public sale to satisfy a storage lien pursuant to Florida Statutes § 83.806.

The property is believed to include: Floral business equipment & supplies.

The sale will be conducted by Bay Area Auction Services on November 21,2026, 10am at 8010 US-19, Pinellas Park, FL 33781.

The manner of sale will be: individual items
November 20, 27, 2026 26-02366M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Prepared Office located at 11161 State Road 70 E, Unit 110 - 201 in the City of Lakewood Ranch, Manatee, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of November, 2026
Little Scholars Education Services, Inc.
Carey Leichter, President
November 20, 2026 26-02363M

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 THRIVE TOGETHER located at 7130 Westhill Ct in the City of Lakewood Ranch, Manatee, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of November, 2026
AH COACH LLC
Amanda Heard
November 20, 2026 26-02331M

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 AUTOPRO GARAGE located at 2919 bayshore gardens pkwy in the City of bradenton, Manatee, FL 34207 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of November, 2026
Miguel Farinas
November 20, 2026 26-02333M

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 Keith Christopher Sculpture located at 17325 Reserva Dr 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 12th day of November, 2026
Chris & Meghan Finch
November 20, 2026 26-02341M

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 Aqua Dropz located at 4340 Falmouth Dr Unit 301 in the City of Longboat Key, Manatee, FL 34228 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of November, 2026
Strategic Global Alliances LLC
Jonathan Shelgosh
November 20, 2026 26-02342M

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 SEEDED IN GRACE CO. located at 7130 Westhill Ct in the City of Lakewood Ranch, Manatee, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of November, 2026
The Mustard Seed Store LLC
Amanda Heard
November 20, 2026 26-02330M

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 Garrett Energy located at 2254 72nd Ave E in the City of Sarasota, Manatee, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of November, 2026
New Dawn Electric LLC
Frank Jackson Poe
November 20, 2026 26-02346M

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 Olga's HappyDogs Training & Boarding located at 926 23rd street w in the City of BRADENTON, Manatee, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of November, 2026
Olga Rogacheva
November 20, 2026 26-02347M

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 A+ WELDING AND HANDYMAN SERVICES located at 13019 MAGPIE PL in the City of Bradenton, Manatee, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
FREDERIC BOETE
November 20, 2026 26-02357M

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 MitigationPursuit located at 8443 Bella Mar 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 14th day of November, 2026
JM Pursuitlab LLC
Juan Brea
November 20, 2026 26-02374M

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, December 4, 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
November 20, 2026 26-02326M

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the DW Bayview Community Development District (the "District") will hold a regular meeting (the "Meeting") of its Board of Supervisors (the "Board") on Friday, December 18, 2026, at 10:00 a.m. at Driftwood Clubhouse, 8810 Barrier Coast Trail, Parrish, Florida 34219.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at rwelborn@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for 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 one or more Supervisors will participate by telephone. Any person requiring special accommodations, to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Rachel Welborn
District Manager
DW Bayview Community Development District
November 20, 2026 26-02364M

FIRST INSERTION

Notice of Date Change for the Regular Meeting
Tara Community Development District

A regular meeting of the Board of Supervisors of the Tara Community Development District previously scheduled for December 1, 2026, at 10:30 a.m., has been rescheduled to December 8, 2026, at 10:30 a.m. at the Tara Community Center, 7340 Tara Preserve Lane Bradenton, FL 34203, United States.

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

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

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based

Kristee Cole,
District Manager
November 20, 2026 26-02375M

FIRST INSERTION

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF AUDIT COMMITTEE AND BOARD MEETING

The Board of Supervisors of Willow Walk Community Development District will hold their regular meeting on December 7,2026 at 4:00 p.m. at the **at the Parrish Methodist Church, Room 123, 12180 US-301 S, Parrish, FL 34219. There will be an Audit Committee meeting before the Board of Supervisors' regular meeting.** The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for Audit Services.

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

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

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

Stephanie DeLuna
District Manager
November 20, 2026 26-02327M

FIRST INSERTION

NOTICE OF RULE-MAKING AND NOTICE OF PUBLIC HEARING TO ADOPT REVISED RULES AND FEES OF THE WATERLEFE COMMUNITY DEVELOPMENT DISTRICT GOLF COURSE

A public hearing will be conducted by the Board of Supervisors of the Waterlefe Community Development District ("District") on December 21, 2026, during the meeting of the Board of Supervisors beginning at 2:00 p.m. at the Waterlefe Golf Club, 1022 Fish Hook Cove, Bradenton, Florida 34212.

In accordance with Chapters 120 and 190, Florida Statutes, the hearing will provide an opportunity for the public and the Board of Supervisors to address and consider rule amendments relating to usage and pricing of the Waterlefe Community Development District golf course, including, but not limited to, revisions to the current rates and pricing. The purpose and effect of the proposed revised pricing is to (includes but is not limited to the desire to) increase revenue of the District golf course and assist in operations. The proposed revisions may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

Legal authority for the rule amendments and the provisions of the Florida Statutes being implemented includes Chapter 120 and 190, Florida Statutes, generally, and Sections 190.011 and 190.035, Florida Statutes specifically. Any person who wishes to provide the District with information regarding the statement of estimated regulatory costs or to provide a proposal for a lower cost regulatory alternative as provided by 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing, without additional public notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District at the address and number below. Copies of the currently proposed programs, categories and rates may be obtained by contacting Matthew O'Nolan, District Manager, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614; (813-933-5571). On the 13th day of November, 2026, a Notice of Rule Development was published in the Bradenton Observer.

Matthew O'Nolan
District Manager
November 20, 2026 26-02328M

FIRST INSERTION

715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY

COLONIAL MANOR MHC HOLDINGS, LLC
900 9TH AVENUE EAST
PALMETTO, FL 34221
(Certified Mail, Return Receipt Required and by Regular Mail)
AND PUBLISHED PURSUANT TO F.S. 709.109(2)
TO: Melinda Sommer, Robin Elizabeth Miller,
Nazier Monterio Owens and
Any Unknown Party(s) in Possession
900 9th Avenue E Lot #230
Palmetto, FL 34221
CMRR#:
9589-0710-5270-3815-8472-94
Robin Elizabeth Miller and Nazier Monterio Owens
2818 Anthony St. Apt B
Tampa, FL 33619
CMRR#:
9589-0710-5270-3815-8412-54
FROM: Colonial Manor MHC Holdings, LLC
900 9th Avenue East
Palmetto, FL 34221
Telephone: (941)-722-3191
Christina Naples, Manager

When you vacated the premises at 900 9TH AVENUE EAST, LOT 230, PALMETTO, FL 34221 the following personal property remained:

1981 MAUVE UNKNOWN MAKE UNKNOWN MODEL DOUBLE WIDE MOBILE HOME, VIN# No. 03650270AP; Title# No. 0019662993; VIN# No. 03650270BP; Title# No. 0019662994 and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT.

If you own this property, you may claim it at: 900 9th AVENUE EAST, PALMETTO, FL 34221 (Main Office)

Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than **December 4, 2026** at 11:00 a.m., this property will be sold pursuant to Florida Statutes §715.109.

PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.

DATE: November 17, 2026
COLONIAL MANOR MHC HOLDINGS, LLC
CHRISTINA NAPLES,
PARK MANAGER
900 9th Avenue East
Palmetto, FL 34221
(941) 722-3191
November 20, 27, 2026 26-02365M

FIRST INSERTION

NOTICE OF MEETINGS
PALMS OF TERRA CEIA BAY COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Palms of Terra Ceia Bay Community Development District Audit Committee will meet on Tuesday, December 8, 2026, at 2:00 p.m. at the Terra Ceia Bay Country Club, 2802 Terra Ceia Bay Blvd., Palmetto, FL. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Palms of Terra Ceia Bay Community Development District.

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 agendas for these meetings may be obtained from the District Manager, 4530 Eagle Falls Place, Tampa, FL 33619 or call (813) 344-4844. The meetings may be continued to a date, time and place to be specified on the record at the meetings.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least five calendar days 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 the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Amanda Ferguson
District Manager
November 20, 2026 26-02329M

--- TAX DEEDS ---

FIRST INSERTION

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

Certificate Number: 2024-2804 Tax Deed #:2026TD000275 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC 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: 2024-2804 Year of Issuance 2024 Description of Property LOT 9 AND 10 H L MOSS SUB PI#25677.0100/9 Parcel ID Number 2567701009 Property Address: 600 21ST ST E PALMETTO, FL 34221 Names in which assessed: YVONNE WAKHISI 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02319M

FIRST INSERTION

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

Certificate Number: 2024-4809 Tax Deed #:2026TD000276 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC 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: 2024-4809 Year of Issuance 2024 Description of Property LOT 9 BLK J KIRKHAVEN UNIT NO 5 PI#57793.0000/2 Parcel ID Number 5779300002 Property Address: 5427 4TH ST E BRADENTON, FL 34203 Names in which assessed: MARCOS VALLE NUNEZ 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02318M

FIRST INSERTION

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

Certificate Number: 2024-4744 Tax Deed #:2026TD000261 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: 2024-4744 Year of Issuance 2024 Description of Property LOT 16 BLK F CASA LOMA MOBILEHOME SUB PI#55897.1785/8 Parcel ID Number 5589717858 Property Address: 304 50TH AVENUE PLZ E BRADENTON, FL 34203 Names in which assessed: BARBARA L. PICARD, RICHARD A NORTON, RICHARD ALLEN NORTON 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02321M

FIRST INSERTION

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

Certificate Number: 2024-4575 Tax Deed #:2026TD000257 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: 2024-4575 Year of Issuance 2024 Description of Property LOT 39 BLK I FAIR LANE ACRES THIRD ADD PI#54910.0000/5 Parcel ID Number 5491000005 Property Address: 619 51ST AVENUE DR W BRADENTON, FL 34207 Names in which assessed: NATHAN DUNHAM 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02308M

FIRST INSERTION

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

Certificate Number: 2024-2730 Tax Deed #:2026TD000274 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC 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: 2024-2730 Year of Issuance 2024 Description of Property LOT 241 WASHINGTON PARK UNITS 1, 2, 3 & 4 PI#25043.0000/1 Parcel ID Number 2504300001 Property Address: 112 27TH ST W PALMETTO, FL 34221 Names in which assessed: HOMES BY HOLMES LLC, HOMES BY HOLMES, 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02317M

FIRST INSERTION

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

Certificate Number: 2024-4742 Tax Deed #:2026TD000272 NOTICE IS HEREBY GIVEN that ELEVENTH TALENT 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: 2024-4742 Year of Issuance 2024 Description of Property LOT 28 BLK D CASA LOMA MOBILEHOME SUB PI#55897.1575/3 Parcel ID Number 5589715753 Property Address: 102 51ST AVE E BRADENTON, FL 34203 Names in which assessed: CHRISTOPHER FOLEY 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02312M

FIRST INSERTION

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

Certificate Number: 2024-4569 Tax Deed #:2026TD000256 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: 2024-4569 Year of Issuance 2024 Description of Property LOT 1 & W1/2 LOT 2 BLK H FAIR LANE ACRES THIRD ADD PI#54855.0000/2 Parcel ID Number 5485500002 Property Address: 718 51ST AVENUE TER W BRADENTON, FL 34207 Names in which assessed: JESICA D COX, JESICA D. COX 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02310M

FIRST INSERTION

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

Certificate Number: 2024-5950 Tax Deed #:2026TD000265 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: 2024-5950 Year of Issuance 2024 Description of Property LOT 3, CEDAR WOODLANDS PH II PI #79915.0040/9 Parcel ID Number 7991500409 Property Address: 5440 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02309M

FIRST INSERTION

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

Certificate Number: 2024-1075 Tax Deed #:2026TD000268 NOTICE IS HEREBY GIVEN that ELEVENTH TALENT 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: 2024-1075 Year of Issuance 2024 Description of Property UNIT 225 SHADOW BROOK MOBILE HOME SUB CONDO UNIT 2-B PI#6732.1240/3 Parcel ID Number 673212403 Property Address: 6710 36TH AVE E LOT 225 PALMETTO, FL 34221 Names in which assessed: TUANCHAI BOONNUN 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02313M

FIRST INSERTION

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

Certificate Number: 2024-1804 Tax Deed #:2026TD000247 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: 2024-1804 Year of Issuance 2024 Description of Property LOT 20 BLK A HILL PARK PI#16098.0000/6 Parcel ID Number 1609800006 Property Address: 3420 16TH ST E BRADENTON, FL 34208 Names in which assessed: DOLEAN LYTTLE, DORLEAN LYTTLE, KENNETH DEAN LYTTLE, MICHELLE LYTTLE ORTEGA 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02320M

FIRST INSERTION

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

Certificate Number: 2024-1565 Tax Deed #:2026TD000244 NOTICE IS HEREBY GIVEN that C DEAN KUSHMER 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: 2024-1565 Year of Issuance 2024 Description of Property LOT 2, LESS THE W 26.0 FT THEREOF, AND THE W 14.0 FT OF LOT 3, BLK 2 O'CONNELL SUB PI#13442.0015/9 Parcel ID Number 1344200159 Property Address: 2414 6TH AVENUE DR E BRADENTON, FL 34208 Names in which assessed: ANTHONY D MACON, ANTHONY DERRELL MACON, CHARLES BRADLEY SMITH, SHERRY J MACON 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02311M

