

Lakewood Ranch RV Owner LP

Case#: CE2409-0428

CERTIFICATE OF SATISFACTION OF LIEN

The Development Services Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Compliance Order, which was duly recorded in **Official Records Instrument Number 202541131860** for fees due on the property located **14875 Rangeland Pkwy., Bradenton, FL 34211** more particularly described as follows:

FM A NAIL AT SW COR OF E1/2 OF NW1/4 OF SEC 15; RUN S 89 DEG 14 MIN 39 SEC E ALG S LN OF SD E1/2 OF NW1/4 33.3 FT TO CONC MON ON E R/W LN OF LORRAINE RD; TH N 00 DEG 09 MIN 23 SEC E

pursuant to Manatee County Land Development Code.

On September 22, 2026, the lien was satisfied.

Manatee County releases the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.

Dated: September 22, 2026,

by:

Nicole Knapp
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
PO Box 1000
Bradenton, Florida 34206
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- ☒ physical presence or
☐ online notarization

this 22nd day of September, 2026 by Nicole Knapp who

- ☐ is personally known to me or
☐ has produced N/A as identification.

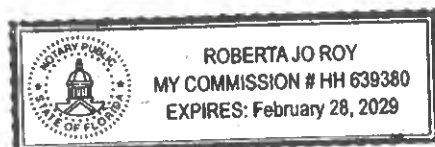
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Roberta Jo Roy
Signature of Notary Public

My Commission Expires:

2/28/2029

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



**Manatee County Building and Development Services**

Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1135375**Receipt Date:** 8/24/26

RECEIPT

Record and Payer Information

Record ID	CE2409-0428	Record Type	Structures - Construction				
Parcel ID	5819105590000-2726242954						
Desc. of Work	There is a storage structure on the property that is not permitted.						
Property Address	14875 RANGELAND PKWY	City	BRADENTON	State	FL	Zip	34211
Owner	LAKEWOOD RANCH RV OWNER LP						
Address	1504 BAY RD UNIT 1204	City	MIAMI BEACH	State		Zip	
Phone							
Contractor							
Company							
Address		City		State		Zip	
Phone							
Payer	LAKEWOOD RANCH RV OWNER LP						

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
08/24/2026	Manual Check	AA	CHECK 126	\$3,245.52

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Daily Fine	779837	3,200	\$3,200.00	\$3,200.00	\$0.00
Recording Fee CE	779839	19	\$18.50	\$18.50	\$0.00
Order					
Recording Fee CE	779839	10	\$10.00	\$10.00	\$0.00
Case					
Postage Fee CE	779839	17	\$17.02	\$17.02	\$0.00
Case					

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

CASE NO. CE2409-0428

vs.

Lakewood Ranch RV Owner LP,
Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on August 27, 2025, after due notice to Respondent, and the Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues this Order of Referral Order as follows

FINDINGS OF FACT

- 1 Respondent(s), **Lakewood Ranch RV Owner LP**, whose mailing address is 1504 Bay Rd Unit 1204., Miami Beach, FL is/are the owner(s) or person(s) in charge of the property located at **14875 Rangeland Pkwy., Bradenton, FL**, and identified in the Manatee County Property Appraiser's records as PIN **581910559**.
- 2 Respondent(s) was/were properly served with a Notice of Violation in accordance with Section 162.12, Florida Statutes and Section 2-7-3 of the County Code of Ordinances Respondent(s) ☒ was/were ☐ was not/were not present at the hearing
3. The violation **(LDC) Section 310.3 – Building Permit Required**. Storage building was built or added to the property without a permit.
- 4 The Notice of Violation states that the violation must be corrected on or before **October 18, 2024**.
- 5 As of August 27, 2025, the condition described in paragraph 3 herein remains uncorrected

CONCLUSIONS OF LAW

1. Respondent(s) by reason of the foregoing, is/are in violation of **Section 310.3** of the Land Development Code in that the respondent(s) has/have a storage building built or added to the property without a permit. Respondent(s) has/have failed to remedy the aforesaid violation(s)
- 2 Respondent(s) is/are subject to the provisions of Chapter 162, Part I, Florida Statutes and Chapter 2-7 of the Land Development Code.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes and 2-7-25 of the Manatee County Code of Ordinances, it is hereby ORDERED:

- 1 THAT the Respondent(s) correct(s) the aforesaid violation by **obtaining the required building permit or remove the storage building**.
2. THAT in the event the aforesaid violation is not corrected **on or before October 26, 2025**, a fine of \$100.00 per day shall be imposed against the Respondent(s) for each day the violation(s) has/have continued past the compliance date ordered This fine shall continue to accrue until Respondent(s) come(s) into compliance with this Order.

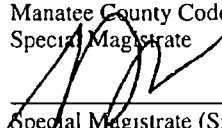
CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2409-0428

3. If the required corrective action is not taken as ordered **on or before October 26, 2025**, a certified copy of this Order shall be recorded in the public records of Manatee County, Florida and shall constitute a lien against the above-described property and upon any other real or personal property owned by Respondent(s) pursuant to Section 162.09, Florida Statutes, and Section 2-7-27 of the Manatee County Code of Ordinances
- 4 That this Order is self-executing upon an Affidavit of Non-compliance being filed with the Clerk of the Circuit Court of Manatee County,

DONE AND ORDERED this 27th day of August 2025.

Manatee County Code Enforcement,
Special Magistrate


Special Magistrate (Signature)

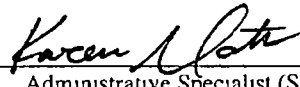
Print Name: Walter Sowa

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on August 27, 2025 and has been furnished to the Respondent (s),

- ☒ **Personally, on this 27th day of August 2025**
☐ **By US Mail on this 27th day of August 2025**

Code Enforcement Administrative Specialist
Manatee County

By. 

Administrative Specialist (Signature)

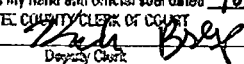
Print Name: Karen Mata

Code Enforcement Division
2101 47th Terrace East
Bradenton, FL 34203

Attention: It is your responsibility to notify Code Enforcement at **941-748-2071** to verify that the violation has been brought into compliance.

STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a
true & correct copy of the document on file in my office.

☒ No redactions	☐ Redacted pursuant to law
☒ Full Document	☐ Page ____ of ____
☒ Not LOA	☐ Letter of Administration is in full force and effect

Witness my hand and official seal dated 10/27/25
MANATEE COUNTY CLERK OF COURT
By 
Deputy Clerk

AVERY, CONNIE; STAPLES, MYRTLE G
Case No. **CE2407-0486**

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records **Instrument Number 202541087868** for fees due on the property located at **3514 20TH ST W, BRADENTON, FL 34205** more particularly described as follows:

LOT 93 GREGORY ESTATES SECOND ADD PI#50774.0000/9

pursuant to Chapter 82-321, Laws of Florida.

On the 22nd day of September 2026, Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.

Dated: 9/22/2026
By: Nicole Knapp
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

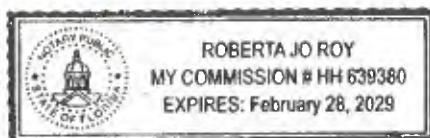
- ☒ physical presence or
☐ online notarization

This 22nd day of September, 2026 by Nicole Knapp who
☐ is personally known to me or
☐ has produced NA as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Roberta Jo Roy
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

My Commission Expires: 2/28/2029



AVERY, CONNIE; STAPLES, MYRTLE G

Case No: CE2407-0486

Invoice No: **718108 / 731899**

CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **one thousand three hundred four dollars and thirty-six cents (\$1,304.36)** against certain lands lying in Manatee County, Florida, more particularly described as follows:
PID # 5077400009

The owner(s) of the above-described property is **AVERY, CONNIE; STAPLES, MYRTLE G**. Said property is located at **3514 20TH ST W, BRADENTON FL 34205**, County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **AVERY, CONNIE; STAPLES, MYRTLE G** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **(\$20.00)**.

If payment is not received by August 29th, 2025, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 29th, 2025: \$1,350.85

Dated: 7-14-25

By: 
Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 14th day of July, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.


Notary Public Signature

7-14-2025
Date



Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

Notary Public Stamp

**Manatee County Building and Development Services**

Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1123130
Receipt Date: 6/30/26

RECEIPT

Record and Payer Information

Record ID	CE2407-0486	Record Type	Overgrown				
Parcel ID	5077400009000-2287960116						
Desc. of Work	Trash and Debris throughout property -JH						
Property Address	3514 20TH ST W	City	BRADENTON	State	FL	Zip	34205
Owner	AVERY CONNIE						
Address	3514 20TH ST W	City	BRADENTON	State		Zip	
Phone							
Contractor							
Company				License #			
Address		City		State		Zip	
Phone							
Payer							

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
06/30/2026	Cash Receipt	AA	Cash Receipt #C2609563	\$1,391.38
Payment via Manatee County				
Tax Collectors Office				

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Lot Clearing	718108	1,297	\$1,297.00	\$2,594.00	\$-1,297.00
Postage Fee CE	718108	7	\$7.36	\$14.72	\$-7.36
Case					
Recording Fee CE	731899	20	\$20.00	\$40.00	\$-20.00
Case					
One Time Fee	753348	26	\$26.49	\$52.98	\$-26.49
MCTCO Interest	830520	41	\$40.53	\$40.53	\$0.00
Penalty					