FIRST INSERTION

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

Certificate Number: 2024-3052 Tax Deed #:2026TD000270 NOTICE IS HEREBY GIVEN that ELEVENTH TALENT 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: 2024-3052 Year of Issuance 2024 Description of Property LOT 6 BLK 7 TROPIC ISLES MOBILE HOME ESTATES UNIT THREE PI#29533.0000/7 Parcel ID Number 2953300007 Property Address: 2912 12TH ST W PALMETTO, FL 34221 Names in which assessed: DALE R KOESTER, PATRICIA A KOESTER 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02314M

FIRST INSERTION

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

Certificate Number: 2024-4440 Tax Deed #:2026TD000271 NOTICE IS HEREBY GIVEN that ELEVENTH TALENT 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: 2024-4440 Year of Issuance 2024 Description of Property LOT 20 BLK L HEATHER HILLS ESTATES UNIT 3 PI#53557.0000/5 Parcel ID Number 5355700005 Property Address: 206 48TH AVE W BRADENTON, FL 34207 Names in which assessed: GERRY D JACKSON, RANDY D JACKSON 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02315M

FIRST INSERTION

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

Certificate Number: 2024-5315 Tax Deed #:2026TD000278 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: 2024-5315 Year of Issuance 2024 Description of Property UNIT 171D SHADYBROOK VILLAGE A CONDO PI#66177.2720/8 Parcel ID Number 6617727208 Property Address: 1108 LONGFELLOW RD SARASOTA, FL 34243 Names in which assessed: GISSEL DI PIERRO 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02324M

FIRST INSERTION

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

Certificate Number: 2024-2464 Tax Deed #:2026TD000273 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC 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: 2024-2464 Year of Issuance 2024 Description of Property COM AT THE NE COR OF THE SE1/4 OF SEC 27, TWN 33S, RNG 17E; TH RUN S ALG THE E LN OF SE1/4 OF SEC 27, A DIST OF 661.01 FT; TH RUN W AND PARALLEL TO N LN OF SD SE1/4 OF SEC 27 A DIST OF 660.04 FT TO SE COR OF NW1/4 OF NE1/4 OF SE1/4 OF SD SEC 27 FOR A POB; TH RUN S AND PARALLEL TO E LN OF SD SE1/4 OF SEC 27 A DIST OF 20.0 FT; TH RUN W AND PARALLEL TO N LN OF SD SE1/4 OF SEC 27 A DIST OF 417.46 FT; TH RUN N AND PARALLEL TO E LN OF SD SE1/4 OF SEC 27 A DIST OF 208.73 FT; TH RUN E AND PARALLEL TO N LN OF SD SE1/4 OF SEC 27 A DIST OF 417.46 FT; TH RUN S AND PARALLEL TO E LN OF SD SE1/4 OF SEC 27 A DIST OF 188.73 FT TO THE POB (387/316); SUBJ TO AN EASMT FOR UTIL & ACCESS ACROSS SD PARCEL FOR PEDESTRIAN & VEHICULAR ACCESS BETWEEN BOYD LN & PARCEL#21551.0010/9 SUFFICIENT TO SATISFY ANY & ALL CITY, CO & ST EASMT REGULATIONS (2031/1027); LESS OR 2442/921 DESC AS FOLLOWS: THE E 1/2 OF THE ABOVE DESC PARCEL, PI#21551.0020/9 Parcel ID Number 2155100209 Property Address: BOYD LN PALMETTO, FL 34221 Names in which assessed: BRIAN DAVID VANEK, BRIAN VANEK 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02316M

FIRST INSERTION

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

Certificate Number: 2024-1602 Tax Deed #:2026TD000245 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: 2024-1602 Year of Issuance 2024 Description of Property BEG AT THE NE COR OF THE NW1/4 OF THE NW1/4 OF SEC 31, TH S 00 DEG 08 MIN 37 SEC E, ALG THE E LN OF SD NW1/4 OF THE NW1/4 463.73 FT; TH N 87 DEG 48 MIN 37 SEC W, 159.50 FT FOR A POB; TH CONTINUE N 87 DEG 48 MIN 37 SEC W, 99.10 FT, TH N 01 DEG 11 MIN 14 SEC E, 311.50 FT TO THE SWLY COR OF A 40 FT WIDE RD EASMT; TH S 58 DEG 00 MIN 03 SEC E, ALG THE SLY LN OF SD RD EASMT, & SELY EXTENSION THEREOF, 51.93 FT; TH S 09 DEG 34 MIN 34 SEC E, 291.76 FT TO THE POB, CONTAINING 0.48 ACRE, SUBJ TO AN INGRESS & EGRESS EASMT ALL DESC IN ORB 695 P 115 PRMCF P-38 LESS THAT PART LYING N OF MONUMENTED LN PER BDRY LN AGREEMENT REC IN OR 2092/1295 DESC AS FOLLOWS: COM AT THE NE COR OF AVONDALE WOODS SUB AS REC IN PLAT BK 38, P 141 & 142 OF THE PRMCF; TH RUN S 00 DEG 49 MIN 26 SEC E, FOR 260.63 FT TO THE SE COR OF SD SUB & AN IRON ROD & CAP LB#613 FOR THE POB; TH N 58 DEG 28 MIN 37 SEC W, FOR 298.65 FT, TO AN IRON ROD & CAP #3843 FOR THE PT OF ENDING. PI#13714.0000/1 Parcel ID Number 1371400001 Property Address: 1010 18TH ST E BRADENTON, FL 34208 Names in which assessed: JOSHUA SHELMAN, LINDA SEARLES, ROBERT L. SEARLES 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02322M

FIRST INSERTION

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

Certificate Number: 2024-1790 Tax Deed #:2026TD000269 NOTICE IS HEREBY GIVEN that C DEAN KUSHMER 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: 2024-1790 Year of Issuance 2024 Description of Property LOT 321 PINECREST PI#15946.0000/7 Parcel ID Number 1594600007 Property Address: 3711 18TH ST E BRADENTON, FL 34208 Names in which assessed: ANTHONY LAMAR PARKER, DIANN HUNT, JAKE HARDY HODGES, KATELYN MARIE PUCHINSKY, KATIE P DOUGLAS, KATIE WOLVERTON, PATRICIA WOLVERTON, TIMMY L PARKER, WILLIAM DOUGLAS 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02323M

FIRST INSERTION

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

Certificate Number: 2024-5956 Tax Deed #:2026TD000266 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: 2024-5956 Year of Issuance 2024 Description of Property UNIT 516 CLUB LONGBOAT BEACH & TENNIS CONDOMINIUM AMENDED PLAT PI#79981.0370/4 Parcel ID Number 7998103704 Property Address: 5055 GULF OF MEXICO DR UNIT 516 LONGBOAT KEY, FL 34228 Names in which assessed: CATHERINE KERRANE, CATHERINE KERRANE AS CO TRUSTEE OF THE, KAITLYN CROWE, KAITLYN CROWE AS CO TRUSTEE OF THE, WILLIAM B KERRANE, WILLIAM KERRANE AS CO TRUSTEE OF THE 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02306M

FIRST INSERTION

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

Certificate Number: 2024-1015 Tax Deed #:2026TD000277 NOTICE IS HEREBY GIVEN that MTRH, 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: 2024-1015 Year of Issuance 2024 Description of Property SW1/4 OF SW1/4, LESS 1.96 ACRES TO RR, LESS W 25 FT FOR RD R/W & LESS LAND LY S OF RR R/W, LESS OR 1466 P 1589 & 1590 DESC AS FOL: FROM THE SW COR OF SEC 22, RUN N 02 DEG 05 MIN to view the full legal description please see the current tax roll for the complete legal description at www.manateepao.gov Parcel ID Number 649200209 Property Address: 64TH AVE E PALMETTO, FL 34221 Names in which assessed: IMPERIAL LAKES GOLF CLUB HOMESITES INC., IMPERIAL LAKES GOLF CLUB HOMESITES 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02325M

FIRST INSERTION

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

Certificate Number: 2024-99 Tax Deed #:2026TD000267 NOTICE IS HEREBY GIVEN that C DEAN KUSHMER 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: 2024-99 Year of Issuance 2024 Description of Property BEG AT THE NW COR OF SEC 12; TH S 89 DEG 13 MIN 21 SEC E ALG THE N LINE OF SD SEC 12, 986.66 FT TO POB; TH S 00 DEG 14 MIN 13 SEC W 1765.91 FT; TH S 89 DEG 18 MIN 27 SEC E 493.50 FT; TH N 00 DEG 14 MIN 13 SEC E 1765.18 FT TO N LINE OF SD SEC 12; TH N 89 DEG 13 MIN 21 SEC W ALG SD N LINE 493.50 FT TO POB (1554/2582-PARCEL A) LESS MIN RTS AS DESC IN OR 1436/1259 PI#1128.0540/3 Parcel ID Number 112805403 Property Address: 46207 CLAY GULLY RD MYAKKA CITY, FL 34251 Names in which assessed: TANYA MCGRATH, THOMAS F MCGRATH 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 12/21/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 20, 27; Dec. 4, 11, 2026 26-02307M

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 002278 AX
Division Probate
IN RE: ESTATE OF PATRICIA ANN GRESKE
Deceased.

The administration of the estate of Patricia Ann Greske, deceased, whose date of death was November 14, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 November 20, 2026.

Personal Representative:
John P. Greske
5031 Winchester Drive
Sarasota, Florida 34234

Attorney for Personal Representative:
Kate Smith
Attorney
Florida Bar Number: 0196010
3400 S. Tamiami Trail, Suite 101
Sarasota, FL 34239
Telephone: (941) 952-0550
Fax: (941) 952-0551
E-Mail: Kate@KateSmithlawFL.com
Secondary E-Mail:
Marisol@KateSmithLawFL.com
November 20, 27, 2026 26-02335M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 1949
IN RE: ESTATE OF SANDRA L. WOOD, Deceased.

The administration of the estate of SANDRA L. WOOD, deceased, whose date of death was SEPTEMBER 12, 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 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 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 NOVEMBER 20, 2026.

Personal Representative
Lori Mirandilla
726 137th St. NE
Bradenton, FL 34212

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
November 20, 27, 2026 26-02338M

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that MD Now Medical Centers, Inc., 7337 University Pkway, Lakewood Ranch, FL 34202, is desiring to engage in business under the fictitious name of HCA CareNow, with its principal place of business in the State of Florida in the County of Manatee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
November 20, 2026 26-02367M

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 Rosaire's Royal Racers DWM located at 5412 Verna Road in the City of Myakka City, Manatee, FL 34251 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of November, 2026
David Wayne Martin Rosaire
November 20, 2026 26-02368M

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026 CP 2567
Judge Charles Williams
IN RE: ESTATE OF
DOLORES A. POLNEY 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 Dolores A. Polney, deceased, Case No. 2026 CP 2567 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was September 11, 2026; that the total value of the estate is approximately $50,000.00, including exempt assets, and that the name of those to whom it has been assigned by such order is:

Anthony R. Polney

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is November 20, 2026.

Person Giving Notice:
/s/ Anthony R. Polney
ANTHONY R. POLNEY
4104 Golden Creek Terrace
Parrish, Florida 34219

Attorney for Person Giving Notice:
/s/ Jennifer L. Hamey
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
7216 US Highway 301 N, Ste 120
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
November 20, 27, 2026 26-02350M

FIRST INSERTION

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT

Florida Department of Environmental Protection
Southwest District
Draft Air Permit No. 0810030-020-AC
Safran Power USA, LLC, Safran Power USA, LLC Sarasota
Manatee County, Florida

Applicant: The applicant for this project is Safran Power USA, LLC. The applicant's authorized representative and mailing address is: Kossi Djadjaglo, President and CEO, Safran Power USA, LLC, Safran Power USA, LLC Sarasota, 2250 Whitfield Avenue, Sarasota, Florida 34243.

Facility Location: Safran Power USA, LLC operates the existing Safran Power USA, LLC Sarasota facility, which is located in Manatee County at 2250 Whitfield Avenue, Sarasota, Florida.

Project: The proposed project is to revise the facility-wide hazardous total air pollutant (HAP) emission limit. Specifically, the facility-wide total HAP emission limit will be reduced from the current limit of 24 tons per year (tpy) to 22.5 tons per year, representing 90% of the 25 tpy Title V major source threshold. The requested limit provides an appropriate compliance margin below the applicable Title V major source threshold. This permit will also allow for the facility to convert from operating with a Federally Enforceable State Operation Permit to operating with an air operation permit.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Southwest District Office. The Permitting Authority's physical address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's mailing address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's phone number is 813-470-5700.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: https://fldep.dep.state.fl.us/air/emission/apds/default.asp.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that production operations will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency_Clerk@dep.state.fl.us, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding.

November 20, 2026 26-02337M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026CP002601AX
IN RE: THE ESTATE OF GLENN MOORE,
Deceased.

The administration of the estate of GLENN MOORE, deceased, File No. 2026CP002601AX, 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, 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.

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 written demand must be filed with the clerk.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is November 20, 2026.

Gleness Jacobs
2706 SW 129th Ave.
Miramar, FL 33027
gleness.jacobs@gmail.com
Petitioner

Angelo M. Martin, Esq.
Florida Bar No. 117040
COUNSELAW
9100 S. Dadeland Blvd.
Suite 1500
Miami, FL 33156
Telephone: 305-900-4029
Fax Number: 866-815-4469
angelo@counselawflorida.com
Attorneys for Petitioner
Mailing Address:
PO Box 360165
Melbourne, FL 32936
November 20, 27, 2026 26-02369M

LV20906_V11
SAVE TIME
Email your Legal Notice
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Q&A

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.

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VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
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LV18237_V36

--- ESTATE ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2025 CA 002343 CA
DIVISION: B
FIRST FEDERAL BANK, Plaintiff(s), vs.
JOHN E CHRISTENSEN, LINDSEY A CHRISTENSEN, NAVY FEDERAL CREDIT UNION, AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s).

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure entered on September 30, 2026 in the above-styled cause, Angelina "Angel" Colonneso, Manatee county clerk of court, will sell to the highest and best bidder for cash on December 9, 2026 at 11:00 A.M., at www.manatee.realforeclose.com, the following described property:

LOT 61, FARROW`S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 10, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
Property Address: 2101 19th Street W, Bradenton, FL 34205

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED

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: November 13, 2026
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
FL-009799-25
November 20, 27, 2026 26-02344M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001919
IN RE: ESTATE OF RONALD JOHN ARBANAS, Deceased.

The administration of the estate of RONALD JOHN ARBANAS, deceased, whose date of death was March 6, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the curator and the curator'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.

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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

ALL CLAIMS NOT 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: November 20, 2026.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
November 20, 27, 2026 26-02362M

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026 CP 2433
JUDGE CHARLES WILLIAMS
IN RE: ESTATE OF MARY L. COLBOW 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 Mary L. Colbow, deceased, Case No. 2026 CP 2433 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was September 2, 2026; that the total value of the estate is approximately $118,400.00, including exempt assets, and that the name of those to whom it has been assigned by such order is:

James G. Wright
Gregory S. Wright
Richard A. Wright
Robert S. Wright

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is November 20, 2026.

Person Giving Notice:
/s/ James G. Wright
JAMES G. WRIGHT
14560 Retriever Run
Novelty, Ohio 44072
Attorney for Person Giving Notice:
/s/ Jennifer L. Hamey
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
7216 US Highway 301 N, Ste 120
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
November 20, 27, 2026 26-02351M

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026CP002378AX
IN RE: ESTATE OF JOYCE E. TADGELL, 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 JOYCE E. TADGELL, deceased, File Number 2026CP002378AX, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206, that the decedent's date of death was August 6, 2026; that the total value of the estate is $10,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
KIMBERLEY J. MARCHAND
9707 53rd Terrace East,
Bradenton, FL 34211

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is November 20, 2026.

Person Giving Notice:
KIMBERLEY JOYCE MARCHAND
9707 53rd Terrace East
Bradenton, FL, 34211
Attorney for Person Giving Notice:
FLETCHER H. RUSH
Florida Bar No. 0100586
Williams Parker Harrison Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-552-2563
Designation of
Email Addresses for service:
Primary: frush@williamsparker.com
Secondary: pkehoe@williamsparker.com
November 20, 27, 2026 26-02339M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 2349
Division: Probate
IN RE: ESTATE OF RICHARD GEORGE WEBER, Deceased.

The administration of the estate of RICHARD GEORGE WEBER, deceased, whose date of death was October 3, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Clerk, 1115 Manatee Ave West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 November 20, 2026.

Personal Representative:
Jennifer Richardson
19479 Walnut Circle
Omaha, NE 68130
Attorney for Personal Representative:
Thomas W. Harrison
Florida Bar No. 334375
Dye Harrison Knowles Hamrick Kirkland Pratt DePaola & Johnson, PLLC
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 746-1167
twh@dyeharrison.com
rferronyalka@dyeharrison.com
November 20, 27, 2026 26-02343M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
File No. 2026 CP 002135 AX
Division PROBATE
IN RE: ESTATE OF JOSEPH MARK SABLACAN Deceased.

The administration of the estate of Joseph Mark Sablacan, deceased, whose date of death was June 21, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1051 Manatee Ave. W., Bradenton, FL, 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 November 20, 2026.

Signed this 13th day of November, 2026.

Personal Representative:
Christine Masterson
5005 Monarda Way
Forth Worth, Texas 76123
Attorney for Personal Representative:
Stacey Maloney, Esq.
Attorney for Personal Representative
Florida Bar Number: 1022354
The Law Office of
Stacey Maloney, PLLC
1990 Main St., Ste. 750
Sarasota, FL 34236
Telephone: (941) 301-8877
E-Mail: stacey@maloneylegalfl.com
November 20, 27, 2026 26-02349M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 1527
IN RE: ESTATE OF VICTOR W. AGRAMONTE a/k/a VICTOR WILLIAM AGRAMONTE Deceased.

The administration of the estate of Victor W. Agramonte a/k/a Victor William Agramonte, deceased, whose date of death was November 9, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the 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 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 November 20, 2026.

Richard DeNapoli, CEO & President on behalf of The Coral Gables Trust Company
255 Alhambra Circle, Suite 333
Coral Gables, FL 33134
Personal Representative
Cady L. Huss, Esq.
Florida Bar No. 0088661
CADY L. HUSS, P.A.
260 1st Ave. S., #10
St. Petersburg, FL 33701
clh@cadyhuss.com
april@cadyhuss.com
(727) 231-5261
Counsel for Personal Representative
November 20, 27, 2026 26-02361M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
File No. 2026-CP-002284 AX
Probate Division
IN RE: ESTATE OF Diann M. Jaquin, Deceased.

The administration of the estate of Diann M. Jaquin, deceased, whose date of death was August 22, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 20, 2026.

Personal Representative:
Charles Lawrence Jaquin
P.O. Box 1054
Remsenburg, NY 11960
Attorney for Personal Representative:
James E. Johnson II
Email Address:
jjohnson@dyeharrison.com
Email Address:
cgodfrey@dyeharrison.com
Florida Bar No. 0061621
Dye Harrison Knowles Hamrick Kirkland Pratt DePaola & Johnson, PLLC
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 747-1871
November 20, 27, 2026 26-02359M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1802
IN RE: ESTATE OF MICHAEL J. RIELLY, Deceased.

The administration of the estate of MICHAEL J. RIELLY, deceased, whose date of death was May 1, 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 representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative 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: November 20, 2026.

ANDREW J. RIELLY
Co-Personal Representative
34 Points of View
Warwick, NY 10990
ELIZABETH W. CARROLL
Co-Personal Representative
40 Bryant Avenue
Collingswood, NJ 08108
M. Brandon Robinson, Esq.
Attorney for
Co-Personal Representatives
Florida Bar No. 119364
BARNES, WALKER GOETHE, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: brobinson@barneswalker.com
Secondary Email:
mcarmichael@barneswalker.com
November 20, 27, 2026 26-02360M

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

--- SALES / ACTIONS / ESTATE ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026CA001884
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
TERRENCE E. MOLBY;CHRISTINA M. MOLBY; et al.,
Defendant(s).

TO: Christina M. Molby
Last Known Residence: 9915 Royal Palm Dr Bradenton, FL 34210

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

LOT 112, SAN REMO SHORES, UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 85 THROUGH 87, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 days from 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 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, 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."

Angelina Colonneso, Esq.
Manatee Clerk of The Circuit Court
(SEAL) By: /s/ K. Gaffney
As Deputy Clerk
November 20, 27, 2026 26-02345M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412026CA000680CAAXMA
RESORT SIXTY-SIX OWNERS ASSOCIATION, INC.,
Plaintiff, vs.
MICHELLE HUE, et al.,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure entered on November 4, 2026 in the cause pending in the Circuit Court, in and for Manatee County, Florida, Civil Case No.: 412026CA000680CAAXMA, the Office of Angelina "Angel" Colonneso , Manatee County Clerk of Court will sell the property situated in said County described as:

COUNT I: MICHELLE HUE and ALAN BLAKE LOGUE, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, ALAN BLAKE LOGUE

An 1/1,508th undivided interest in Unit 224 during Unit Week 24 described in the Declaration.

All as recorded in Official Records Book 2714, Page 3019, of Public Records of Manatee County, Florida, together with all appurtenances thereto and the Declaration of Covenants, Conditions and Restrictions of Resort Sixty-Six, a time share plan, as recorded in Official Records Book 1233, Page 0247 of Public Records of Manatee County, Florida, together with any and all amendments and supplements thereto.

at Public sale to the highest and best bidder for cash starting at the hour of 11:00 o'clock a.m. on December 10, 2026. These foreclosure sales will be held online at the following website: . Please refer to this website for complete details.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

** Pursuant to Rule 2.516, you are hereby notified the designated email address for the attorney is: tsf@early-law.com.

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.

/s/ Tara C. Early
Tara C. Early, Esq.
Florida Bar #0173355
Early Law, PA
5950 Hazeltine National Drive,
Suite 650
Orlando, Florida 32822
Ph. (407)425-3121
Fx (407) 425-4105
E-mail: tsf@early-law.com
Attorney for Plaintiff
November 20, 27, 2026 26-02370M

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.: 412025CA000628CAAXMA
SERVBANK, SB
Plaintiff(s), vs.
CHELSEE BOLES; RYAN BOLES A/K/A RYAN BRADLEY BOLES; REPUBLIC VANGUARD INSURANCE COMPANY; REPUBLIC VANGUARD INSURANCE COMPANY;THE UNKNOWN SPOUSE OF CHELSEE BOLES; THE UNKNOWN SPOUSE OF RYAN BOLES A/K/A RYAN BRADLEY BOLES; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: THE UNKNOWN SPOUSE OF RYAN BOLES A/K/A RYAN BRADLEY BOLES LAST KNOWN ADDRESS: SOVRAN BUILDING SYSTEMS 2815 REMINGTON GREEN CIRCLE STE 200 TALLAHASSEE FL 32308
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 15, BLOCK A, REPLAT OF AZALEA TERRACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 9, PAGE 50, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property address: 105 23rd Street Court Northeast, Bradenton, FL 34208

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 Plaintiffs attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

In and for Manatee County:

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

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

ANGELINA COLONNESO ESQ
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(Court Seal) BY: K. Gaffney
Deputy Clerk
Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
November 20, 27, 2026 26-02377M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CC002658
GOLF POINTE AT PALM-AIRE COUNTRY CLUB ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
CHARLENE LOHN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated November 10, 2026, and entered in Case No. 2026CC002658 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 December 15, 2026, the following described property:

UNIT V-224, OF GOLF POINTE AT PALM AIRE COUNTRY CLUB, SECTION I, PHASE C, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1061, PAGE 2737 THROUGH 2792, AND ALL AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 15, PAGE 16 THROUGH 19, AMENDED IN CONDOMINIUM BOOK 15, PAGE 31 THROUGH 33, INCLUSIVE, AND IN CONDOMINIUM BOOK 15, PAGES 47 AND 48, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT 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 18th day of November 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
November 20, 27, 2026 26-02372M

FIRST INSERTION

AMENDED NOTICE OF ACTION FOR Petition to Determine Paternity and for Related Relief
IN THE CIRCUIT COURT OF THE Twelfth JUDICIAL CIRCUIT, IN AND FOR Manatee COUNTY, FLORIDA
Case No: 412026DR002523DRAXMA
Division: Family (Division 4)
Linda Fabiana Martin Ramirez, Petitioner and
Manuel Dejesus Reyes Huitz, Respondent.

TO: Manuel Dejesus Reyes Huitz
6505 Alpine Lane, Bradenton, FL 34208

YOU ARE NOTIFIED that an action for Paternity Case has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Linda Fabiana Martin Ramirez, whose address is 6505 Alpine Lane, Bradenton, FL 34208 on or before 12/28/2026, and file the original with the clerk of this Court at 1115 Manatee Avenue West Bradenton, FL 34205, 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. (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 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.

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: 11/13/2026 11:52:33 AM
Angelian Colonneso, Esq.
Manatee Clerk of The Circuit Court
CLERK OF THE CIRCUIT COURT
(SEAL) By: Deputy Clerk
Nov. 20, 27; Dec. 4, 11, 2026
26-02352M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026 CA 000666
GBANK, a Nevada state-chartered bank,
Plaintiff, v.
TAXVANTAGE CONSULTING, LLC, a Florida limited liability company; WESLEY WAYNE MATEJKA, an individual; CATHY HELMS MATEJKA, an individual; WWMCO, LLC, a Florida limited liability company; UNITED STATES SMALL BUSINESS ADMINISTRATION, a United States government agency; and UNKNOWN TENANT(S) IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure (the "Final Judgment"), dated November 6, 2026, entered in Case No. 2026 CA 000666 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida wherein GBANK is Plaintiff and TAXVANTAGE CONSULTING, LLC; WESLEY WAYNE MATEJKA; CATHY HELMS MATEJKA; WWMCO, LLC; UNITED STATES SMALL BUSINESS ADMINISTRATION; and UNKNOWN TENANT(S) IN POSSESSION are Defendants, the Clerk of the Circuit Court, Manatee County, Florida, Angelina Colonneso, will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM on the 16th day of December 2026, the following described property as set forth in said Final Judgment to wit:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 70 AND THE WEST BOUNDARY OF THE SE ¼ OF THE SW ¼ OF SECTION 36, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA, THENCE PROCEED EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY OF STATE ROAD 70 A DISTANCE OF 420 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF SAID STATE ROAD 70 A DISTANCE OF 210 FEET TO A POINT; THENCE SOUTH AND PARALLEL TO THE WEST BOUNDARY LINE OF THE SAID SE ¼ OF THE SW ¼ OF SECTION 36 TO THE SOUTH BOUNDARY OF SAID SECTION 36; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID SECTION 36 A DISTANCE OF 210 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE WEST BOUNDARY OF SAID SECTION 36 TO THE POINT OF BEGINNING.