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocat ion	ReceiptN umber	Posted Date	Fund1	Paid Amt Fund1	CE Case#	Fees In Accela	Fees Paid	TCO 2% Fee	Total	One- time fee	penalty/(discount)	Lot Clearing/ Mowing	other fees	penalty/(disco unt) fee to be added to		Total	Notes	Revised Receipt #
																		Accela				
2578501009	2025	N	HARRISON, EDITH	16TH AVE	IS05312021	5/31/2026 0:00	LOT1	8,892.44	CE2501-0488	8633.44	8,892.44	177.85	9,070.29	169.28	8.57	8436.00	28.16	259.00	8892.44	1122356	1123128	Voided/Corrected 6/30/26
5077400009	2025	N	AVERY, CONNIE,	3514 20TH	S05312021	5/31/2026 0:00	LOT1	1,391.38	CE2407-0486	1350.85	1,391.38	27.83	1,419.21	26.49	1.34	1297.00	27.36	40.53	1391.38	1122359	1123130	Voided/Corrected 6/30/26
986500007	2025	N	UPSCALE FLIPPERS LLC	4612 7TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2503-0367	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1122755	1122826	Voided/Corrected 6/29/26
5194500004	2025	N	KOKOT, KENNETH J,	4425 19TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2411-0524	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123028		
6095100001	2025	N	RAYNOR, WILLIAM	5519 26TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2409-0265	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123030		
6236100001	2025	N	WHITE, DEAN, ADAMS,	6332 CORI	S05312021	5/31/2026 0:00	LOT1	239.70	CE2411-0106	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123032		
2553100005	2025	N	SANTANA-FLORES,	1911 3RD	S05312021	5/31/2026 0:00	LOT1	2,734.87	CE2505-0252	2655.22	2,734.87	54.70	2,789.57	52.06	2.64	2575.00	28.16	79.65	2734.87	1123036		
2487800001	2025	N	GAVIN, CHARLES	1103 26TH	S05312021	5/31/2026 0:00	LOT1	318.49	CE2407-0827	309.22	318.49	6.37	324.86	6.06	0.31	275.00	28.16	9.27	318.49	1123040		
6686500059	2025	N	GLEESON, DENNIS,	7506	S05312021	5/31/2026 0:00	LOT1	213.43	CE2409-0305	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123045		
6650212100	2025	N	OAKS HOLDINGS 34639	904 CYPRE	S05312021	5/31/2026 0:00	LOT1	213.43	CE2501-0274	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123052		
3548000109	2025	N	KALETA, SHAWN T	3600 RIVE	S05312021	5/31/2026 0:00	LOT1	476.09	CE2503-0732	462.22	476.09	9.52	485.61	9.06	0.46	425.00	28.16	13.87	476.09	1123056		
5308900058	2025	N	LEMON TREE	2108 51ST	S05312021	5/31/2026 0:00	LOT1	5,063.89	CE2505-0196	4916.4	5,063.89	101.28	5,165.17	96.40	4.88	4800.00	20.00	147.49	5063.89	1123057		
5565200002	2025	N	LUPPO, PHILLIP	112 52ND	S05312021	5/31/2026 0:00	LOT1	213.44	CE2409-0255	207.22	213.44	4.27	217.71	4.06	0.21	175.00	28.16	6.22	213.44	1123059		

20,476.26

C2609563
GLIQ OBJECT CODE: 349913

MCTTO Interest Penalty \$11.77 applied Cash Receipt #C2609563

Cash Receipt #C2609563 Payment via Manatee County Tax Collectors Office

Detailed Trial Balance

Fiscal: 2026

05/01/26 thru 06/25/26

<u>Org Key</u>	<u>Description</u>	<u>Director</u>	<u>Status</u>	<u>FUND</u>	<u>ACT</u>	<u>FUNC</u>	<u>DEPT</u>	<u>DIV</u>
1070000000	Unincorporated Services Fund		A	107	107	00	00	000

<u>Object</u>	<u>Description</u>	<u>Posting Date</u>	<u>Reference</u>	<u>Transaction Description</u>	<u>Debits</u>	<u>Credits</u>	<u>Balance</u>
349913	Lot clearing revenue	05/04/2026	BP260504	Mowing Fee	0.00	375.00	375.00
349913	Lot clearing revenue	06/16/2026	C2609563	AD VALOREM DIST 6/15	0.00	20,476.26	20,851.26
349913	Lot clearing revenue	05/27/2026	C2608979	AD VALOREM DIST 5/27	0.00	500.42	21,351.68
349913	Lot clearing revenue	05/26/2026	BP260526	Mowing Fee	0.00	200.00	21,551.68
Total for:				349913	\$0.00	\$21,551.68	\$21,551.68
Total for:				1070000000	\$0.00	\$21,551.68	\$21,551.68

GAVIN, CHARLES
Case No. CE2407-0827

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records Instrument Number 20241003546 for fees due on the property located at 1103 26TH STREET CT E, PALMETTO, FL 34221 more particularly described as follows:

LOT 17 BLK B WASHINGTON GARDENS SEC 3 PI#24878.0000/1

pursuant to Chapter 82-321, Laws of Florida.

On the 22nd day of September 2026, Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.

Dated: 9/22/2024
By: Nicole E. Knapp
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- ☒ physical presence or
☐ online notarization

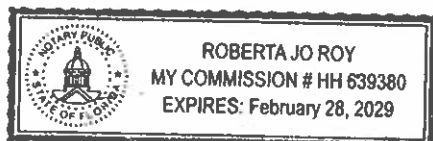
This 22nd day of September, 2026 by Nicole Knapp who
☒ is personally known to me or WA
☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Robert Roy
Signature of Notary Public

My Commission Expires: 2/28/2029

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



GAVIN, CHARLES

Case No: CE2407-0827

Invoice No: **655142 / 667360**



CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **two hundred eighty-three dollars and sixteen cents. (\$283.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows: **PID # 2487800001**

The owner(s) of the above-described property is **GAVIN, CHARLES**. Said property is located at **1103 26th Street Ct E., PALMETTO**, County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **GAVIN, CHARLES** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **(\$20.00)**.

If payment is not received by August 29th, 2025, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 29th, 2025: \$309.22

Dated: 1-7-25

By: 
Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 7th day of January, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.


Notary Public Signature

1-7-2025
Date



Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

Notary Public Stamp

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: TALLRED
Cashiered By: TALLRED

Receipt#: 900715525 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009
Receipt Date: 01/09/2025 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202541003546-LIEN

Receipt Total:	\$10.00
Amount Tendered:	\$0.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$0.00

Instrument: 202541003546 LIEN		
001000000341100	RECORDING FEE \$5/\$4	\$5.00
199000000341150	PRMTF \$1/\$.50	\$1.00
001000000208911	PRMTF FACC \$.10	\$0.10
199000000341160	PRMTF CLERK \$1.90	\$1.90
001000000208912	PRMTF BCC \$2	\$2.00
Instrument Total:		\$10.00

**Manatee County Building and Development Services**

Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1123040**Receipt Date:** 6/30/26

RECEIPT

Record and Payer Information

Record ID	CE2407-0827	Record Type	Overgrown				
Parcel ID	2487800001000-3865658115						
Desc. of Work	Overgrown, causing snakes -km						
Property Address	1103 26TH STREET CT E	City	PALMETTO	State	FL	Zip	34221
Owner	GAVIN CHARLES						
Address	1103 26TH STREET CT E	City	PALMETTO	State		Zip	
Phone							
Contractor						License #	
Company							
Address		City		State		Zip	
Phone							
Payer							

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
06/30/2026	Cash Receipt	AA	Cash Receipt #C2609563	\$318.49
			Payment via Manatee County	
			Tax Collectors Office	

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Mowing Fee	655142	275	\$275.00	\$275.00	\$0.00
Postage Fee CE	655142	8	\$8.16	\$8.16	\$0.00
Case					
Recording Fee CE	667360	20	\$20.00	\$20.00	\$0.00
Case					
One Time Fee	753353	6	\$6.06	\$6.06	\$0.00
MCTCO Interest	830401	9	\$9.27	\$9.27	\$0.00
Penalty					

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocat ion	ReceiptN umber	Posted Date	Fund1	Paid Amt Fund1	CE Case#	Fees In Accela	Fees Paid	TCO 2% Fee	Total	One- time fee	penalty/(discount)	Lot Clearing/ Mowing	other fees	penalty/(disco unt) fee to be added to		Total	Notes	Revised Receipt #
																		Accela				
2578501009	2025	N	HARRISON, EDITH	16TH AVE	IS05312021	5/31/2026 0:00	LOT1	8,892.44	CE2501-0488	8633.44	8,892.44	177.85	9,070.29	169.28	8.57	8436.00	28.16	259.00	8892.44	1122356	1123128	Voided/Corrected 6/30/26
5077400009	2025	N	AVERY, CONNIE,	3514 20TH	S05312021	5/31/2026 0:00	LOT1	1,391.38	CE2407-0486	1350.85	1,391.38	27.83	1,419.21	26.49	1.34	1297.00	27.36	40.53	1391.38	1122359	1123130	Voided/Corrected 6/30/26
986500007	2025	N	UPSCALE FLIPPERS LLC	4612 7TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2503-0367	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1122755	1122826	Voided/Corrected 6/29/26
5194500004	2025	N	KOKOT, KENNETH J,	4425 19TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2411-0524	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123028		
6095100001	2025	N	RAYNOR, WILLIAM	5519 26TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2409-0265	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123030		
6236100001	2025	N	WHITE, DEAN, ADAMS,	6332 CORI	S05312021	5/31/2026 0:00	LOT1	239.70	CE2411-0106	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123032		
2553100005	2025	N	SANTANA-FLORES,	1911 3RD	S05312021	5/31/2026 0:00	LOT1	2,734.87	CE2505-0252	2655.22	2,734.87	54.70	2,789.57	52.06	2.64	2575.00	28.16	79.65	2734.87	1123036		
2487800001	2025	N	GAVIN, CHARLES	1103 26TH	S05312021	5/31/2026 0:00	LOT1	318.49	CE2407-0827	309.22	318.49	6.37	324.86	6.06	0.31	275.00	28.16	9.27	318.49	1123040		
6686500059	2025	N	GLEESON, DENNIS,	7506	S05312021	5/31/2026 0:00	LOT1	213.43	CE2409-0305	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123045		
6650212100	2025	N	OAKS HOLDINGS 34639	904 CYPRE	S05312021	5/31/2026 0:00	LOT1	213.43	CE2501-0274	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123052		
3548000109	2025	N	KALETA, SHAWN T	3600 RIVE	S05312021	5/31/2026 0:00	LOT1	476.09	CE2503-0732	462.22	476.09	9.52	485.61	9.06	0.46	425.00	28.16	13.87	476.09	1123056		
5308900058	2025	N	LEMON TREE	2108 51ST	S05312021	5/31/2026 0:00	LOT1	5,063.89	CE2505-0196	4916.4	5,063.89	101.28	5,165.17	96.40	4.88	4800.00	20.00	147.49	5063.89	1123057		
5565200002	2025	N	LUPPO, PHILLIP	112 52ND	S05312021	5/31/2026 0:00	LOT1	213.44	CE2409-0255	207.22	213.44	4.27	217.71	4.06	0.21	175.00	28.16	6.22	213.44	1123059		