Tax ID #: 3411-0000-6
Property Address: 27100 State Road 70 East, Myakka City, Manatee County, Florida 34251-8953

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.

Attorney for Plaintiff:
Casey R. Lennox
Lennox Law, P.A.
P.O. Box 20505
Tampa, FL 33622
Phone: (813) 831-3800
Fax: (813) 749-9456
E-mail: clennox@lennoxlaw.com
November 20, 27, 2026 26-02373M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CC001114
PALM-AIRE AT DESOTO LAKES COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, TRUSTEES, AND ALL OTHERS CLAIMING AN INTEREST BY, THROUGH, OR UNDER WILLIAM G. MOTTER, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated November 10, 2026, and entered in Case No. 2026CC001114 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 December 15, 2026, the following described property:

UNIT 204, OF NO. 3 PALM-AIRE AT DESOTO LAKES COUNTRY CLUB APTS., A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 616, PAGES (S) 371 AND ALL AMENDMENTS THERETO, IF ANY; AND ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 4, PAGE(S) 16 THROUGH 21, INCLUSIVE, AND ALL AMENDMENTS THERETO, IF ANY, IN 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 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 18th day of November 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
November 20, 27, 2026 26-02371M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2026 CA 002467
SKYWAY VILLAGE ESTATES, INC., a Florida not-for-profit corporation,
Plaintiff, -vs-
(a) THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ELEANOR JOYCE BROWER a/k/a ELEANOR J. BROWER, DECEASED; (b) THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST DAVID MORGAN BROWER a/k/a DAVID M. BROWER, DECEASED; (c) JOSEPH BROWER; (d) UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE; and (e) FLORIDA DEPARTMENT OF REVENUE,
Defendants.

TO: Defendants, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ELEANOR JOYCE BROWER a/k/a ELEANOR J. BROWER, DECEASED; and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST DAVID MORGAN BROWER a/k/a DAVID M. BROWER, DECEASED

YOU ARE NOTIFIED that Plaintiff, SKYWAY VILLAGE ESTATES, INC., has filed an action seeking to ejection, quiet title, and foreclose relative to the following property in Manatee County, Florida:

Unit #179, Skyway Village Estates, a Residential Cooperative, according to Exhibit "B" (Plot Plan) of the Master form Proprietary Lease recorded in the Official Book 1396, Pages 1845-1908, of the Public Records of Manatee County, Florida.

and on or before thirty (30) days from the first date of publication of this Notice, you are required to serve a copy of your written defenses, if any, upon Michael E. Schuchat, Esq., Lutz, Bobo & Telfair, P.A., Two North Tamiami Trail, Suite 500, Sarasota, Florida 34236 and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

In and for Manatee County:

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

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

ANGELINA COLONNESO ESQ
CLERK OF THE CIRCUIT COURT
(Court Seal) K. Gaffney
Deputy Clerk
Nov. 20, 27; Dec. 4, 11, 2026
26-02376M

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
NV 18237 v2

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2025-CC-004745
TREVESTA HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.
ELISABETH WAGMUELLER; JESSICA TOWLE; UNKNOWN SPOUSE OF ELISABETH WAGMUELLER; UNKNOWN SPOUSE OF JESSICA TOWLE; AND UNKNOWN TENANT(S), Defendants.

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

Lot 147, TREVESTA PHASE IIIA, according to the Plat thereof as recorded in Plat Book 67, Pages 1 through 21, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.
Property Address: 5333 Senza Trail, Palmetto, FL 34221

at public sale, to the highest and best bidder, for cash, via the Internet at www.mantee.realforeclose.com at 10:00 A.M. on December 29, 2026

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

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

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

MANKIN LAW GROUP
BRANDON K. MULLIS, ESQ.
Email:
Service@MankinLawGroup.com
Attorney for Plaintiff
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
November 20, 27, 2026 26-02355M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 412026001812
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSE TERRONES RAMON A/K/A JOSE TERRONES R., et al., Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSE TERRONES RAMON A/K/A JOSE TERRONES R.
1102 3RD ST W, BRADENTON, FL 34205

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

LOT 3, BLOCK E, SINGLETARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 70, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

In and for Manatee County:

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

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

ANGELINA M. COLONNESO
As Clerk of the Court
(Court Seal) By K. Gaffney
As Deputy Clerk
26-00544
November 20, 27, 2026 26-02354M

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CC-003258
THE GREENS AT PINEBROOK OWNERS ASSOCIATION INC Plaintiff, vs.
GINETTE BUITER, as Trustee of the PAUL AND GENEVIEVE MACHIELE TRUST UNDER AGREEMENT DATED OCTOBER 27, 2006, and UNKNOWN TENANT(S) Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, Case No. 25-CC-003258 the Clerk of the Court, Manatee County, shall sell the property situated in said county, described as:

Unit No. 108, Phase II, THE GREENS AT PINEBROOK, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1189, Pages 759 through 837, inclusive, as amended and as per plat thereof recorded in Condominium Book 21, Pages 21 through 25 inclusive, and as amended in Condominium Book 21, Page 181, of the Public Records of Manatee County, Florida.
PARCEL ID NO.: 5096352850 ("Property")
Property Address: 4550 Pinebrook Circle, Unit 108, Bradenton, Florida 34209

at public sale, to the highest and best bidder for cash at 10:00 a.m. on December 15, 2026. The sale shall be conducted online at http://www.Manatee.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, 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.

Dated this 16th day of November 2026.

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ D. Jefferson Davis
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No.: 0394580
Adam C. Gurley,
Florida Bar No.: 112519
D. Jefferson Davis,
Florida Bar No.: 0073771
10370-027
November 20, 27, 2026 26-02356M

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 2026-CA-1378
CITY OF BRADENTON, Plaintiff, v.
WILLIE BROOKS; LEOLA BROOKS; VINDELL BARBER; ALBERT BROOKS JR.; VERDIE WILLIAMS JR.; ASHLEY GALLON; GO COASTL, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS TRUSTEE UNDER THE 2ND AVENUE LAND TRUST #2212; BRUCE BROOKS; DWAYNE KING; BRODERICK BROOKS JR.; EMANUEL UDELL; TIERRA MCNIEL; NAKITA STARKS; SHARON PIERCE; LISA JOHNSON; NEVELL BROOKS; TEIANNA HINES; GREGORY PARKER JR.; JAMARI PARKER; GEOVONNI PARKER; RAYMESSE PARKER; SHAMIA PARKER; MAJRQUEZ ALEXANDER; LANARDEON WILLIAMS; HERBERT BROOKS; LEROY BROOKS; APRIL SCOTT; TINA KAY MCGILL; SYLVESTER BROOKS JR.; TERESA RUSSELL; ROSEANNE BROOKS; ROBERT MAGWOOD; LATRONDA BROOKS; AL BROOKS SR.; LASTEVEIA CARTER; BRADLEY RICH; EDDIE WEST; TROY WEST; COLLETTE BROOKS; CANDICE CANNON; CHRISTIE CANNON; COURTNEY CANNON; LATOYA CLAY, Defendant(s),

TO: VERDIE WILLIAMS JR, TEIANNA HINES, NAKITA STARKS, DWAYNE KING
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 here.

You are hereby notified of the institution of this action by the Plaintiff against the Defendants, involving the following described property in Manatee County, Florida, to-wit:

Lot 4, Gregory's Subdivision of Blocks 11 and 14, PELOTS ADDITION TO MANATEE, as per plat thereof recorded in Plat Book 1, Page 236, Public records of Manatee County, Florida.
Address: 2212 2ND AVE E, BRADENTON, FL 34208-1604
Parcel Number: 1318400007

has been filed against you and you are required to serve a copy of your written defenses, if any, on plaintiff's attorney, to wit: MATTHEW D. WEIDNER, ESQUIRE, whose address is 856 2nd Avenue N., St. Petersburg, Florida 33701, on or before 30 days from the first publication of this Notice, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. IF A DEFENDANT FAILS TO DO SO, A DEFAULT WILL BE ENTERED AGAINST THAT DEFENDANT FOR THE RELIEF DEMANDED IN THE COMPLAINT OR PETITION

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

In and for Manatee County:

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

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

ANGELINA COLONNESO, ESQ
Clerk of the Circuit Court
(Court Seal) By: K. Gaffney
As Deputy Clerk
November 20, 27, 2026 26-02353M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412026CA000236CAAXMA
HANCOCK WHITNEY BANK, Plaintiff, v.
GREGORY A. BENHAM; SUSAN CLOUSE BENHAM; UNKNOWN SPOUSE OF GREGORY A. BENHAM; UNKNOWN SPOUSE OF SUSAN CLOUSE BENHAM; BAYSHORE-ON-THE-LAKE CONDOMINIUM APARTMENT-OWNERS, INC.; BAYSHORE ON THE LAKE CONDOMINIUM APARTMENTS, PHASE III, OWNERS ASSOCIATION, INC.; CRM LOANS TRUST 2024-OM3 B; EUGENE E. CLOUSE; DORIS A. CLOUSE; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure or Order dated November 3, 2026 entered in Civil Case No. 412026CA000236CAAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein HANCOCK WHITNEY BANK, Plaintiff and GREGORY A. BENHAM; SUSAN CLOUSE BENHAM; BAYSHORE-ON-THE-LAKE CONDOMINIUM APARTMENT-OWNERS, INC., and CRM LOANS TRUST 2024-OM3 B, are defendants, and Angelina "Angel" Colonneso, Esq., Clerk of Court, will sell the property at public sale at www.manatee.realforeclose.com beginning at 11:00 A.M. on December 17, 2026 the following described property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to-wit:.

UNIT 101A, BUILDING "F", BAYSHORE-ON-THE-LAKE CONDOMINIUM APARTMENTS, SECTION 3, A CONDOMINIUM RECORDED IN THE OFFICIAL RECORD BOOK 919, PAGES 600 THRU 620, INCLUSIVE, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 8, PAGES 159, 160, AND 161 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Property Address: 3841 Lake Bayshore Drive Bradenton, FL 34205

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Vanessa Nieto
Vanessa Nieto, Esq.
FBN: 107084
File No: 2390.001182
November 20, 27, 2026 26-02336M

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.: 2026CA000237
ROYAL PACIFIC FUNDING CORPORATION, Plaintiff, VS.
LILO A/K/A LILO'S CLEANING, LLC; AWILDA DARLENY MARTE PERALTA A/K/A AWILDA D. MARTE PERALTA; LUIS TORRES-MORAN; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; CASTLE CREDIT CO. HOLDINGS, LLC; COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC.; 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 November 5, 2026 in Civil Case No. 2026CA000237, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, ROYAL PACIFIC FUNDING CORPORATION is the Plaintiff, and LILO A/K/A LILO'S CLEANING, LLC; AWILDA DARLENY MARTE PERALTA A/K/A AWILDA D. MARTE PERALTA; LUIS TORRES-MORAN; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; CASTLE CREDIT CO. HOLDINGS, LLC; COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A DANIELLE; UNKNOWN TENANT #2 N/K/A RAMIREZ are Defendants.

The Clerk of the Court, Angelina "Angel" Colonneso will sell to the highest bidder for cash at www.manatee.realforeclose.com on January 6, 2027 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 79 OF COVERED BRIDGE ESTATES PHASE 6C, 6D & 6E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE(S) 117-123, 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 10th day of November, 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: /s/ Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1100-005B
Ref# 29515
November 20, 27, 2026 26-02340M

Q&A

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.