20,476.26

C2609563
GLIQ OBJECT CODE: 349913

MCTTO Interest Penalty \$11.77 applied Cash Receipt #C2609563

Cash Receipt #C2609563 Payment via Manatee County Tax Collectors Office

Detailed Trial Balance

Fiscal: 2026

05/01/26 thru 06/25/26

<u>Org Key</u>	<u>Description</u>	<u>Director</u>	<u>Status</u>	<u>FUND</u>	<u>ACT</u>	<u>FUNC</u>	<u>DEPT</u>	<u>DIV</u>
1070000000	Unincorporated Services Fund		A	107	107	00	00	000

<u>Object</u>	<u>Description</u>	<u>Posting Date</u>	<u>Reference</u>	<u>Transaction Description</u>	<u>Debits</u>	<u>Credits</u>	<u>Balance</u>
349913	Lot clearing revenue	05/04/2026	BP260504	Mowing Fee	0.00	375.00	375.00
349913	Lot clearing revenue	06/16/2026	C2609563	AD VALOREM DIST 6/15	0.00	20,476.26	20,851.26
349913	Lot clearing revenue	05/27/2026	C2608979	AD VALOREM DIST 5/27	0.00	500.42	21,351.68
349913	Lot clearing revenue	05/26/2026	BP260526	Mowing Fee	0.00	200.00	21,551.68
Total for:				349913	\$0.00	\$21,551.68	\$21,551.68
Total for:				1070000000	\$0.00	\$21,551.68	\$21,551.68

LUPPO, PHILLIP CHARLES
Case No. **CE2409-0255**

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records Instrument Number **202541017202** for fees due on the property located at **112 52ND AVENUE PLZ W, BRADENTON, FL 34207** more particularly described as follows:

LOT 9 BLK A FLORIDANA MOBILE HOMESITE SUB SEC 1 PI#55652.0000/2

pursuant to Chapter 82-321, Laws of Florida.

On the 22nd day of September 2026, Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.

Dated: 9/22/2026
By: Nicole Knapp
County Administrator or Nicole Knapp
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- ☒ physical presence or
☐ online notarization

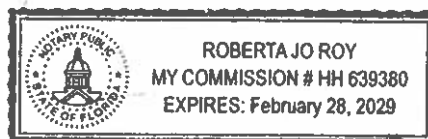
This 22nd day of September, 2026, by Nicole Knapp who

- ☒ is personally known to me or
☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Robert Jo Roy
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

My Commission Expires: 2/28/2029



LUPPO, PHILLIP CHARLES

Case No: CE2409-0255

Invoice No: **662533 / 678396**

CLAIM OF LIEN



Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **one hundred eighty-three dollars and sixteen cents (\$183.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows: **PID # 5565200002**

The owner(s) of the above-described property is **LUPPO, PHILLIP CHARLES**. Said property is located at **112 52nd Avenue Plz W., Bradenton, FL 34207** County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **LUPPO, PHILLIP CHARLES** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **(\$20.00)**.

If payment is not received by August 29th, 2025, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 29th, 2025: \$207.22

Dated: 2-4-26

By:


Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 5th day of February, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.



Notary Public Signature

2-5-2025

Date



Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

Notary Public Stamp

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: AStevens
Cashiered By: AStevens

Receipt#: 900724799 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009
Receipt Date: 02/07/2025 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202541017202-LIEN

Receipt Total:	\$10.00
Amount Tendered:	\$0.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	

Instrument: 202541017202 LIEN

001000000341100	RECORDING FEE \$5/\$4	\$5.00
199000000341150	PRMTF \$1/\$.50	\$1.00
001000000208911	PRMTF FACC \$.10	\$0.10
199000000341160	PRMTF CLERK \$1.90	\$1.90
001000000208912	PRMTF BCC \$2	\$2.00
001000000341400	INDEXING NAMES	\$0.00
001000000229552	E-CERTIFICATION FEE	\$0.00
001000000341400	E-COPIES	\$0.00
001000000341400	E-CERTIFICATION	\$0.00
Instrument Total:		\$10.00

**Manatee County Building and Development Services**

Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1123059**Receipt Date:** 6/30/26

RECEIPT

Record and Payer Information

Record ID	CE2409-0255	Record Type	Overgrown				
Parcel ID	5565200002000-0946954652						
Desc. of Work	Overgrown yard -ps						
Property Address	112 52ND AVENUE PLZ W	City	BRADENTON	State	FL	Zip	34207
Owner	LUPPO PHILLIP CHARLES						
Address	112 52ND AVENUE PLZ W	City	BRADENTON	State		Zip	
Phone							
Contractor						License #	
Company							
Address		City		State		Zip	
Phone							
Payer							

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
06/30/2026	Cash Receipt	AA	Cash Receipt #C2609563	\$213.44
Payment via Manatee County				
Tax Collectors Office				

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Mowing Fee	662533	175	\$175.00	\$175.00	\$0.00
Postage Fee CE	662533	8	\$8.16	\$8.16	\$0.00
Case					
Recording Fee CE	678396	20	\$20.00	\$20.00	\$0.00
Case					
One Time Fee	753359	4	\$4.06	\$4.06	\$0.00
MCTCO Interest	830422	6	\$6.22	\$6.22	\$0.00
Penalty					

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocat ion	ReceiptN umber	Posted Date	Fund1	Paid Amt Fund1	CE Case#	Fees In Accela	Fees Paid	TCO 2% Fee	Total	One- time fee	penalty/(discount)	Lot Clearing/ Mowing	other fees	penalty/(disco unt) fee to be added to		Notes	Revised Receipt #
																		Accela	Total		
2578501009	2025	N	HARRISON, EDITH	16TH AVE	IS05312021	5/31/2026 0:00	LOT1	8,892.44	CE2501-0488	8633.44	8,892.44	177.85	9,070.29	169.28	8.57	8436.00	28.16	259.00	8892.44	1122356	1123128 Voided/Corrected 6/30/26
5077400009	2025	N	AVERY, CONNIE,	3514 20TH	S05312021	5/31/2026 0:00	LOT1	1,391.38	CE2407-0486	1350.85	1,391.38	27.83	1,419.21	26.49	1.34	1297.00	27.36	40.53	1391.38	1122359	1123130 Voided/Corrected 6/30/26
986500007	2025	N	UPSCALE FLIPPERS LLC	4612 7TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2503-0367	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1122755	1122826 Voided/Corrected 6/29/26
5194500004	2025	N	KOKOT, KENNETH J,	4425 19TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2411-0524	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123028	
6095100001	2025	N	RAYNOR, WILLIAM	5519 26TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2409-0265	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123030	
6236100001	2025	N	WHITE, DEAN, ADAMS,	6332 CORI	S05312021	5/31/2026 0:00	LOT1	239.70	CE2411-0106	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123032	
2553100005	2025	N	SANTANA-FLORES,	1911 3RD	S05312021	5/31/2026 0:00	LOT1	2,734.87	CE2505-0252	2655.22	2,734.87	54.70	2,789.57	52.06	2.64	2575.00	28.16	79.65	2734.87	1123036	
2487800001	2025	N	GAVIN, CHARLES	1103 26TH	S05312021	5/31/2026 0:00	LOT1	318.49	CE2407-0827	309.22	318.49	6.37	324.86	6.06	0.31	275.00	28.16	9.27	318.49	1123040	
6686500059	2025	N	GLEESON, DENNIS,	7506	S05312021	5/31/2026 0:00	LOT1	213.43	CE2409-0305	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123045	
6650212100	2025	N	OAKS HOLDINGS 34639	904 CYPRE	S05312021	5/31/2026 0:00	LOT1	213.43	CE2501-0274	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123052	
3548000109	2025	N	KALETA, SHAWN T	3600 RIVE	S05312021	5/31/2026 0:00	LOT1	476.09	CE2503-0732	462.22	476.09	9.52	485.61	9.06	0.46	425.00	28.16	13.87	476.09	1123056	
5308900058	2025	N	LEMON TREE	2108 51ST	S05312021	5/31/2026 0:00	LOT1	5,063.89	CE2505-0196	4916.4	5,063.89	101.28	5,165.17	96.40	4.88	4800.00	20.00	147.49	5063.89	1123057	
5565200002	2025	N	LUPPO, PHILLIP	112 52ND	S05312021	5/31/2026 0:00	LOT1	213.44	CE2409-0255	207.22	213.44	4.27	217.71	4.06	0.21	175.00	28.16	6.22	213.44	1123059	

20,476.26

C2609563
GLIQ OBJECT CODE: 349913

MCTTO Interest Penalty \$11.77 applied Cash Receipt #C2609563

Cash Receipt #C2609563 Payment via Manatee County Tax Collectors Office

Detailed Trial Balance

Fiscal: 2026

05/01/26 thru 06/25/26

<u>Org Key</u>	<u>Description</u>	<u>Director</u>	<u>Status</u>	<u>FUND</u>	<u>ACT</u>	<u>FUNC</u>	<u>DEPT</u>	<u>DIV</u>
1070000000	Unincorporated Services Fund		A	107	107	00	00	000

<u>Object</u>	<u>Description</u>	<u>Posting Date</u>	<u>Reference</u>	<u>Transaction Description</u>	<u>Debits</u>	<u>Credits</u>	<u>Balance</u>
349913	Lot clearing revenue	05/04/2026	BP260504	Mowing Fee	0.00	375.00	375.00
349913	Lot clearing revenue	06/16/2026	C2609563	AD VALOREM DIST 6/15	0.00	20,476.26	20,851.26
349913	Lot clearing revenue	05/27/2026	C2608979	AD VALOREM DIST 5/27	0.00	500.42	21,351.68
349913	Lot clearing revenue	05/26/2026	BP260526	Mowing Fee	0.00	200.00	21,551.68
Total for:				349913	\$0.00	\$21,551.68	\$21,551.68
Total for:				1070000000	\$0.00	\$21,551.68	\$21,551.68

RAYNOR, WILLIAM EUGENE
Case No. CE2409-0265

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records Instrument Number 202541003548 for fees due on the property located at 5519 26TH ST W, BRADENTON, FL 34207 more particularly described as follows:

THE W1/2 OF: BEG 45 FT S OF THE NE COR OF THE SE1/4 OF THE NE1/4, OF SEC 15, RUN W 2310 FT ALG THE S LN OF GRADED RD; TH S ALG THE W LN OF 25TH ST, 380 FT FOR POB; TH CONT S ALG

pursuant to Chapter 82-321, Laws of Florida.

On the 22nd day of September 2026, Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.