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_V36

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES / PUBLIC SALES ---

THIRD INSERTION

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

Certificate Number: 2024-4579 Tax Deed #:2026TD000258 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: 2024-4579 Year of Issuance 2024 Description of Property LOT 15 BLK J FAIR LANE ACRES THIRD ADD PI#54930.0000/3 Parcel ID Number 5493000003 Property Address: 604 51ST AVENUE DR W BRADENTON, FL 34207 Names in which assessed: NATHAN DUNHAM 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02201M

THIRD INSERTION

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

Certificate Number: 2024-4622 Tax Deed #:2026TD000260 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: 2024-4622 Year of Issuance 2024 Description of Property LOT 35 BLK C HEATHER HILLS ESTATES UNIT 2 PI#55428.0000/7 Parcel ID Number 5542800007 Property Address: 314 50TH AVENUE PLZ W BRADENTON, FL 34207 Names in which assessed: CLAY YEAGLEY 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02199M

THIRD INSERTION

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

Certificate Number: 2024-5397 Tax Deed #:2026TD000264 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: 2024-5397 Year of Issuance 2024 Description of Property LOT 9 BLK 40 1ST ADD TRAILER ESTATES PI#67796.0000/3 Parcel ID Number 6779600003 Property Address: 6919 TARPON LN BRADENTON, FL 34207 Names in which assessed: GARY E. WAGNER SR., GARY WAGNER 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02198M

FOURTH 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

THIRD INSERTION

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

Certificate Number: 2024-4586 Tax Deed #:2026TD000259 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: 2024-4586 Year of Issuance 2024 Description of Property LOT 20 BLK K FAIR LANE ACRES THIRD ADD PI#54981.0000/6 Parcel ID Number 5498100006 Property Address: 510 51ST AVENUE PLZ W BRADENTON, FL 34207 Names in which assessed: DAVID A. BROWN, LINDA J BROWN 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02200M

THIRD INSERTION

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

Certificate Number: 2024-4603 Tax Deed #:2026TD000237 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: 2024-4603 Year of Issuance 2024 Description of Property W 20 FT OF LOT 42, LOT 43 BLK C FAIR LANE ACRES SECOND ADD PI#55167.0000/1 Parcel ID Number 5516700001 Property Address: 611 50TH AVENUE TER W BRADENTON, FL 34207 Names in which assessed: CAROL ANN ROUNTREE 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02183M



Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V23

THIRD 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: ZULAYKA MICHELLE RODRIGUEZ FUENTES
435 Arkansas Ct., Kissimmee, 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 12/9, 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

Nov. 6, 13, 20, 27, 2026 26-02210M

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY
CIVIL DIVISION
Case No. 412025CA002741CAAXMA
Division D
NAVY FEDERAL CREDIT UNION
Plaintiff, vs.
ANGELA GRAHAM STEWART A/K/A ANGELA G STEWART, BRIDGEWATER OF LAKEWOOD RANCH HOMEOWNERS ASSOCIATION, INC., UNKNOWN SPOUSE OF ANGELA GRAHAM STEWART A/K/A ANGELA G STEWART, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 27, 2026, in the Circuit Court of Manatee County, Florida, Angelina M. Colonneso, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as:

LOT 220, OF BRIDGEWATER, PHASE III AT LAKEWOOD RANCH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 17, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

and commonly known as: 13631 SWIFTWATER WAY, BRADENTON, FL 34211; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on December 16, 2026 at 11:00 A.M..

Any persons 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: November 5, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
110650/2531992/wll

November 13, 20, 2026 26-02268M

SECOND INSERTION

NOTICE OF PUBLIC SALE
Auction Date:
12/3/2026
Multiple Facilities - Multiple Units

Extra Space Storage - 1930 Cortez Rd W Bradenton, FL 34207- (941)302-9918- @10:00AM
Ana Rivera - household goods

Extra Space Storage - 5225 Caruso Rd Bradenton, FL 34203- (941)216-0233- @11:00AM
Surtha Romain - 1 qn matt & box, 2 frm, hd brd, 1 drsr, 2 nt std, 3 pc sect, tv std, cof tbl, 2 shvs, 1 rcly

Extra Space Storage - 5311 34th St W Bradenton, FL 34210- (941)263-3625- @10:00AM
Matt Warren - Household goods, cleaning supplies, etc.
Julio Baez - Clothes, Home Goods , TVs

Extra Space Storage - 5305 Manatee Ave W Bradenton, FL 34209- (561)288-4405- @9:30AM
Marie Bither - Household/Furniture

Extra Space Storage - 3708 Manatee Ave W Bradenton, FL 34205- (941)292-2323- @10:00AM
Ryan Evans - TV, Boxes, game boxes, books
Joshua Derome - House hold goods and furniture

Extra Space Storage - 1721 Cortez Rd W Bradenton, FL 34207- (941)866-8225- @9:30AM
Ronald Wright - household items

Extra Space Storage - 5717 14th St W Bradenton, FL 34207 - (941)866-6675- @10:00AM
Seonaid Rijo Mckenzie - cx needs , table, dresser, night tables, kitchen ware.
Anthony Wright - Household Goods

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.

November 13, 20, 2026 26-02255M

SECOND INSERTION

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

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

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

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

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

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

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

Sam Stevens
District Manager

November 13, 20, 2026 26-02254M

--- ACTIONS / SALES / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412026CA001159CAAXMA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2023-7, MORTGAGE-BACKED CERTIFICATES, SERIES 2023-7,
Plaintiff, vs.
STINGOC LLC; ROXANNE M. WILEY; ROBERT J. WILEY; TERRACE I AT LAKEWOOD NATIONAL CONDOMINIUM ASSOCIATION, INC.; LAKEWOOD NATIONAL GOLF CLUB, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated November 6, 2026, entered in Civil Case No.: 412026CA001159CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2023-7, MORTGAGE-BACKED CERTIFICATES, SERIES 2023-7, Plaintiff, and STINGOC LLC; ROXANNE M. WILEY; ROBERT J. WILEY; TERRACE I AT LAKEWOOD NATIONAL CONDOMINIUM ASSOCIATION, INC.; LAKEWOOD NATIONAL GOLF CLUB, INC., 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 10th day of February, 2027, the following described real property as set forth in said Judgment, to wit:

UNIT 132, BUILDING 1, PHASE 1, OF TERRACE I AT LAKEWOOD NATIONAL, A PHASE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2685, PAGE 5583, AS AMENDED OF THE PUBLIC RECORDS; TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

If you are a person claiming a right 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, 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 call 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: November 10, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-52474
November 13, 20, 2026 26-02299M

SECOND INSERTION

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

NOTICE IS HEREBY GIVEN pursuant to FINAL JUDGMENT OF FORECLOSURE dated August 05, 2026 entered in Civil Case No. 412025CA002044CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and JEWEL RAINEY, et al, are Defendants. The Clerk, ANGELINA M. COLONNESO, shall sell to the highest and best bidder for cash at Manatee County's On Line Public Auction website: https://manatee.realforeclose.com, at 11:00 AM on January 20, 2027, in accordance with Chapter 45, Florida Statutes, the following described property located in MANATEE County, Florida, as set forth in said FINAL JUDGMENT OF FORECLOSURE to-wit:

LOT 11, BLOCK F, LA SELVA PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 2628 30th Ave Drive East, Bradenton, FL 34208

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than the date that the clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus.

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

In order to offer as many options as possible for finding low-cost or no-cost legal services, the Clerks of the Circuit Court of the Twelfth Judicial Circuit, in and for DeSoto, Manatee and Sarasota Counties, Florida are directed to have inscribed on all civil summons forms issued by their offices the following statement:

In and for DeSoto County:

If you cannot afford an attorney, you may contact Florida Rural Legal Services at (239) 334-4554 (Ft. Myers) or www.frls.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 www.floridabar.org/public/lrs/.

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 use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or www.floridabar.org/public/lrs/.

In and for Sarasota County:

North and South Sarasota County (case numbers ending in NC or SC):

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or www.legalaidofmanasota.org or Gulfcoast Legal Services at (800) 230-5920 or 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 www.floridabar.org/public/lrs/.

Dated: November 5, 2026
/s/ Pratik R. Patel
Pratik R. Patel, Esq.
FRENKEL LAMBERT WEISMAN & GORDON, LLP
Centralized Mail Processing
53 Gibson Street
Bay Shore, NY 11706
Telephone: (631) 969-3100 |
Fax (631) 982-4513
Fl Bar #: 98057
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2,516
fleservice@flwlaw.com
04-102321-F00
November 13, 20, 2026 26-02266M

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. 2023CA004942AX
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
REGAL RENEWAL AND REVITALIZATION LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 10, 2026, and entered in 2023CA004942AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and ALFRED J. WALKES; REGAL RENEWAL AND REVITALIZATION LLC; MEADOWBROOK ESTATES HOMEOWNERS ASSOCIATION, INC.; MONICA WALKES are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on December 02, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 12, MEADOWBROOK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE(S) 22 THROUGH 25 INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Property Address: 5908 33RD DR E, PALMETTO, FL 34221

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 9 day of November, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-131202 - MaS
November 13, 20, 2026 26-02293M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2026 CA 002663 AX
Agency Case No:. 2026-021117
IN RE: FORFEITURE OF: THREE THOUSAND THREE HUNDRED SIXTY-SIX DOLLARS ($3,366.00) IN U.S. CURRENCY, ONE GOLD BRACELET, AND TWO GOLD NECKLACES

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: THREE THOUSAND THREE HUNDRED SIXTY-SIX DOLLARS ($3,366.00) IN U.S. CURRENCY, ONE GOLD BRACELET, AND TWO GOLD NECKLACES, 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
November 13, 20, 2026 26-02291M

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY FLORIDA
PROBATE DIVISION
File No. 2026-CP-001145
Division Probate
IN RE: ESTATE OF STEPHEN SYLVIA a/k/a STEPHEN FREDERICK SYLVIA
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 STEPHEN SYLVIA a/k/a STEPHEN FREDERICK SYLVIA, deceased, File Number 2026-CP-001145, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue, Bradenton, Florida 34205; that the decedent's date of death was March 18, 2026; that the total value of the estate is $25,744.01 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
LORRAINE ANN SYLVIA
c/o Jenifer S. Schembri
802 11th Street West
Bradenton, Florida 34205

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is November 13, 2026.

Person Giving Notice:
LORRAINE ANN SYLVIA
c/o Jenifer Schembri, Esq.
802 11th Street West
Bradenton, Florida 34205
Attorney for Person Giving Notice
JENIFER S. SCHEMBRI
Attorney
Florida Bar Number: 154458
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
Fax: (941) 745-2093
E-Mail:
jschembri@blalockwalters.com
Secondary E-Mail:
jmeltzer@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
November 13, 20, 2026 26-02290M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/4/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 CURL mobile home bearing the vehicle identification number 3058, and all personal items located inside the mobile home. Last Tenant: Alain Paz Sanchez and Tradewinds MHP LLC. Sale to be held at: Trade Winds Mobile Home Park, 5917 14th Street West, Lot No. 301, Bradenton, Florida 34207, (978-728-1658).

November 13, 20, 2026 26-02274M

SECOND INSERTION

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

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Mortgage Foreclosure dated September 1, 2026, and entered in Case No. 412025CA001999CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein Carrington Mortgage Services LLC, is Plaintiff and Rosalyn Turner Thomas; Unknown Spouse Of Rosalyn Turner Thomas; United States Of America On Behalf Of The Secretary Of Housing And Urban Development, are Defendants, the Office of the Clerk of Angelina "Angel" Colonneso, Manatee County Clerk of the Court will sell via online auction at www.manatee.realforeclose.com at 11:00 a.m. on the 6th day of January, 2027, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK B, HORTON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SUBJECT TO A 6 FOOT EASEMENT FOR RIGHT-OF-WAY OFF THE WEST SIDE THEREOF.
Property Address: 543 11th Avenue West, Bradenton, Florida 34205

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 11/6/2026
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 25-400334
November 13, 20, 2026 26-02278M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2026 CA 002662 AX
Agency Case No:. 2026-021833
IN RE: FORFEITURE OF: SIXTY-THREE THOUSAND FIVE HUNDRED DOLLARS ($63,500.00) 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: SIXTY-THREE THOUSAND FIVE HUNDRED DOLLARS ($63,500.00) 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
November 13, 20, 2026 26-02292M

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. 412024CA000288CAAXMA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
RAJ GILLA, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 08, 2026 in Civil Case No. 412024CA000288CAAXMA of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Raj Gilla, 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 1st day of December, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 138, PALISADES, PHASE II, according to the plat thereof, as recorded in Plat Book 66, Page(s) 141 through 148, 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
24-09162FL
November 13, 20, 2026 26-02279M

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-2449
IN RE: ESTATE OF CYNTHIA LARSON, also known as CYNTHIA LUNN LARSON,
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 CYNTHIA LARSON, also known as CYNTHIA LUNN LARSON, deceased, File Number 2026-CP-2449; by the Circuit Court for Manatee County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Bradenton, FL 34205, and the mailing address of which is P.O. Box 25400, Bradenton, FL 34206; that the decedent's date of death was July 20, 2026; that the total value of the estate is $0.00 and that the names and addresses of those to whom it has been assigned by such order are:

KELLEY MICHELLE TAPIA
8476 Oakdale Avenue
Winnetka, CA 91306
ELIZABETH NICHOLE JORDAN
5720 23rd Street West
Bradenton, FL 34207

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 November 13, 2026.

Kelley Michelle Tapia
Person Giving Notice
8476 Oakdale Avenue
Winnetka CA 91306

Caroline M. Tschida, Esq.
Attorney for Person Giving Notice
Florida Bar No. 1064556
Email: ctschida@barneswalker.com
Secondary Email:
mcarmichael@barneswalker.com
BARNES WALKER, GOETHE, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
November 13, 20, 2026 26-02295M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP002303AX
IN RE: ESTATE OF BARBARA H. HANNA, aka BARBARA HANFORD HANNA
Deceased.

The administration of the estate of BARBARA H. HANNA, also known as BARBARA HANFORD HANNA, deceased, whose date of death was March 16, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 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 November 13, 2026.

Signed on this 28th day of October, 2026.

A. MICHAEL HANNA
Personal Representative
21 McCoord Woods Drive
Fairport, NY 14450

Brian V. McAvoy
Attorney for Personal Representative
Florida Bar No. 0047473
Roetzel & Andress LPA
999 Vanderbilt Beach Road, Suite 401
Naples, FL 34108
Telephone: 239.649.6200
Email: bmcavoy@ralaw.com
Secondary Email:
serve.bmcavoy@ralaw.com
November 13, 20, 2026 26-02260M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001500AX
IN RE: ESTATE OF JEAN DELORES ELLENWOOD a/k/a JEAN ELLENWOOD,
Deceased.

The administration of the Estate of Jean Delores Ellenwood a/k/a Jean Ellenwood, deceased, whose date of death was March 23, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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 November 13, 2026.

Personal Representative:
Kimela Ellenwood
9212 45th Court E.
Parrish, Florida 34219

Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
ashley.cribbis@atcauselaw.com
November 13, 20, 2026 26-02256M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 002545
IN RE: ESTATE OF Frances Ann Karr
Deceased.

The administration of the estate of Frances Ann Karr, deceased, whose date of death was October 1st, 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.

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 November 13, 2026.

Domonique Barnes
P.O. Address: 3309 Lakeside Drive,
Charlotte, NC 28270
Personal Representative

ANDREW W. ROSIN, P.A.
Attorneys for Personal Representative
1966 HILLVIEW STREET
SARASOTA, FL 34239
Telephone: (941) 359-2604
Florida Bar No. 0598305
Email Addresses:
arosin@rosinlawfirm.com
November 13, 20, 2026 26-02298M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002107-AX
IN RE: ESTATE OF NELSON E. LINAM,
Deceased.

The administration of the Estate of NELSON E. LINAM, Deceased, whose date of death was July 24, 2026 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 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: November 13, 2026.

JACKLYN MacINNES
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
November 13, 20, 2026 26-02259M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY FLORIDA PROBATE DIVISION
File No. 2026-CP-002134
IN RE: ESTATE OF WILLIAM M. TUCKER, A/K/A WILLIAM MARSHALL TUCKER
Deceased.

The administration of the estate of WILLIAM M. TUCKER, a/k/a WILLIAM MARSHALL TUCKER, deceased, whose date of death was July 26, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 13, 2026.

Personal Representative:
MARJORIE E. TUCKER
6706 Virginia Crossing
University Park, Florida 34201

Attorney for Personal Representative:
Justin W. Najmy, Esq.
Attorney
Florida Bar Number: 1039816
Najmy Thompson, P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, Florida 34202
Telephone: (941) 907-3999
Fax: (941) 907-8999
E-Mail:
jwnajmy@najmythompson.com
Secondary E-Mail:
alepper@najmythompson.com
November 13, 20, 2026 26-02277M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY FLORIDA
PROBATE DIVISION
File Number: 2026CP002283AX
Division: PROBATE
IN RE: ESTATE OF HENRY DANIEL PRITCHARD
Deceased.

The administration of the estate of Henry Daniel Pritchard, deceased, File Number: 2026CP002283AX, whose date of death was June 22, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Mantee Ave., W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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: 11/13/2026

Sara Liebman,
Personal Representative
3426 Founders Club Drive
Sarasota, FL 34210

Sean Langton, Esq.
Florida Bar No. 84414
Attorney for Personal Representative
Nelson Mullins Riley & Scarborough, LLP
1905 NW Corporate Blvd., Ste. 310
Boca Raton, FL 33431
E-mail:
sean.langton@nelsonmullins.com
November 13, 20, 2026 26-02276M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002334
IN RE: ESTATE OF CRYSTAL CURRY-GARCIA,
Deceased.

The administration of the estate of CRYSTAL CURRY-GARCIA, deceased, whose date of death was January 20, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: November 13, 2026.

JESSICA CURRY
Personal Representative
2309 Leah Road
Richmond, VA 23230

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
November 13, 20, 2026 26-02285M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
FILE NO. 2026 CP 002227 AX
Division PROBATE
IN RE: ESTATE OF DONNA ROSE SYPECK Deceased.

The administration of the estate of Donna Rose Sypeck, deceased, whose date of death was July 4, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1051 Manatee Ave. W., Bradenton, FL, 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 13, 2026.

Signed this 5th day of November, 2026.

Personal Representative:
Christopher F. Sypeck
815 Camellia Ave.
Ellenton, Florida 34222

Attorney for Personal Representative:
Stacey Maloney, Esq.
Attorney for Personal Representative
Florida Bar Number: 1022354
The Law Office of
Stacey Maloney, PLLC
1990 Main St., Ste. 750
Sarasota, FL 34236
Telephone: (941) 301-8877
E-Mail: stacey@maloneylegalfl.com
November 13, 20, 2026 26-02275M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 412025CA003063CAAXMA
COMMUNITY BANK, N.A.
Plaintiff, vs.
JAMIE S. HALL AKA JAMIE STEVEN HALL, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 412025CA003063CAAXMA of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein, COMMUNITY BANK, N.A., Plaintiff, and JAMIE S. HALL AKA JAMIE STEVEN HALL, et. al., are Defendants, Clerk of Circuit Court, Angelina Colonneso will sell to the highest bidder for cash at www.manatee.realforeclose.com, on December 16, 2026 at 11:00 AM, the following described property:

LOT 322, STAR FARMS - PHASE I - IV, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 59 THROUGH 121, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

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 4th day of November, 2026.

GREENSPOON MARDER, LLP
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 491-1120
Hearing Line: (888) 491-1120
Facsimile: (954) 343-6982
Email:
gmforeclosure@gmlaw.com
Email:
Karissa.Chin-Duncan@gmlaw.com
By: Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
25-002421-01 / 85983.0002 /
Jean Schwartz
November 13, 20, 2026 26-02257M

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 412026CA001129CAAXMA
UNITED WHOLESALE MORTGAGE, LLC
Plaintiff(s), vs.
JEREMIAH JAMES THOMPSON; R.I.G ROOFING; THE UNKNOWN SPOUSE OF JEREMIAH JAMES THOMPSON; THE UNKNOWN TENANT IN POSSESSION
Defendant(s).
TO: JEREMIAH JAMES THOMPSON
LAST KNOWN ADDRESS: 1822 6TH AVENUE WEST, BRADENTON, FL 34205
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF JEREMIAH JAMES THOMPSON
LAST KNOWN ADDRESS: 1822 6TH AVENUE WEST, BRADENTON, FL 34205
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 9, OAKLAWN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 199, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property address: 1822 6th Avenue West, Bradenton, FL 34205

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, 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."

ANGELINA COLONNESO ESQ
MANATEE COUNTY
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: /s/ K. Gaffney
Deputy Clerk

TDP File No. 26-005596-1
November 13, 20, 2026 26-02288M

SECOND INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2026-CA-001968
KAEL BARBOUR,
Plaintiff, vs.
CHRISTOPHER GIUFFRE SR., CHRISTOPHER GIUFFRE JR.,
Defendant.

NOTICE is hereby given that a civil action commenced on August 17, 2026, and is now pending as case number 2026CA001968 in the Circuit Court in the State of Florida, County of Manatee.

The name of the unserved party to the action is:

Christopher Giuffre Jr.

7305 Crape Myrtle Way, Sarasota, FL 34241

and the nature of the proceeding is a partition on Real Property - Non-Homestead $1 - $50,000 or less.

This notice shall be published once each week for four consecutive weeks in the Business Observer publication.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Dr, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition. DUE ON OR BEFORE 12/21/2026

In and for Manatee County:

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

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

ANGELINA COLONNESO, ESQ.
AS CLERK OF THE COURT
(SEAL) BY Kris Gaffney
As Deputy Clerk

/s/Stephen K. Hachey
Stephen K. Hachey, Esq.
Florida Bar No.: 15322
Law Offices of
Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Dr.
Riverview FL 33578
Phone: 813-549-0096
E-service: eservice(a)hacheylawpa.com
Nov. 13, 20, 27; Dec. 4, 2026 26-02289M

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412026CA000060CAAXMA
LAKEVIEW LOAN SERVICING, LLC.
Plaintiff, v.
ROBERT FRANCIS SESTER, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 4, 2026 and entered in Case No. 412026CA000060CAAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein SHIRLEY K. SESTER AND ROBERT FRANCIS SESTER, DECEASED, et al., are the Defendants. The Clerk of the Court, ANGELINA "ANGEL" COLONNESO, will sell to the highest bidder for cash at https://manatee.realforeclose.com on January 5, 2027 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 267, CROSSWIND POINT PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGES 171 THROUGH 182, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

and commonly known as: 7609 DEPOT LOOP, PARRISH , FL 34219 (the "Property").

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

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
November 13, 20, 2026 26-02269M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2026 CA 002625 AX
Agency Case No:. 2026-015385
IN RE: FORFEITURE OF: FIFTEEN THOUSAND THREE HUNDRED SIXTY-TWO DOLLARS ($15,362.00) 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: FIFTEEN THOUSAND THREE HUNDRED SIXTY-TWO DOLLARS ($15,362.00) 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

November 13, 20, 2026 26-02263M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2026 CA 002628 AX
Agency Case No:. 2026-022208
IN RE: FORFEITURE OF: 2016 WHITE MERCEDES-BENZ, VIN# WDDSJ4EB5GN295641, AND FOUR THOUSAND FORTY-THREE DOLLARS ($4,043.00) 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: 2016 WHITE MERCEDES-BENZ, VIN# WDDSJ4EB5GN295641, AND FOUR THOUSAND FORTY-THREE DOLLARS ($4,043.00) 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

November 13, 20, 2026 26-02262M

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026CC002930AX
FLORIDANA HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
JAMES ENGLISH, CODY RICHARD STEFANI, CHELSEA RENEE STEFANI, and ALEXANDER GORDON BOURGEOIS
Defendants.
TO: Cody Richard Stefani
Whose last known residence is:
10 Coral Drive,
Goose Creek, SC 29445
TO: Cody Richard Stefani
c/o Peter J. Pike, Esq.
Pike Law Firm, PA
4901 26th Street West, Suite B
Bradenton, FL 34207

YOU ARE HEREBY NOTIFIED that an action for foreclosure of a homeowners' association lien has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Ryan J. Vatalaro, Esq., Plaintiff's attorney, whose address is 1313 N. Howard Avenue, Tampa, Florida 33607, ON OR BEFORE THE DATE WHICH IS WITHIN 30 DAYS 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. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint or petition.

The nature of this proceeding being a suit for foreclosure of a homeowners' association lien against the following described Property, to wit:

416 51st Avenue West, Lot No. 41651A, Bradenton, 34207, in Manatee County, Florida;

more particularly described as: Lot 24, Block K, FLORIDANA MOBILE HOMESITE SUBDIVISION, Unit Three, as per plat thereof recorded in Plat Book 12, Page 66, of the Public Records of Manatee County, Florida. Together with a Doublewide Manufactured Home with Vin #s 202630J1 and 202630J2 (the "Property"").

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, 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."

WITNESS Angelina "Angel" Colonneso, Esq., as Clerk of the County Court, and the seal of said Court, at the Courthouse at Manatee County, Florida.

ANGELINA "ANGEL" COLONNESO, ESQ.
Manatee County Clerk of Court
(SEAL) By: /s/ K. Gaffney
Deputy Clerk

November 13, 20, 2026 26-02264M

SECOND 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.: 2025CA002590
CITIZENS BANK NA F/K/A RBS CITIZENS NA,
Plaintiff, VS.
UNKNOWN HEIRS BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF GREGORY GALLOWAY, DECEASED; LINA L. GALLOWAY; JUSTIN M. HOWELL A/K/A JUSTIN HOWELL; NATASHA R. GALLOWAY A/K/A NATASHA GALLOWAY;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 28, 2026 in Civil Case No. 2025CA002590, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, CITIZENS BANK NA F/K/A RBS CITIZENS NA is the Plaintiff, and UNKNOWN HEIRS BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF GREGORY GALLOWAY, DECEASED; LINA L. GALLOWAY; JUSTIN M. HOWELL A/K/A JUSTIN HOWELL; NATASHA R. GALLOWAY A/K/A NATASHA GALLOWAY 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 29, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 29, PINEWOOD VILLAGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE(S) 15 TO 16, 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 3rd day of November, 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: Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1454-1654B Ref# 29010
November 13, 20, 2026 26-02261M

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026CC002930AX
FLORIDANA HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
JAMES ENGLISH, CODY RICHARD STEFANI, CHELSEA RENEE STEFANI, and ALEXANDER GORDON BOURGEOIS
Defendants.
TO: Alexander Gordon Bourgeois
Whose last known residence is:
110 Brush Boulevard
Goose Creek, South Carolina 29445
TO: Alexander Gordon Bourgeois
c/o Peter J. Pike, Esq.
Pike Law Firm, PA
4901 26th Street West, Suite B
Bradenton, FL 34207

YOU ARE HEREBY NOTIFIED that an action for foreclosure of a homeowners' association lien has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Ryan J. Vatalaro, Esq., Plaintiff's attorney, whose address is 1313 N. Howard Avenue, Tampa, Florida 33607, ON OR BEFORE THE DATE WHICH IS WITHIN 30 DAYS 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. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint or petition.

The nature of this proceeding being a suit for foreclosure of a homeowners' association lien against the following described Property, to wit:

416 51st Avenue West, Lot No. 41651A, Bradenton, 34207, in Manatee County, Florida;

more particularly described as: Lot 24, Block K, FLORIDANA MOBILE HOMESITE SUBDIVISION, Unit Three, as per plat thereof recorded in Plat Book 12, Page 66, of the Public Records of Manatee County, Florida. Together with a Doublewide Manufactured Home with Vin #s 202630J1 and 202630J2 (the "Property"").

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, 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."

WITNESS Angelina "Angel" Colonneso, Esq., as Clerk of the County Court, and the seal of said Court, at the Courthouse at Manatee County, Florida.