Dated: 9/22/2026
By: Nicole Khapp
County Administrator or Nicole Khapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- ☒ physical presence or
☐ online notarization

This 22nd day of September, 2026, by Nicole Khapp, who

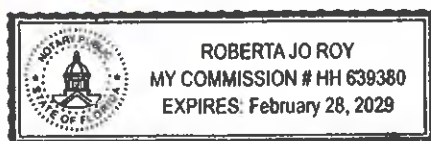
- ☒ is personally known to me or
☐ has produced D/A as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Roberta Jo Roy
Signature of Notary Public

My Commission Expires: 2/28/2029

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



RAYNOR, WILLIAM EUGENE

Case No: CE2409-0265

Invoice No: 655145 / 667384



CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **two hundred eight dollars and sixteen cents. (\$208.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows: **PID # 6095100001**

The owner(s) of the above-described property is **RAYNOR, WILLIAM EUGENE**. Said property is located at **5519 26th St W., BRADENTON**, County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **RAYNOR, WILLIAM EUGENE** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **(\$20.00)**.

If payment is not received by August 29th, 2025, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 29th, 2025: \$232.72

Dated: 1-7-25

By: [Signature]

Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 7th day of January, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.

[Signature]

Notary Public Signature

1-7-2025

Date



Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

Notary Public Stamp

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: TALLRED
Cashiered By: TALLRED

Receipt#: 900715527 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009
Receipt Date: 01/09/2025 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202541003548-LIEN

Receipt Total:	\$10.00
Amount Tendered:	\$0.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$0.00

Instrument: 202541003548 LIEN		
001000000341100	RECORDING FEE \$5/\$4	\$5.00
199000000341150	PRMTF \$1/\$.50	\$1.00
001000000208911	PRMTF FACC \$.10	\$0.10
199000000341160	PRMTF CLERK \$1.90	\$1.90
001000000208912	PRMTF BCC \$2	\$2.00
Instrument Total:		\$10.00

**Manatee County Building and Development Services**

Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1123030**Receipt Date:** 6/30/26

RECEIPT

Record and Payer Information

Record ID	CE2409-0265	Record Type	Overgrown				
Parcel ID	6095100001000-1571596996						
Desc. of Work	Lawn is overgrown. EE						
Property Address	5519 26TH ST W	City	BRADENTON	State	FL	Zip	34207
Owner	RAYNOR WILLIAM EUGENE						
Address	5519 26TH ST W	City	BRADENTON	State		Zip	
Phone							
Contractor							
Company							
Address		City		State		Zip	
Phone							
Payer							

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
06/30/2026	Cash Receipt	AA	Cash Receipt #C2609563	\$239.70
Payment via Manatee County				
Tax Collectors Office				

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Mowing Fee	655145	200	\$200.00	\$200.00	\$0.00
Postage Fee CE	655145	8	\$8.16	\$8.16	\$0.00
Case					
Recording Fee CE	667384	20	\$20.00	\$20.00	\$0.00
Case					
One Time Fee	753363	5	\$4.56	\$4.56	\$0.00
MCTCO Interest	830391	7	\$6.98	\$6.98	\$0.00
Penalty					

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocat ion	ReceiptN umber	Posted Date	Fund1	Paid Amt Fund1	CE Case#	Fees In Accela	Fees Paid	TCO 2% Fee	Total	One- time fee	penalty/(discount)	Lot Clearing/ Mowing	other fees	penalty/(disco unt) fee to be added to		Notes	Revised Receipt #
																		Accela	Total		
2578501009	2025	N	HARRISON, EDITH	16TH AVE	IS05312021	5/31/2026 0:00	LOT1	8,892.44	CE2501-0488	8633.44	8,892.44	177.85	9,070.29	169.28	8.57	8436.00	28.16	259.00	8892.44	1122356	1123128 Voided/Corrected 6/30/26
5077400009	2025	N	AVERY, CONNIE,	3514 20TH	S05312021	5/31/2026 0:00	LOT1	1,391.38	CE2407-0486	1350.85	1,391.38	27.83	1,419.21	26.49	1.34	1297.00	27.36	40.53	1391.38	1122359	1123130 Voided/Corrected 6/30/26
986500007	2025	N	UPSCALE FLIPPERS LLC	4612 7TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2503-0367	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1122755	1122826 Voided/Corrected 6/29/26
5194500004	2025	N	KOKOT, KENNETH J,	4425 19TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2411-0524	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123028	
6095100001	2025	N	RAYNOR, WILLIAM	5519 26TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2409-0265	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123030	
6236100001	2025	N	WHITE, DEAN, ADAMS,	6332 CORI	S05312021	5/31/2026 0:00	LOT1	239.70	CE2411-0106	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123032	
2553100005	2025	N	SANTANA-FLORES,	1911 3RD	S05312021	5/31/2026 0:00	LOT1	2,734.87	CE2505-0252	2655.22	2,734.87	54.70	2,789.57	52.06	2.64	2575.00	28.16	79.65	2734.87	1123036	
2487800001	2025	N	GAVIN, CHARLES	1103 26TH	S05312021	5/31/2026 0:00	LOT1	318.49	CE2407-0827	309.22	318.49	6.37	324.86	6.06	0.31	275.00	28.16	9.27	318.49	1123040	
6686500059	2025	N	GLEESON, DENNIS,	7506	S05312021	5/31/2026 0:00	LOT1	213.43	CE2409-0305	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123045	
6650212100	2025	N	OAKS HOLDINGS 34639	904 CYPRE	S05312021	5/31/2026 0:00	LOT1	213.43	CE2501-0274	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123052	
3548000109	2025	N	KALETA, SHAWN T	3600 RIVE	S05312021	5/31/2026 0:00	LOT1	476.09	CE2503-0732	462.22	476.09	9.52	485.61	9.06	0.46	425.00	28.16	13.87	476.09	1123056	
5308900058	2025	N	LEMON TREE	2108 51ST	S05312021	5/31/2026 0:00	LOT1	5,063.89	CE2505-0196	4916.4	5,063.89	101.28	5,165.17	96.40	4.88	4800.00	20.00	147.49	5063.89	1123057	
5565200002	2025	N	LUPPO, PHILLIP	112 52ND	S05312021	5/31/2026 0:00	LOT1	213.44	CE2409-0255	207.22	213.44	4.27	217.71	4.06	0.21	175.00	28.16	6.22	213.44	1123059	

20,476.26

C2609563
GLIQ OBJECT CODE: 349913

MCTTO Interest Penalty \$11.77 applied Cash Receipt #C2609563

Cash Receipt #C2609563 Payment via Manatee County Tax Collectors Office

Detailed Trial Balance

Fiscal: 2026

05/01/26 thru 06/25/26

<u>Org Key</u>	<u>Description</u>	<u>Director</u>	<u>Status</u>	<u>FUND</u>	<u>ACT</u>	<u>FUNC</u>	<u>DEPT</u>	<u>DIV</u>
1070000000	Unincorporated Services Fund		A	107	107	00	00	000

<u>Object</u>	<u>Description</u>	<u>Posting Date</u>	<u>Reference</u>	<u>Transaction Description</u>	<u>Debits</u>	<u>Credits</u>	<u>Balance</u>
349913	Lot clearing revenue	05/04/2026	BP260504	Mowing Fee	0.00	375.00	375.00
349913	Lot clearing revenue	06/16/2026	C2609563	AD VALOREM DIST 6/15	0.00	20,476.26	20,851.26
349913	Lot clearing revenue	05/27/2026	C2608979	AD VALOREM DIST 5/27	0.00	500.42	21,351.68
349913	Lot clearing revenue	05/26/2026	BP260526	Mowing Fee	0.00	200.00	21,551.68
Total for:				349913	\$0.00	\$21,551.68	\$21,551.68
Total for:				1070000000	\$0.00	\$21,551.68	\$21,551.68

GLEESON, DENNIS, YARBER, ELIZABETH
Case No. CE2409-0305

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records Instrument Number 202541041260 for fees due on the property located at 7506 WESTMORELAND DR, SARASOTA, FL 34243 more particularly described as follows:

LOTS 29 & 30, LESS THE SLY 20.87 FT OF LOT 29, SD THE SLY 20.87 FT BEING MSRD ALG THE ELY LOT LN (R/W LN OF WESTMORELAND DR) OF SD LOT 29, BLK 11, WHITFIELD ESTATES,

pursuant to Chapter 82-321, Laws of Florida.

On the 22nd day of September 2026, Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.

Dated: 9/22/2026
By: Nicole Krapp
County Administrator or Nicole Krapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- ☒ physical presence or
☐ online notarization

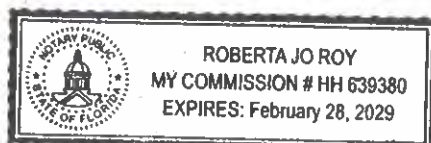
This 22nd day of September 2026 by Nicole Krapp who
☒ is personally known to me or
☐ has produced WIA as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Roberta Jo Roy
Signature of Notary Public

My Commission Expires: 2/28/2029

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



GLEESON, DENNIS, YARBER, ELIZABETH

Case No: CE2409-0305

Invoice No: **684902 / 697590**



CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **one hundred eighty-three dollars and sixteen cents (\$183.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows: **PID # 6686500059**

The owner(s) of the above-described property is **GLEESON, DENNIS, YARBER, ELIZABETH**. Said property is located at **7506 Westmoreland Dr., Sarasota 34243** County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **GLEESON, DENNIS, YARBER, ELIZABETH** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **(\$20.00)**.

If payment is not received by August 29th, 2025, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 29th, 2025: \$207.22

Dated: 3-28-25

By: [Signature]

Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 28th day of March, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.