ANGELINA "ANGEL" COLONNESO, ESQ.
Manatee County Clerk of Court
(SEAL) By: /s/ K. Gaffney
Deputy Clerk

November 13, 20, 2026 26-02265M

FOURTH 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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ELDER OSORIO CHIC aka ELDER MARDOQUEO OSORIO CHIC will, on November 25, 2026, at 10:00 a.m., at 3715 14th Street West, Lot #140, Bradenton, Manatee County, Florida 34205; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1952 TRBB MOBILE HOME, VIN: 13457, TITLE NO.: 0014857924

and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#4337-11025)
November 13, 20, 2026 26-02304M

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of RONALD ELLSWORTH BUCHANAN and JANET ANN BUCHANAN will, on November 25, 2026, at 10:00 a.m., at 10 Apple Avenue, Lot #5, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1971 KROP MOBILE HOME, VIN: 6154, TITLE NO.: 0004435589

and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#11096-3913)
November 13, 20, 2026 26-02301M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2026 CA 001001
KAREN R. FORTE,
Plaintiff, v.
BRYAN FORTE and EVITA FORTE,
Defendants.

TO: BRYAN FORTE

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

Lot 170 LAKESIDE PRESERVE according to the map or plat thereof, as recorded in Plat Book 49, Page 1, of the Public Records of Manatee County, Florida.
Street Address: 11939 56th Street East, Parrish, Florida 34219

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on E. Blake Melhuish, Esquire, the Plaintiff's attorney, whose address is 522 Twelfth Street West, Bradenton, Florida 34205, on or before 12/10/2026, and file the original with the Clerk of this Court located at 1115 Manatee Avenue West, Bradenton, Florida, or mailing address at P.O. Box 25400, Bradenton, Florida 34206, 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.

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
Nov. 13, 20, 27; Dec. 4, 2026
26-02281M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 412025CA003096CAAXMA
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
PATRICIA LEE SCOTT A/K/A PATRICIA SCOTT; ANDRE SCOTT, SR.; PROSPERITY LAKES COMMUNITY ASSOCIATION, INC.; ISPC, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to FINAL JUDGMENT OF FORECLOSURE dated October 28, 2026 entered in Civil Case No. 412025CA003096CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and PATRICIA LEE SCOTT, et al, are Defendants. The Clerk, ANGELINA M. COLONNESO, shall sell to the highest and best bidder for cash at Manatee County's On Line Public Auction website: https://manatee.realforeclose.com, at 11:00 AM on December 16, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in MANATEE County, Florida, as set forth in said FINAL JUDGMENT OF FORECLOSURE to-wit:

LOT 1259, OF PROSPERITY LAKES, PHASE I SUBPHASE IB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 68, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 12420 Crystal Jade Way, Parrish, FL 34219

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than the date that the clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus.

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

In order to offer as many options as possible for finding low-cost or no-cost legal services, the Clerks of the Circuit Court of the Twelfth Judicial Circuit, in and for DeSoto, Manatee and Sarasota Counties, Florida are directed to have inscribed on all civil summons forms issued by their offices the following statement:

In and for DeSoto County:

If you cannot afford an attorney, you may contact Florida Rural Legal Services at (239) 334-4554 (Ft. Myers) or www.frls.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 www.floridabar.org/public/lrs/.

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 use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or www.floridabar.org/public/lrs/.

In and for Sarasota County:

North and South Sarasota County (case numbers ending in NC or SC):

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or www.legalaidofmanasota.org or Gulfcoast Legal Services at (800) 230-5920 or 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 www.floridabar.org/public/lrs/.

Dated: November 5, 2026
/s/ Pratik R. Patel
Pratik R. Patel, Esq.
FRENKEL LAMBERT WEISMAN & GORDON, LLP
Centralized Mail Processing
53 Gibson Street
Bay Shore, NY 11706
Telephone: (631) 969-3100 |
Fax (631) 982-4513
Fl Bar #: 98057
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2,516
fleservice@flwlaw.com
04-103010-F00
November 13, 20, 2026 26-02267M

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION
CASE NO: 2026CC004227AX
TERRA SIESTA CO-OP, INC., a Florida not for profit Corporation,
Plaintiff, v.
ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST SHEILA A. HYNE, DECEASED
Defendants.

TO: ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST SHEILA A. HYNE, DECEASED

YOU ARE NOTIFIED that TERRA SIESTA CO-OP, INC. has filed an action to foreclose a cooperative assessment lien against property in which you may claim an interest by, through, under, or against Sheila A. Hyne, deceased. The action is pending in the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida. The property and cooperative interest affected by this action are:

Unit #017, TERRA SIESTA MOBILE HOME PARK, a Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 1352, Page 1059, and all amendments thereto, of the Public Records of Manatee County, Florida. Property Address: 3310 Anastasia Pl, Ellenton, FL 34222

RESPONSE REQUIRED

You are required to serve a copy of your written defenses, if any, to the Complaint on Leland W. Wilson, Esq., Plaintiffs attorney, whose address is 12600 World Plaza Ln #63, Fort Myers, Florida 33907, within 30 days after the first publication of this Notice of Action, and to file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

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

In and for Manatee County:

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

Angelina "Angel" Colonneso, Esq.
Clerk of the Circuit Court and Comptroller
By: (Seal) K. Gaffney
As Deputy Clerk

Plaintiff's Attorney:
LELAND W. WILSON, ESQ.
Association Legal Services, LLC
12600 World Plaza Ln #631
Fort Myers, Florida 33907
Telephone: (239) 887-4276 |
Fax: (239) 237-5155
Primary Email:
leland@associationlegalservices.com
Secondary Email:
angelica@associationlegalservices.com
paralegal@associationlegalservices.com
November 13, 20, 2026 26-02280M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412025CA000099CAAXMA
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA,
Plaintiff, v.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEE AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS, DECEASED; BARBARA JEAN BROOKS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; BARBARA JEAN BROOKS AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; DEBORAH E. DUNBAR AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; GLORIA A. CAPERS AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; TOWANNA SANDERS AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; REGINALD DARRYL HENDRIEX, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; ANDRE DENARD HENDRIEX, SR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; ALFRED TYRONE GASKIN, SR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; SKYLER CHRISTOPHER SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; LADARIUS VERNARD SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; JAMALL IZIAH SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; KRISHANTA ADELLE SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; IZIAH SANDERS, JR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; FREDERICK BROWN A/K/A FREDERICH BROWN, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; KAREN RENEE VOID A/K/A KAREN R. SANDERS-VOID, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; BRENT EUGENE SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; CHAD CLAYTON SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; NAPOLEON SANDERS, III, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; GREGORY BERNARD SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; BRIAN ALONZO SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; DEVATTA CRADDOCK, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; KENDRA SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; CHRISTOPHER SHERROD MAXEY, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; ANTWAN SCOTT, SR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; DAVONTA WARRICK, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; DAVYON BELL, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; DAVYONNA BELL, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; TERRANESHA LASHAY-TEVETTE JOHNSON, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; TAKIYA SWILLEY, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; TA'COLEYA PATE, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; T.K.S, A MINOR CHILD UNDER THE CARE OF HER NATURAL AND LEGAL GUARDIAN, ANTWAN SCOTT, SR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; A.S., J.R., A MINOR CHILD UNDER THE CARE OF HIS NATURAL AND LEGAL GUARDIAN, ANTWAN SCOTT, SR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; AN'QUANYSHA SCOTT, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; AN'JANAE SCOTT, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; J.J., JR., A MINOR IN THE CARE OF HIS MOTHER AND NATURAL GUARDIAN, ZARINAH AQUIL, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; IZIAH SANDERS, JR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; GREGORY BERNARD SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; FREDERICK BROWN A/K/A FREDERICH BROWN, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; DEVATTA CRADDOCK, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; DAVONTA WARRICK, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; CHRISTOPHER SHERROD MAXEY, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; CHAD CLAYTON SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; BRIAN ALONZO SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; a.o.b. SCOTT, SR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; AN'QUANYSHA SCOTT, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1 N/K/A CHRISTIAN DUNBAR,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform In Rem Final Judgment of Mortgage Foreclosure or Order dated November 3, 2026 entered in Civil Case No. 412025CA000099CAAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA, Plaintiff and DAVYON BELL, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; DAVYONNA BELL, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; TERRANESHA LASHAY-TEVETTE JOHNSON, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; TAKIYA SWILLEY, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; TA'COLEYA PATE, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; TACARA PATE, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; T.K.S, A MINOR CHILD UNDER THE CARE OF HER NATURAL AND LEGAL GUARDIAN, ANTWAN SCOTT, SR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; SKYLER CHRISTOPHER SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; REGINALD DARRYL HENDRIEX, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; NAPOLEON SANDERS, III, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; LADARIUS VERNARD SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; KRYSTLE SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; KRISHANTA ADELLE SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; KENDRA SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; KAREN RENEE VOID A/K/A KAREN R. SANDERS-VOID, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; BRENT EUGENE SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; a.o.b. SCOTT, SR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; AN'QUANYSHA SCOTT, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; JAMALL IZIAH SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; J.J., JR., A MINOR IN THE CARE OF HIS MOTHER AND NATURAL GUARDIAN, ZARINAH AQUIL, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; IZIAH SANDERS, JR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; GREGORY BERNARD SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; FREDERICK BROWN A/K/A FREDERICH BROWN, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; DEVATTA CRADDOCK, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; DAVONTA WARRICK, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; CHRISTOPHER SHERROD MAXEY, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; CHAD CLAYTON SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; BRIAN ALONZO SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; AN'QUANYSHA SCOTT, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1 N/K/A CHRISTIAN DUNBAR, ANGELICA DUNBAR AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS; UNKNOWN TENANT #1 N/K/A TOWANNA SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS, GLORIA A. CAPERS AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS, DEBORAH E. DUNBAR AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS, BARBARA JENA BROOKS AS POTENTIAL HEIR ASN AS PERSONAL REPRESENTATIVE TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS, and CHRISTOPHER SHERROD MAXEY, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS A/K/A CHRISTOPHER MAXEY, are defendants, Angelina "Angel" Colonneso, Esq., Clerk of Court, will sell the property at public sale at www.manatee.realforeclose.com beginning at 11:00 A.M. on December 2, 2026 the following described property as set forth in said Uniform In Rem Final Judgment of Mortgage Foreclosure, to-wit:.

LOTS 8 AND 9, BLOCK 3, LINCOLN MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 100, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Property Address: 221 30th St E, Palmetto, FL 34221

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 3305.000017
November 13, 20, 2026 26-02258M

--- TAX DEEDS ---

THIRD INSERTION

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

Certificate Number: 2024-4489 Tax Deed #:2026TD000254 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: 2024-4489 Year of Issuance 2024 Description of Property LOT 282 FAIR LANE ACRES FIRST ADD PI#54277.0000/9 Parcel ID Number 5427700009 Property Address: 618 49TH AVENUE DR W BRADENTON, FL 34207 Names in which assessed: NATHAN DUNHAM 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02194M

THIRD INSERTION

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

Certificate Number: 2024-1960 Tax Deed #:2026TD000249 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: 2024-1960 Year of Issuance 2024 Description of Property UNIT 7 BLK C WESTWINDS VILLAGE PI#17343.0410/6 Parcel ID Number 1734304106 Property Address: 5316 53RD AVE E BRADENTON, FL 34203 Names in which assessed: LINDA M CORBIN 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02188M

THIRD INSERTION

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

Certificate Number: 2024-1723 Tax Deed #:2026TD000246 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: 2024-1723 Year of Issuance 2024 Description of Property W1/2 OF LOT 34 BLK 5 ELWOOD PARK; TOGETHER WITH OR 2513/4271 DESC AS FOLLOWS: COM AT A 2' IRON PIPE FOUND MARKING THE NE COR OF THE SW1/4 OF SEC 4 TWN 35S RNG 18E, MANATEE COUNTY FLORIDA; TH N 89 DEG 29 MIN 19 SEC W, ALNG THE N LN OF SD SW1/4, A DIST OF 1288.78 FT; TH S 00 DEG 07 MIN 10 SEC E, ALNG THE W LN (AS MONUMENTED) OF LOT 34, BLK 5, ELWOOD PARK (PB 2 PG 76) PRMCF & ITS NLY EXTENSION A DIST OF 599.25 FT TO A CONCRETE MON MARKING THE NW COR OF LOT 36 OF SD BLK 5, ELWOOD PARK A/K/A AS THE NW COR OF LOT 36, BLK 5 OF PLAT OF NEW HOME DEVELOPMENT (PB 2 PG 9) OF SD PUBLIC RECORDS, SD NW COR BEING THE POB; TH CONT S 00 DEG 07 MIN 10 SEC E, ALNG THE MONUMENTED W LN OF SD LOT 36, A DIST OF 55.44 FT TO A CONC MON; TH S 89 DEG 26 MIN 21 SEC E, ALNG THE S LN OF THE W1/2 OF AFOREMENTIONED LOT 34, BLK 5 AS MONUMENTED & OCCUPIED, A DIST OF 318.47 FT TO A PT ON THE W LN OF THE E1/2 OF SD LOT 34, TH N 00 DEG 08 MIN 26 SEC W, ALNG SD LN AS OCCUPIED & MONUMENTED, A DIST OF 56.57 FT TO A PT ON THE N LN OF AFOREMENTIONED LOT 36 AS MONUMENTED; TH N 89 DEG 38 MIN 33 SEC W, ALNG SD N LN, A DIST OF 318.44 FT TO THE POB PI#15294.0005/9 Parcel ID Number 1529400059 Property Address: 4206 34TH AVE E BRADENTON, FL 34208 Names in which assessed: DENISE J BYRAM, ELISHA PEREZ OF THE ELISHA M PEREZ REVOCABLE TRUST DTD 10/23/2025 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02190M