[Signature]

Notary Public Signature

3-28-2025

Date



Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

Notary Public Stamp

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: TALLRED
Cashiered By: TALLRED

Receipt#: 900740627 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009
Receipt Date: 04/01/2025 **PUBLIC SAFETY** **RAQUEL BOTHAST**
BRADENTON, FL 34205

Instrument(s): 202541041260-LIEN

Receipt Total: \$10.00
Amount Tendered: \$0.00
Overage: \$0.00
Service Fee \$0.00
Total PAID \$0.00

Instrument: 202541041260 LIEN		
001000000341100	RECORDING FEE \$5/\$4	\$5.00
199000000341150	PRMTF \$1/\$.50	\$1.00
001000000208911	PRMTF FACC \$.10	\$0.10
199000000341160	PRMTF CLERK \$1.90	\$1.90
001000000208912	PRMTF BCC \$2	\$2.00
Instrument Total:		\$10.00

**Manatee County Building and Development Services**

Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1123045**Receipt Date:** 6/30/26

RECEIPT

Record and Payer Information

Record ID	CE2409-0305	Record Type	Overgrown				
Parcel ID	6686500059000-2408831548						
Desc. of Work	Overgrown						
Property Address	7506 WESTMORELAND DR	City	SARASOTA	State	FL	Zip	34243
Owner	GLEESON DENNIS						
Address	509 SOUTH 74TH ST	City	BELLEVILLE	State		Zip	
Phone							
Contractor						License #	
Company							
Address		City		State		Zip	
Phone							
Payer							

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
06/30/2026	Cash Receipt	AA	Cash Receipt #C2609563	\$213.43
Payment via Manatee County				
Tax Collectors Office				

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Mowing Fee	684902	175	\$175.00	\$175.00	\$0.00
Postage Fee CE	684902	8	\$8.16	\$8.16	\$0.00
Case					
Recording Fee CE	697590	20	\$20.00	\$20.00	\$0.00
Case					
One Time Fee	753369	4	\$4.06	\$4.06	\$0.00
MCTCO Interest	830408	6	\$6.21	\$6.21	\$0.00
Penalty					

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocat ion	ReceiptN umber	Posted Date	Fund1	Paid Amt Fund1	CE Case#	Fees In Accela	Fees Paid	TCO 2% Fee	Total	One- time fee	penalty/(discount)	Lot Clearing/ Mowing	other fees	penalty/(disco unt) fee to be added to		Notes	Revised Receipt #
																		Accela	Total		
2578501009	2025	N	HARRISON, EDITH	16TH AVE	IS05312021	5/31/2026 0:00	LOT1	8,892.44	CE2501-0488	8633.44	8,892.44	177.85	9,070.29	169.28	8.57	8436.00	28.16	259.00	8892.44	1122356	1123128 Voided/Corrected 6/30/26
5077400009	2025	N	AVERY, CONNIE,	3514 20TH	S05312021	5/31/2026 0:00	LOT1	1,391.38	CE2407-0486	1350.85	1,391.38	27.83	1,419.21	26.49	1.34	1297.00	27.36	40.53	1391.38	1122359	1123130 Voided/Corrected 6/30/26
986500007	2025	N	UPSCALE FLIPPERS LLC	4612 7TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2503-0367	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1122755	1122826 Voided/Corrected 6/29/26
5194500004	2025	N	KOKOT, KENNETH J,	4425 19TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2411-0524	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123028	
6095100001	2025	N	RAYNOR, WILLIAM	5519 26TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2409-0265	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123030	
6236100001	2025	N	WHITE, DEAN, ADAMS,	6332 CORI	S05312021	5/31/2026 0:00	LOT1	239.70	CE2411-0106	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123032	
2553100005	2025	N	SANTANA-FLORES,	1911 3RD	S05312021	5/31/2026 0:00	LOT1	2,734.87	CE2505-0252	2655.22	2,734.87	54.70	2,789.57	52.06	2.64	2575.00	28.16	79.65	2734.87	1123036	
2487800001	2025	N	GAVIN, CHARLES	1103 26TH	S05312021	5/31/2026 0:00	LOT1	318.49	CE2407-0827	309.22	318.49	6.37	324.86	6.06	0.31	275.00	28.16	9.27	318.49	1123040	
6686500059	2025	N	GLEESON, DENNIS,	7506	S05312021	5/31/2026 0:00	LOT1	213.43	CE2409-0305	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123045	
6650212100	2025	N	OAKS HOLDINGS 34639	904 CYPRE	S05312021	5/31/2026 0:00	LOT1	213.43	CE2501-0274	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123052	
3548000109	2025	N	KALETA, SHAWN T	3600 RIVE	S05312021	5/31/2026 0:00	LOT1	476.09	CE2503-0732	462.22	476.09	9.52	485.61	9.06	0.46	425.00	28.16	13.87	476.09	1123056	
5308900058	2025	N	LEMON TREE	2108 51ST	S05312021	5/31/2026 0:00	LOT1	5,063.89	CE2505-0196	4916.4	5,063.89	101.28	5,165.17	96.40	4.88	4800.00	20.00	147.49	5063.89	1123057	
5565200002	2025	N	LUPPO, PHILLIP	112 52ND	S05312021	5/31/2026 0:00	LOT1	213.44	CE2409-0255	207.22	213.44	4.27	217.71	4.06	0.21	175.00	28.16	6.22	213.44	1123059	

20,476.26

C2609563
GLIQ OBJECT CODE: 349913

MCTTO Interest Penalty \$11.77 applied Cash Receipt #C2609563

Cash Receipt #C2609563 Payment via Manatee County Tax Collectors Office

Detailed Trial Balance

Fiscal: 2026

05/01/26 thru 06/25/26

<u>Org Key</u>	<u>Description</u>	<u>Director</u>	<u>Status</u>	<u>FUND</u>	<u>ACT</u>	<u>FUNC</u>	<u>DEPT</u>	<u>DIV</u>
1070000000	Unincorporated Services Fund		A	107	107	00	00	000

<u>Object</u>	<u>Description</u>	<u>Posting Date</u>	<u>Reference</u>	<u>Transaction Description</u>	<u>Debits</u>	<u>Credits</u>	<u>Balance</u>
349913	Lot clearing revenue	05/04/2026	BP260504	Mowing Fee	0.00	375.00	375.00
349913	Lot clearing revenue	06/16/2026	C2609563	AD VALOREM DIST 6/15	0.00	20,476.26	20,851.26
349913	Lot clearing revenue	05/27/2026	C2608979	AD VALOREM DIST 5/27	0.00	500.42	21,351.68
349913	Lot clearing revenue	05/26/2026	BP260526	Mowing Fee	0.00	200.00	21,551.68
Total for:				349913	\$0.00	\$21,551.68	\$21,551.68
Total for:				1070000000	\$0.00	\$21,551.68	\$21,551.68

OAKS HOLDINGS 34639 LLC
Case No. CE2501-0274

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records Instrument Number 202541056409 for fees due on the property located at 904 CYPRESS WOOD LN, SARASOTA, FL 34243 more particularly described as follows:

LOT 16 WOODS OF WHITFIELD SUB UNIT 9 PI#66502.1210/0

pursuant to Chapter 82-321, Laws of Florida.

On the 22nd day of September 2026, Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.

Dated: 9/22/2026
By: Nicole Khapp
County Administrator or Nicole Khapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

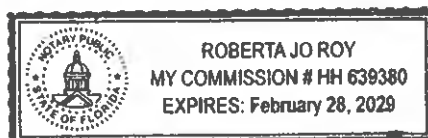
- ☒ physical presence or
☐ on line notarization

This 22nd day of September, 2026 (by Nicole Khapp, who
☒ is personally known to me or
☐ has produced U/A as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Roberta Jo Roy
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

My Commission Expires: 2/28/2029



OAKS HOLDINGS 34639 LLC

Case No: CE2501-0274

Invoice No: **695841 / 707835**



CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **one hundred eighty-three dollars and sixteen cents (\$183.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows:
PID # 6650212100

The owner(s) of the above-described property is **OAKS HOLDINGS 34639 LLC**. Said property is located at **904 Cypress Wood Ln., Sarasota 34243**, County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **OAKS HOLDINGS 34639 LLC** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **(\$20.00)**.

If payment is not received by August 29th, 2025, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 29th, 2025: \$207.22

Dated: 4-29-25
By: [Signature]
Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 29th day of April, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.

[Signature]
Notary Public Signature

4-29-2025
Date



Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

Notary Public Stamp

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: dhernandez
Cashiered By: dhernandez

Receipt#: 900750269 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009
Receipt Date: 05/05/2025 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202541056409-LIEN

Receipt Total:	\$10.00
Amount Tendered:	\$0.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$0.00

Instrument:	202541056409	LIEN	
001000000341100	RECORDING FEE \$5/\$4		\$5.00
199000000341150	PRMTF \$1/\$.50		\$1.00
001000000208911	PRMTF FACC \$.10		\$0.10
199000000341160	PRMTF CLERK \$1.90		\$1.90
001000000208912	PRMTF BCC \$2		\$2.00
Instrument Total:			\$10.00

**Manatee County Building and Development Services**

Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1123052**Receipt Date:** 6/30/26

RECEIPT

Record and Payer Information

Record ID	CE2501-0274	Record Type	Overgrown				
Parcel ID	6650212100000-2871032494						
Desc. of Work	lot is overgrown						
Property Address	904 CYPRESS WOOD LN	City	SARASOTA	State	FL	Zip	34243
Owner	OAKS HOLDINGS 34639 LLC						
Address	2201 MENAUL BLVD NE	City	ALBUQUERQUE	State		Zip	
	STE A						
Phone							
Contractor						License #	
Company							
Address		City		State		Zip	
Phone							
Payer							

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
06/30/2026	Cash Receipt	AA	Cash Receipt #C2609563	\$213.43
			Payment via Manatee County	
			Tax Collectors Office	

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Mowing Fee	695841	175	\$175.00	\$175.00	\$0.00
Postage Fee CE	695841	8	\$8.16	\$8.16	\$0.00
Case					
Recording Fee CE	707835	20	\$20.00	\$20.00	\$0.00
Case					
One Time Fee	753409	4	\$4.06	\$4.06	\$0.00

MCTCO Interest Penalty	830411	6	\$6.21	\$6.21	\$0.00
---------------------------	--------	---	--------	--------	--------