THIRD INSERTION

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

Certificate Number: 2024-4492 Tax Deed #:2026TD000255 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: 2024-4492 Year of Issuance 2024 Description of Property E 20 FT OF LOT 313, LOT 315 FAIR LANE ACRES FIRST ADD PI#54304.0000/1 Parcel ID Number 5430400001 Property Address: 717 49TH AVENUE TER W BRADENTON, FL 34207 Names in which assessed: JUAN GUILLERMO ROMERO ZARAGOZA, PAULA JAZMIN GARCIA VAZQUEZ 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02197M

THIRD INSERTION

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

Certificate Number: 2024-4938 Tax Deed #:2026TD000262 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: 2024-4938 Year of Issuance 2024 Description of Property APT B BLDG 2 AMENDED PLAT VILLAGER APTS UNIT NO 1 PI#59591.0000/8 Parcel ID Number 5959100008 Property Address: 6006 LILLI WAY BRADENTON, FL 34207 Names in which assessed: RONALD A MALINCHAK, VILLAGER ASSOCIATION OF MANATEE COUNTY 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02195M

THIRD INSERTION

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

Certificate Number: 2024-1841 Tax Deed #:2026TD000248 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: 2024-1841 Year of Issuance 2024 Description of Property COM AT A PT ON N R/W LN OF SRD 70 (ONECO-ARCADIA RD), THENCE RUN E 913 FT 2 INCHES M/L TO E LN OF PROP DESC IN DB Y P 184 FOR POB, THENCE RUN N 200 FT, THENCE RUN W 125 FT, THENCE S 200 FT, E 125 FT TO POB LY & BEING IN SW1/4 OF SW1/4; LESS RD R/W: COM AT THE SE COR OF THE SW1/4 OF SD SW1/4; TH N 00 DEG 10 MIN 57 SEC E, 1.18 FT ALG THE E LN OF SD SW1/4 OF THE SW1/4 TO THE C/L OF SURVEY OF SR 70 (ONECO RD) (53RD AVE E); TH ALG SD C/L OF SURVEY N 89 DEG 04 MIN 54 SEC W, 455.82 FT; TH N 00 DEG 14 MIN 03 SEC E, 31.64 FT TO THE N EXSTNG R/W LN OF SR 70 (PER SEC 1316-101) FOR A POB; TH ALG SD N EXSTNG R/WLN N 88 DEG 57 MIN 36 SEC W, 124.94 FT; TH N 00 DEG 20 MIN 19 SEC E, 71.34 FT TO THE BEG OF A CURVE CONCAVE TO THE NLY; TH ALG THE ARC OF SD CURVE TO THE LEFT, HAVING A RAD OF 7578.44 FT, A C/A OF 00 DEG 56 MIN 44 SEC, AN ARC LENGTH OF 125.06 FT, THE CHORD FOR WHICH BEARS S 86 DEG 02 MIN 29 SEC E, TO THE END OF SD CURVE; TH S 00 DEG 14 MIN 03 SEC W, 64.98 FT TO THE POB, CONT 8489 SF M/L (1443/2057) PI#16602.0000/5 Parcel ID Number 1660200005 Property Address: 1623 53RD AVE E BRADENTON, FL 34203 Names in which assessed: INVEST P.I. LLC, INVEST PI 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02187M

THIRD INSERTION

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

Certificate Number: 2024-5870 Tax Deed #:2026TD000242 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: 2024-5870 Year of Issuance 2024 Description of Property LOT 10 BLK 3 CORTEZ BEACH P-62-S PI#77365.0000/5 Parcel ID Number 7736500005 Property Address: 206 BAY DR S BRADENTON BEACH, FL 34217 Names in which assessed: LAST HOPE 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02179M

THIRD INSERTION

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

Certificate Number: 2024-3225 Tax Deed #:2026TD000234 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: 2024-3225 Year of Issuance 2024 Description of Property LOT 4 BLK G WHITE BEAR PARK PI#34320.0000/2 Parcel ID Number 3432000002 Property Address: 2115 7TH AVE W BRADENTON, FL 34205 Names in which assessed: AARON EPPOLITO, CHRISTINE ELAN 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02184M

THIRD INSERTION

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

Certificate Number: 2024-2931 Tax Deed #:2026TD000252 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: 2024-2931 Year of Issuance 2024 Description of Property LOTS 7,8, TOGETHER WITH THE S1/2 OF VAC ALLEY LYING S OF LOTS 1 & 2, & N OF LOTS 7 & 8 DESC IN OR 1214 P 0005, BLK D, T A HOWZE SUB PI#26521.0000/5 Parcel ID Number 2652100005 Property Address: 620 10TH ST W PALMETTO, FL 34221 Names in which assessed: ILLUSIONS INC 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02192M

THIRD INSERTION

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

Certificate Number: 2024-1999 Tax Deed #:2026TD000220 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: 2024-1999 Year of Issuance 2024 Description of Property COM AT THE SW COR OF THE NW1/4 OF SEC 16-35-18, TH RUN N OO DEG 23 MIN 05 SEC W ALG W LN OF SD SEC 16, 110 FT TO THE POB; TH CONT N 00 DEG 23 MIN 05 SEC W ALG SD W LN 150 FT; TH N 89 DEG 36 MIN 55 SEC E, PERPENDICULAR TO SD W LN 272.61 FT TO PC OF A CURVE, CONCAVE TO N, HAVING A RADIUS OF 456.95 FT; TH NELY ALG ARC OF SD CURVE, THRU A C/A OF 26 DEG 38 MIN 04 SEC 212.42 FT TO PT OF SD CURVE; TH N 62 DEG 58 MIN 51 SEC E 247.92 FT; TH S 27 DEG 01 MIN 09 SEC E 352.5 FT; TH S 89 DEG 58 MIN 51 SEC W 855.71 FT TO THE POB. (1192/1244); LESS MAINT R/W FOR 39TH ST E PER ROAD PB 3 PG 186 PI#17407.1000/7 Parcel ID Number 1740710007 Property Address: 5625 39TH ST E BRADENTON, FL 34203 Names in which assessed: JANIE E SCHOFIELD, LEWIE SCHOFIELD 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02178M

THIRD INSERTION

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

Certificate Number: 2024-4434 Tax Deed #:2026TD000236 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: 2024-4434 Year of Issuance 2024 Description of Property UNIT 293 BLDG 10 BURGUNDY UNIT TWO CONDO PI#53475.1880/4 Parcel ID Number 5347518804 Property Address: 4511 3RD STREET CIR W BRADENTON, FL 34207 Names in which assessed: HOUSEMAN 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02182M

THIRD INSERTION

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

Certificate Number: 2024-2889 Tax Deed #:2026TD000251 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: 2024-2889 Year of Issuance 2024 Description of Property THE S 100 FT OF THE N 200 FT & THE N 100 OF LOT 3, BLK 3, LESS THAT PART OF THE E 8 FT OF THE S 250 FT INCLUDED IN THE ABOVE DESC PARCEL, MRS A D COX SUB (1463/2220) PI#26184.0005/1 Parcel ID Number 2618400051 Property Address: 12TH ST W PALMETTO, FL 34221 Names in which assessed: HOMES BY HOLMES 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02189M

THIRD INSERTION

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

Certificate Number: 2024-2302 Tax Deed #:2026TD000250 NOTICE IS HEREBY GIVEN that C DEAN KUSHMER 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: 2024-2302 Year of Issuance 2024 Description of Property COM AT THE SW COR OF SEC 30, TH E ALG THE C/L OF TALLEVAST RD 1407.45 FT TO THE E LN OF THE CSX R/R (FORMERLY SEABOARD AIRLINE R/R) R/W; TH N 00 DEG 02 MIN 00 SEC W, ALG SD E LN OF R/R, 307.30 FT; TH E & PAR WITH THE C/L OF SD TALLEVAST RD, 100 FT FOR A POB; TH CONT E, & PAR WITH SD TALLEVAST RD 25 FT; TH N 00 DEG 02 MIN 00 SEC W, & PAR WITH SD R/R R/W 70 FT; TH W 25 FT TH S 00 DEG 02 MIN 00 SEC E, 70 FT TO THE POB (1444/692) PI#19873.0011/6 Parcel ID Number 1987300116 Property Address: 18TH ST E SARASOTA, FL 34243 Names in which assessed: BETTY A. BROWN, BETTY BROWN, ESTATE OF SYLVESTER BROWN, SYLVESTER BROWN, SYLVESTER BROWN SR 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02191M

THIRD INSERTION

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

Certificate Number: 2024-5150 Tax Deed #:2026TD000238 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: 2024-5150 Year of Issuance 2024 Description of Property LOT 20 BLK E BAYSHORE GARDENS SEC NO 9-B PI#62045.0000/0 Parcel ID Number 6204500000 Property Address: 2212 EMORY AVE BRADENTON, FL 34207 Names in which assessed: FREDY VENTURA 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02177M

THIRD INSERTION

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

Certificate Number: 2024-5003 Tax Deed #:2026TD000263 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: 2024-5003 Year of Issuance 2024 Description of Property UNIT 906 BLDG 9 GARDEN WALK CONDOMINIUM PI#61001.0295/9 Parcel ID Number 6100102959 Property Address: 5310 26TH ST W UNIT 906 BRADENTON, FL 34207 Names in which assessed: GLOBAL RENTAL SERVICES INC 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02196M

THIRD INSERTION

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

Certificate Number: 2024-5228 Tax Deed #:2026TD000239 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: 2024-5228 Year of Issuance 2024 Description of Property E 52.8 FT LOT 93 & W 26.4 FT LOT 94 VOGELSANGS BRASOTA MANOR PI#64646.0000/3 Parcel ID Number 6464600003 Property Address: 617 64TH AVENUE TER W BRADENTON, FL 34207 Names in which assessed: DIMAS ALFREDO BENITEZ FLORES 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02181M

THIRD INSERTION

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

Certificate Number: 2024-3737 Tax Deed #:2026TD000235 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: 2024-3737 Year of Issuance 2024 Description of Property BEG 30 FT N IN CENT OF ROBINSON POND DITCH ON S BDY OF NE1/4 OF NW1/4, THENCE E 210 FT; THENCE NLY 105 FT; THENCE W 180 FT M/L TO CENT OF SD DITCH TO POB, THENCE NLY IN CENT OF DITCH 62 1/2 FT, THENCE W TO A PT 32 FT E OF E BDRY OF 6TH ST, THENCE S 62.5 FT, THENCE E TO THE POB P-81-N PI#46055.0000/0 Parcel ID Number 4605500000 Property Address: 6TH ST E BRADENTON, FL 34208 Names in which assessed: BERNICE STUDSTILL HORTON-COOPER, GEORGE W VEREEN, MADDIE STUDSTILL HORNE, WILLIAM N VEREEN 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02185M

THIRD INSERTION

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

Certificate Number: 2023-5268 Tax Deed #:2026TD000243 NOTICE IS HEREBY GIVEN that HMF FL H 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: 2023-5268 Year of Issuance 2023 Description of Property UNIT 949 SHORELINE TERRACES V AT PERICO BAY CLUB PHASE 2 PI#73609.1665/9 Parcel ID Number 7360916659 Property Address: 949 SANDPIPER CIR BRADENTON, FL 34209 Names in which assessed: ADAM D NGUYEN & LEHANG NGUYEN REV LIVING TRUST 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02186M

THIRD INSERTION

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

Certificate Number: 2024-5296 Tax Deed #:2026TD000241 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: 2024-5296 Year of Issuance 2024 Description of Property LOT 8 BLK A UNIT 1 WHITFIELD COUNTRY CLUB HTS PI#65933.0000/4 Parcel ID Number 6593300004 Property Address: 6618 SABINA RD SARASOTA, FL 34243 Names in which assessed: BAILEY DECKER, DONOVAN REDETZKE 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02180M

THIRD INSERTION

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

Certificate Number: 2024-3143 Tax Deed #:2026TD000253 NOTICE IS HEREBY GIVEN that C DEAN KUSHMER 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: 2024-3143 Year of Issuance 2024 Description of Property LOT 5 R H JOHNSON SUB; LESS: BEGIN AT THE SE COR OF SD LOT 5, TH N 05 DEG 44 MIN 16 SEC W ALG THE ELY LN OF LOT 5, 160.98 FT; TH S 81 DEG 01 MIN 56 SEC W 47.30 FT TO A FENCE COR; TH S 09 DEG 39 MIN 01 SEC E ALG A OCCUPIED FENCE LN A DIST OF 153.26 FT TO THE INT OF THE SLY LN OF LOT 5 AS STAKED; TH N 87 DEG 03 MIN 17 SEC E ALG SD SLY LN A DIST OF 36.06 FT TO THE POB. (OR 1407 PG 2699) PI#31966.0010/4 Parcel ID Number 3196600104 Property Address: 1201 3RD AVE E BRADENTON, FL 34208 Names in which assessed: STEP PROPERTIES INC 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 12/07/2026 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 6, 13, 20, 27, 2026 26-02193M