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocat ion	ReceiptN umber	Posted Date	Fund1	Paid Amt Fund1	CE Case#	Fees In Accela	Fees Paid	TCO 2% Fee	Total	One- time fee	penalty/(discount)	Lot Clearing/ Mowing	other fees	penalty/(disco unt) fee to be added to		Notes	Revised Receipt #
																		Accela	Total		
2578501009	2025	N	HARRISON, EDITH	16TH AVE	IS05312021	5/31/2026 0:00	LOT1	8,892.44	CE2501-0488	8633.44	8,892.44	177.85	9,070.29	169.28	8.57	8436.00	28.16	259.00	8892.44	1122356	1123128 Voided/Corrected 6/30/26
5077400009	2025	N	AVERY, CONNIE,	3514 20TH	S05312021	5/31/2026 0:00	LOT1	1,391.38	CE2407-0486	1350.85	1,391.38	27.83	1,419.21	26.49	1.34	1297.00	27.36	40.53	1391.38	1122359	1123130 Voided/Corrected 6/30/26
986500007	2025	N	UPSCALE FLIPPERS LLC	4612 7TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2503-0367	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1122755	1122826 Voided/Corrected 6/29/26
5194500004	2025	N	KOKOT, KENNETH J,	4425 19TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2411-0524	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123028	
6095100001	2025	N	RAYNOR, WILLIAM	5519 26TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2409-0265	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123030	
6236100001	2025	N	WHITE, DEAN, ADAMS,	6332 CORI	S05312021	5/31/2026 0:00	LOT1	239.70	CE2411-0106	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123032	
2553100005	2025	N	SANTANA-FLORES,	1911 3RD	S05312021	5/31/2026 0:00	LOT1	2,734.87	CE2505-0252	2655.22	2,734.87	54.70	2,789.57	52.06	2.64	2575.00	28.16	79.65	2734.87	1123036	
2487800001	2025	N	GAVIN, CHARLES	1103 26TH	S05312021	5/31/2026 0:00	LOT1	318.49	CE2407-0827	309.22	318.49	6.37	324.86	6.06	0.31	275.00	28.16	9.27	318.49	1123040	
6686500059	2025	N	GLEESON, DENNIS,	7506	S05312021	5/31/2026 0:00	LOT1	213.43	CE2409-0305	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123045	
6650212100	2025	N	OAKS HOLDINGS 34639	904 CYPRE	S05312021	5/31/2026 0:00	LOT1	213.43	CE2501-0274	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123052	
3548000109	2025	N	KALETA, SHAWN T	3600 RIVE	S05312021	5/31/2026 0:00	LOT1	476.09	CE2503-0732	462.22	476.09	9.52	485.61	9.06	0.46	425.00	28.16	13.87	476.09	1123056	
5308900058	2025	N	LEMON TREE	2108 51ST	S05312021	5/31/2026 0:00	LOT1	5,063.89	CE2505-0196	4916.4	5,063.89	101.28	5,165.17	96.40	4.88	4800.00	20.00	147.49	5063.89	1123057	
5565200002	2025	N	LUPPO, PHILLIP	112 52ND	S05312021	5/31/2026 0:00	LOT1	213.44	CE2409-0255	207.22	213.44	4.27	217.71	4.06	0.21	175.00	28.16	6.22	213.44	1123059	

20,476.26

C2609563
GLIQ OBJECT CODE: 349913

MCTTO Interest Penalty \$11.77 applied Cash Receipt #C2609563

Cash Receipt #C2609563 Payment via Manatee County Tax Collectors Office

Detailed Trial Balance

Fiscal: 2026

05/01/26 thru 06/25/26

<u>Org Key</u>	<u>Description</u>	<u>Director</u>	<u>Status</u>	<u>FUND</u>	<u>ACT</u>	<u>FUNC</u>	<u>DEPT</u>	<u>DIV</u>
1070000000	Unincorporated Services Fund		A	107	107	00	00	000

<u>Object</u>	<u>Description</u>	<u>Posting Date</u>	<u>Reference</u>	<u>Transaction Description</u>	<u>Debits</u>	<u>Credits</u>	<u>Balance</u>
349913	Lot clearing revenue	05/04/2026	BP260504	Mowing Fee	0.00	375.00	375.00
349913	Lot clearing revenue	06/16/2026	C2609563	AD VALOREM DIST 6/15	0.00	20,476.26	20,851.26
349913	Lot clearing revenue	05/27/2026	C2608979	AD VALOREM DIST 5/27	0.00	500.42	21,351.68
349913	Lot clearing revenue	05/26/2026	BP260526	Mowing Fee	0.00	200.00	21,551.68
Total for:				349913	\$0.00	\$21,551.68	\$21,551.68
Total for:				1070000000	\$0.00	\$21,551.68	\$21,551.68

WHITE, DEAN; ADAMS, SHIRLEY NKA SHIRLEY L BOETTCHER
Case No. CE2411-0106

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records Instrument Number 202541041259 for fees due on the property located at 6332 CORNELL RD, BRADENTON, FL 34207 more particularly described as follows:

LOT 20 BLK O BAYSHORE GARDENS SEC 20 PI#62361.0000/1

pursuant to Chapter 82-321, Laws of Florida.

On the 22nd day of September 2026, Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.

Dated: 9/22/2026
By: Nicole Knapp
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- ☒ physical presence or
☐ online notarization

This 22nd day of September, 2026, by Nicole Knapp, who

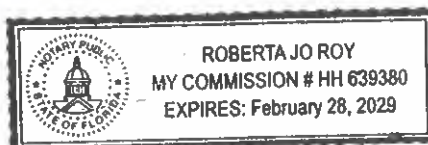
- ☒ is personally known to me or
☐ has produced WFF as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Roberta Jo Roy
Signature of Notary Public

My Commission Expires: 2/28/2029

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



WHITE, DEAN, ADAMS, SHIRLEY NKA SHIRLEY L BOETTCHER

Case No: CE2411-0106

Invoice No: **684882 / 697564**



CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **two hundred eight dollars and sixteen cents (\$208.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows: **PID # 6236100001**

The owner(s) of the above-described property is **WHITE, DEAN, ADAMS, SHIRLEY NKA SHIRLEY L BOETTCHER**.

Said property is located at **6332 Cornell Rd., Bradenton 34207** County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **WHITE, DEAN, ADAMS, SHIRLEY NKA SHIRLEY L BOETTCHER** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **(\$20.00)**.

If payment is not received by August 29th, 2025, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 29th, 2025: \$232.72

Dated: 3-28-25

By: [Signature]
Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 28th day of March, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.

[Signature]

Notary Public Signature

3-28-2025

Date



Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

Notary Public Stamp

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: TALLRED
Cashiered By: TALLRED

Receipt#: 900740626 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009
Receipt Date: 04/01/2025 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202541041259-LIEN

Receipt Total:	\$10.00
Amount Tendered:	\$0.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$0.00

Instrument: 202541041259 LIEN		
001000000341100	RECORDING FEE \$5/\$4	\$5.00
199000000341150	PRMTF \$1/\$.50	\$1.00
001000000208911	PRMTF FACC \$.10	\$0.10
199000000341160	PRMTF CLERK \$1.90	\$1.90
001000000208912	PRMTF BCC \$2	\$2.00
Instrument Total:		\$10.00

**Manatee County Building and Development Services**

Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1123032
Receipt Date: 6/30/26

RECEIPT

Record and Payer Information

Record ID	CE2411-0106	Record Type	Overgrown				
Parcel ID	6236100001000-4004985383						
Desc. of Work	Bathtub front porch. Palm tree laying. Overgrown on going issue, no power no water						
Property Address	6332 CORNELL RD	City	BRADENTON	State	FL	Zip	34207
Owner	WHITE DEAN						
Address	6332 CORNELL RD	City	BRADENTON	State		Zip	
Phone							
Contractor	License #						
Company							
Address		City		State		Zip	
Phone							
Payer							

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
06/30/2026	Cash Receipt	AA	Cash Receipt #C2609563	\$239.70
Payment via Manatee County				
Tax Collectors Office				

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Mowing Fee	684882	200	\$200.00	\$200.00	\$0.00
Postage Fee CE	684882	8	\$8.16	\$8.16	\$0.00
Case					
Recording Fee CE	697564	20	\$20.00	\$20.00	\$0.00
Case					
One Time Fee	753382	5	\$4.56	\$4.56	\$0.00

MCTCO Interest Penalty	830392	7	\$6.98	\$6.98	\$0.00
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6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocat ion	ReceiptN umber	Posted Date	Fund1	Paid Amt Fund1	CE Case#	Fees In Accela	Fees Paid	TCO 2% Fee	Total	One- time fee	penalty/(discount)	Lot Clearing/ Mowing	other fees	penalty/(disco unt) fee to be added to		Notes	Revised Receipt #
																		Accela	Total		
2578501009	2025	N	HARRISON, EDITH	16TH AVE	IS05312021	5/31/2026 0:00	LOT1	8,892.44	CE2501-0488	8633.44	8,892.44	177.85	9,070.29	169.28	8.57	8436.00	28.16	259.00	8892.44	1122356	1123128 Voided/Corrected 6/30/26
5077400009	2025	N	AVERY, CONNIE,	3514 20TH	S05312021	5/31/2026 0:00	LOT1	1,391.38	CE2407-0486	1350.85	1,391.38	27.83	1,419.21	26.49	1.34	1297.00	27.36	40.53	1391.38	1122359	1123130 Voided/Corrected 6/30/26
986500007	2025	N	UPSCALE FLIPPERS LLC	4612 7TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2503-0367	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1122755	1122826 Voided/Corrected 6/29/26
5194500004	2025	N	KOKOT, KENNETH J,	4425 19TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2411-0524	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123028	
6095100001	2025	N	RAYNOR, WILLIAM	5519 26TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2409-0265	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123030	
6236100001	2025	N	WHITE, DEAN, ADAMS,	6332 CORI	S05312021	5/31/2026 0:00	LOT1	239.70	CE2411-0106	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123032	
2553100005	2025	N	SANTANA-FLORES,	1911 3RD	S05312021	5/31/2026 0:00	LOT1	2,734.87	CE2505-0252	2655.22	2,734.87	54.70	2,789.57	52.06	2.64	2575.00	28.16	79.65	2734.87	1123036	
2487800001	2025	N	GAVIN, CHARLES	1103 26TH	S05312021	5/31/2026 0:00	LOT1	318.49	CE2407-0827	309.22	318.49	6.37	324.86	6.06	0.31	275.00	28.16	9.27	318.49	1123040	
6686500059	2025	N	GLEESON, DENNIS,	7506	S05312021	5/31/2026 0:00	LOT1	213.43	CE2409-0305	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123045	
6650212100	2025	N	OAKS HOLDINGS 34639	904 CYPRE	S05312021	5/31/2026 0:00	LOT1	213.43	CE2501-0274	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123052	
3548000109	2025	N	KALETA, SHAWN T	3600 RIVE	S05312021	5/31/2026 0:00	LOT1	476.09	CE2503-0732	462.22	476.09	9.52	485.61	9.06	0.46	425.00	28.16	13.87	476.09	1123056	
5308900058	2025	N	LEMON TREE	2108 51ST	S05312021	5/31/2026 0:00	LOT1	5,063.89	CE2505-0196	4916.4	5,063.89	101.28	5,165.17	96.40	4.88	4800.00	20.00	147.49	5063.89	1123057	
5565200002	2025	N	LUPPO, PHILLIP	112 52ND	S05312021	5/31/2026 0:00	LOT1	213.44	CE2409-0255	207.22	213.44	4.27	217.71	4.06	0.21	175.00	28.16	6.22	213.44	1123059	

20,476.26

C2609563
GLIQ OBJECT CODE: 349913

MCTTO Interest Penalty \$11.77 applied Cash Receipt #C2609563

Cash Receipt #C2609563 Payment via Manatee County Tax Collectors Office

Detailed Trial Balance

Fiscal: 2026

05/01/26 thru 06/25/26

<u>Org Key</u>	<u>Description</u>	<u>Director</u>	<u>Status</u>	<u>FUND</u>	<u>ACT</u>	<u>FUNC</u>	<u>DEPT</u>	<u>DIV</u>
1070000000	Unincorporated Services Fund		A	107	107	00	00	000

<u>Object</u>	<u>Description</u>	<u>Posting Date</u>	<u>Reference</u>	<u>Transaction Description</u>	<u>Debits</u>	<u>Credits</u>	<u>Balance</u>
349913	Lot clearing revenue	05/04/2026	BP260504	Mowing Fee	0.00	375.00	375.00
349913	Lot clearing revenue	06/16/2026	C2609563	AD VALOREM DIST 6/15	0.00	20,476.26	20,851.26
349913	Lot clearing revenue	05/27/2026	C2608979	AD VALOREM DIST 5/27	0.00	500.42	21,351.68
349913	Lot clearing revenue	05/26/2026	BP260526	Mowing Fee	0.00	200.00	21,551.68
Total for:				349913	\$0.00	\$21,551.68	\$21,551.68
Total for:				1070000000	\$0.00	\$21,551.68	\$21,551.68

KOKOT, KENNETH J; KOKOT, SYLVIA A
Case No. CE2411-0524

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records Instrument Number 202541041269 for fees due on the property located at 4425 19TH STREET CIR W, BRADENTON, FL 34207 more particularly described as follows:

LOT 46 AND 47 WORNS PARK LESS THAT PORTION DESC IN OR 1019/757 TO-WIT: COM AT A PT ON THE N LN OF LOT 46 WORNS PARK LOCATED 15 FT WLY OF THE NWLY COR OF LOT 47; TH ELY ALG

pursuant to Chapter 82-321, Laws of Florida.

On the 22nd day of September 2026, Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.

Dated: 9/22/2024
By: Nicole Knapp
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- ☒ physical presence or
☐ online notarization

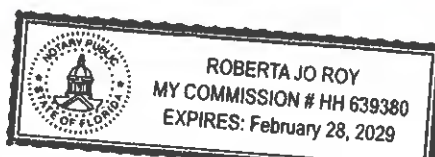
This 22nd day of September, 2026, by Nicole Knapp who
☒ is personally known to me or
☐ has produced N/A as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Roberta Jo Roy
Signature of Notary Public

My Commission Expires: 2/28/2029

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



KOKOT, KENNETH J; KOKOT, SYLVIA A

Case No: CE2411-0524

Invoice No: 684894 / 697579



CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **two hundred eight dollars and sixteen cents (\$208.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows: **PID # 5194500004**

The owner(s) of the above-described property is **KOKOT, KENNETH J; KOKOT, SYLVIA**. Said property is located at **4425 19th Street Cir W., Bradenton 34207** County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **KOKOT, KENNETH J; KOKOT, SYLVIA A** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **(\$20.00)**.

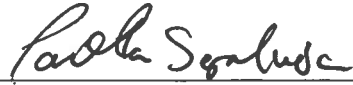
If payment is not received by August 29th, 2025, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 29th, 2025: \$232.72

Dated: 3-28-25

By: 
Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 28th day of March, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.


Notary Public Signature

3-28-2025
Date



Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

Notary Public Stamp

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: TALLRED
Cashiered By: TALLRED

Receipt#: 900740634 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009
Receipt Date: 04/01/2025 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202541041269-LIEN

Receipt Total:	\$10.00
Amount Tendered:	\$0.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$0.00

Instrument: 202541041269 LIEN		
001000000341100	RECORDING FEE \$5/\$4	\$5.00
199000000341150	PRMTF \$1/\$.50	\$1.00
001000000208911	PRMTF FACC \$.10	\$0.10
199000000341160	PRMTF CLERK \$1.90	\$1.90
001000000208912	PRMTF BCC \$2	\$2.00
Instrument Total:		\$10.00

**Manatee County Building and Development Services**

Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1123028**Receipt Date:** 6/30/26

RECEIPT

Record and Payer Information

Record ID	CE2411-0524	Record Type	Overgrown				
Parcel ID	5194500004000-3683358154						
Desc. of Work	The property is overgrown.						
Property Address	4425 19TH STREET CIR W	City	BRADENTON	State	FL	Zip	34207
Owner	KOKOT KENNETH J						
Address	4425 19TH STREET CIR W	City	BRADENTON	State		Zip	
Phone							
Contractor							
Company							
Address		City		State		Zip	
Phone							
Payer							

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
06/30/2026	Cash Receipt	AA	Cash Receipt #C2609563	\$239.70
Payment via Manatee County				
Tax Collectors Office				

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Mowing Fee	684894	200	\$200.00	\$200.00	\$0.00
Postage Fee CE	684894	8	\$8.16	\$8.16	\$0.00
Case					
Recording Fee CE	697579	20	\$20.00	\$20.00	\$0.00
Case					
One Time Fee	753395	5	\$4.56	\$4.56	\$0.00
MCTCO Interest	830389	7	\$6.98	\$6.98	\$0.00
Penalty					

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocat ion	ReceiptN umber	Posted Date	Fund1	Paid Amt Fund1	CE Case#	Fees In Accela	Fees Paid	TCO 2% Fee	Total	One- time fee	penalty/(discount)	Lot Clearing/ Mowing	other fees	penalty/(disco unt) fee to be added to		Notes	Revised Receipt #
																		Accela	Total		
2578501009	2025	N	HARRISON, EDITH	16TH AVE	IS05312021	5/31/2026 0:00	LOT1	8,892.44	CE2501-0488	8633.44	8,892.44	177.85	9,070.29	169.28	8.57	8436.00	28.16	259.00	8892.44	1122356	1123128 Voided/Corrected 6/30/26
5077400009	2025	N	AVERY, CONNIE,	3514 20TH	S05312021	5/31/2026 0:00	LOT1	1,391.38	CE2407-0486	1350.85	1,391.38	27.83	1,419.21	26.49	1.34	1297.00	27.36	40.53	1391.38	1122359	1123130 Voided/Corrected 6/30/26
986500007	2025	N	UPSCALE FLIPPERS LLC	4612 7TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2503-0367	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1122755	1122826 Voided/Corrected 6/29/26
5194500004	2025	N	KOKOT, KENNETH J,	4425 19TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2411-0524	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123028	
6095100001	2025	N	RAYNOR, WILLIAM	5519 26TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2409-0265	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123030	
6236100001	2025	N	WHITE, DEAN, ADAMS,	6332 CORI	S05312021	5/31/2026 0:00	LOT1	239.70	CE2411-0106	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123032	
2553100005	2025	N	SANTANA-FLORES,	1911 3RD	S05312021	5/31/2026 0:00	LOT1	2,734.87	CE2505-0252	2655.22	2,734.87	54.70	2,789.57	52.06	2.64	2575.00	28.16	79.65	2734.87	1123036	
2487800001	2025	N	GAVIN, CHARLES	1103 26TH	S05312021	5/31/2026 0:00	LOT1	318.49	CE2407-0827	309.22	318.49	6.37	324.86	6.06	0.31	275.00	28.16	9.27	318.49	1123040	
6686500059	2025	N	GLEESON, DENNIS,	7506	S05312021	5/31/2026 0:00	LOT1	213.43	CE2409-0305	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123045	
6650212100	2025	N	OAKS HOLDINGS 34639	904 CYPRE	S05312021	5/31/2026 0:00	LOT1	213.43	CE2501-0274	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123052	
3548000109	2025	N	KALETA, SHAWN T	3600 RIVE	S05312021	5/31/2026 0:00	LOT1	476.09	CE2503-0732	462.22	476.09	9.52	485.61	9.06	0.46	425.00	28.16	13.87	476.09	1123056	
5308900058	2025	N	LEMON TREE	2108 51ST	S05312021	5/31/2026 0:00	LOT1	5,063.89	CE2505-0196	4916.4	5,063.89	101.28	5,165.17	96.40	4.88	4800.00	20.00	147.49	5063.89	1123057	
5565200002	2025	N	LUPPO, PHILLIP	112 52ND	S05312021	5/31/2026 0:00	LOT1	213.44	CE2409-0255	207.22	213.44	4.27	217.71	4.06	0.21	175.00	28.16	6.22	213.44	1123059	

20,476.26

C2609563
GLIQ OBJECT CODE: 349913

MCTTO Interest Penalty \$11.77 applied Cash Receipt #C2609563

Cash Receipt #C2609563 Payment via Manatee County Tax Collectors Office

Detailed Trial Balance

Fiscal: 2026

05/01/26 thru 06/25/26

<u>Org Key</u>	<u>Description</u>	<u>Director</u>	<u>Status</u>	<u>FUND</u>	<u>ACT</u>	<u>FUNC</u>	<u>DEPT</u>	<u>DIV</u>
1070000000	Unincorporated Services Fund		A	107	107	00	00	000

<u>Object</u>	<u>Description</u>	<u>Posting Date</u>	<u>Reference</u>	<u>Transaction Description</u>	<u>Debits</u>	<u>Credits</u>	<u>Balance</u>
349913	Lot clearing revenue	05/04/2026	BP260504	Mowing Fee	0.00	375.00	375.00
349913	Lot clearing revenue	06/16/2026	C2609563	AD VALOREM DIST 6/15	0.00	20,476.26	20,851.26
349913	Lot clearing revenue	05/27/2026	C2608979	AD VALOREM DIST 5/27	0.00	500.42	21,351.68
349913	Lot clearing revenue	05/26/2026	BP260526	Mowing Fee	0.00	200.00	21,551.68
Total for:				349913	\$0.00	\$21,551.68	\$21,551.68
Total for:				1070000000	\$0.00	\$21,551.68	\$21,551.68

HARRISON, EDITH
Case No. CE2501-0488

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records **Instrument Number 202541052082** for fees due on the property located at **16TH AVE E, PALMETTO, FL 34221** more particularly described as follows:

BEG AT A PT IN THE E LN OF THE NE 1/4 OF THE NE 1/4 OF SD SEC 13, 25 FT S OF THE C/L OF THE TAMPA SOUTHERN RR, AS LOCATED AND CONSTRUCTED; TH SOUTHWARDLY ALG THE E LN OF THE

pursuant to Chapter 82-321, Laws of Florida.

On the 22nd day of September 2026, Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.

Dated: 9/22/2026
By: Nicole M. Knapp
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- ☒ physical presence or
☐ online notarization

This 22nd day of September, 2026 by Nicole Knapp, who

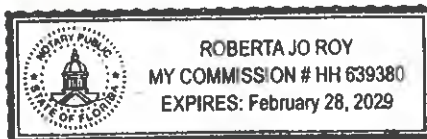
- ☒ is personally known to me or
☐ has produced LA as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Roberta Jo Roy
Signature of Notary Public

My Commission Expires: 2/28/2029

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: kgowen
Cashiered By: kgowen

Receipt#: 900747588 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009
Receipt Date: 04/25/2025 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202541052082-LIEN

Receipt Total:	\$10.00
Amount Tendered:	\$0.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$0.00

Instrument: 202541052082 LIEN		
001000000341100	RECORDING FEE \$5/\$4	\$5.00
199000000341150	PRMTF \$1/\$.50	\$1.00
001000000208911	PRMTF FACC \$.10	\$0.10
199000000341160	PRMTF CLERK \$1.90	\$1.90
001000000208912	PRMTF BCC \$2	\$2.00
Instrument Total:		\$10.00

HARRISON, EDITH

Case No: CE2501-0488

Invoice No: 692282 / 706051



CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **eight thousand four hundred forty-four dollars and sixteen cents (\$8,444.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows:
PID # 2578501009

The owner(s) of the above-described property is **HARRISON, EDITH**. Said property is located at **12th Ave E., Palmetto 34221** County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **HARRISON, EDITH** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **(\$20.00)**.

If payment is not received by August 29th, 2025, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 29th, 2025: \$8,633.44

Dated: 4.24.25

By: [Signature]

Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 24th day of April, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.

[Signature]

Notary Public Signature

4.24.2025

Date



Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

Notary Public Stamp

**Manatee County Building and Development Services**

Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1123128
Receipt Date: 6/30/26

RECEIPT

Record and Payer Information

Record ID	CE2501-0488	Record Type	Overgrown				
Parcel ID	2578501009000-3362171548						
Desc. of Work	Large homeless camp. See original case CE2408-0488 (was wrong case type for lot clearing). TLC						
Property Address	16TH AVE E	City	PALMETTO	State	FL	Zip	34221
Owner	HARRISON EDITH						
Address	PO BOX 101	City	MYAKKA CITY	State		Zip	
Phone							
Contractor	License #						
Company							
Address		City		State		Zip	
Phone							
Payer							

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
06/30/2026	Cash Receipt	AA	Cash Receipt #C2609563	\$8,892.44
Payment via Manatee County				
Tax Collectors Office				

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Lot Clearing	692282	8,436	\$8,436.00	\$16,872.00	\$-8,436.00
Postage Fee CE	692282	8	\$8.16	\$16.32	\$-8.16
Case					
Recording Fee CE	706051	20	\$20.00	\$40.00	\$-20.00
Case					
One Time Fee	753403	169	\$169.28	\$338.56	\$-169.28

MCTCO Interest Penalty	830518	259	\$259.00	\$259.00	\$0.00
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6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocat ion	ReceiptN umber	Posted Date	Fund1	Paid Amt Fund1	CE Case#	Fees In Accela	Fees Paid	TCO 2% Fee	Total	One- time fee	penalty/(discount)	Lot Clearing/ Mowing	other fees	penalty/(disco unt) fee to be added to		Notes	Revised Receipt #
																		Accela	Total		
2578501009	2025	N	HARRISON, EDITH	16TH AVE	IS05312021	5/31/2026 0:00	LOT1	8,892.44	CE2501-0488	8633.44	8,892.44	177.85	9,070.29	169.28	8.57	8436.00	28.16	259.00	8892.44	1122356	1123128 Voided/Corrected 6/30/26
5077400009	2025	N	AVERY, CONNIE,	3514 20TH	S05312021	5/31/2026 0:00	LOT1	1,391.38	CE2407-0486	1350.85	1,391.38	27.83	1,419.21	26.49	1.34	1297.00	27.36	40.53	1391.38	1122359	1123130 Voided/Corrected 6/30/26
986500007	2025	N	UPSCALE FLIPPERS LLC	4612 7TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2503-0367	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1122755	1122826 Voided/Corrected 6/29/26
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6095100001	2025	N	RAYNOR, WILLIAM	5519 26TH	S05312021	5/31/2026 0:00	LOT1	239.70	CE2409-0265	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123030	
6236100001	2025	N	WHITE, DEAN, ADAMS,	6332 CORI	S05312021	5/31/2026 0:00	LOT1	239.70	CE2411-0106	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123032	
2553100005	2025	N	SANTANA-FLORES,	1911 3RD	S05312021	5/31/2026 0:00	LOT1	2,734.87	CE2505-0252	2655.22	2,734.87	54.70	2,789.57	52.06	2.64	2575.00	28.16	79.65	2734.87	1123036	
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6686500059	2025	N	GLEESON, DENNIS,	7506	S05312021	5/31/2026 0:00	LOT1	213.43	CE2409-0305	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123045	
6650212100	2025	N	OAKS HOLDINGS 34639	904 CYPRE	S05312021	5/31/2026 0:00	LOT1	213.43	CE2501-0274	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123052	
3548000109	2025	N	KALETA, SHAWN T	3600 RIVE	S05312021	5/31/2026 0:00	LOT1	476.09	CE2503-0732	462.22	476.09	9.52	485.61	9.06	0.46	425.00	28.16	13.87	476.09	1123056	
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5565200002	2025	N	LUPPO, PHILLIP	112 52ND	S05312021	5/31/2026 0:00	LOT1	213.44	CE2409-0255	207.22	213.44	4.27	217.71	4.06	0.21	175.00	28.16	6.22	213.44	1123059	

20,476.26

C2609563
GLIQ OBJECT CODE: 349913

MCTTO Interest Penalty \$11.77 applied Cash Receipt #C2609563

Cash Receipt #C2609563 Payment via Manatee County Tax Collectors Office

Detailed Trial Balance

Fiscal: 2026

05/01/26 thru 06/25/26

<u>Org Key</u>	<u>Description</u>	<u>Director</u>	<u>Status</u>	<u>FUND</u>	<u>ACT</u>	<u>FUNC</u>	<u>DEPT</u>	<u>DIV</u>
1070000000	Unincorporated Services Fund		A	107	107	00	00	000

<u>Object</u>	<u>Description</u>	<u>Posting Date</u>	<u>Reference</u>	<u>Transaction Description</u>	<u>Debits</u>	<u>Credits</u>	<u>Balance</u>
349913	Lot clearing revenue	05/04/2026	BP260504	Mowing Fee	0.00	375.00	375.00
349913	Lot clearing revenue	06/16/2026	C2609563	AD VALOREM DIST 6/15	0.00	20,476.26	20,851.26
349913	Lot clearing revenue	05/27/2026	C2608979	AD VALOREM DIST 5/27	0.00	500.42	21,351.68
349913	Lot clearing revenue	05/26/2026	BP260526	Mowing Fee	0.00	200.00	21,551.68
			Total for:	349913	\$0.00	\$21,551.68	\$21,551.68
			Total for:	1070000000	\$0.00	\$21,551.68	\$21,551.68



Approved in Open Session 9/22/26
Manatee County
Board of County Commissioners

September 22, 2026 - Regular Meeting

Subject

Authorization for staff to record Satisfactions of Multiple Code Enforcement Liens, Stephanie Charles, Deputy Director - Countywide

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

Stephanie Charles, Deputy Director Ext 3805

Action Requested

Motion for staff to record Satisfactions of Multiple Code Enforcement Liens, and Authorizing the County Administrator or Nicole Knapp, Development Services Director, to execute the Satisfactions.

Enabling/Regulating Authority

F.S.S. 162

C.C.O. 2-7-27

Applicable Advisory Board

N/A

Background Discussion

- CE2409-0428 – Lakewood Ranch RV Owner LP: Satisfaction of Lien in the amount of \$3,245.52
- CE2407-0486- AVERY, CONNIE; STAPLES, MYRTLE G: Satisfaction of Claim of Lien in the amount of \$1,391.38
- CE2407-0827- GAVIN, CHARLES: Satisfaction of Claim of Lien in the amount of \$318.49
- CE2409-0255- LUPPINO, PHILLIP CHARLES: Satisfaction of Claim of Lien in the amount of \$213.44
- CE2409-0265- RAYNOR, WILLIAM EUGENE: Satisfaction of Claim of Lien in the amount of \$239.70

See attached agenda update memo 9/21/26

- CE2409-0305-GLESSON, DENNIS, YARBER, ELIZABETH: Satisfaction of Claim of Lien in the amount of \$213.43
- CE2411-0106- WHITE, DEAN, ADAMS, SHIRLEY NKA SHIRLEY L BOETTCHER: Satisfaction of Claim of Lien in the amount of \$239.70
- CE2411-0524- KOKO, KENNETH J; KOKOT, SYLVIA A: Satisfaction of Claim of Lien in the amount of \$239.70
- CE2501-0274- OAKS HOLDINGS 34639 LLC: Satisfaction of Claim of Lien in the amount of \$213.43
- CE2501-0488- HARRISON, EDITH: Satisfaction of Claim of Lien in the amount of \$8,892.44

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

Please email approval to:

stephanie.charles@mymanatee.org

Karen.mata@mymanatee.org

Paola.sepulvedamoreno@mymanatee.org

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Ten original Liens forwarded to K. Mata, at 9000 Town Center Pkwy, to record in Official Records, & return recorded copies to Board Records, 9/24/26, RT



September 22, 2026 - Regular Meeting

Subject

Updates to Agenda - September 21, 2026

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested

Updates incorporated appropriately

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates (dated 9/21/26) for the meeting of September 22, 2026:

GENERIC PUBLIC COMMENTS

- This agenda item was updated to include additional comments.

CONSENT AGENDA

Development Services

Item 21, Authorization for staff to record Satisfactions of Multiple Code Enforcement Liens, Stephanie Charles, Deputy Director, Tom Wooten, Code Enforcement Chief - Countywide

- This agenda item was updated to change the presenter to reflect Stephanie Charles, Development Services Deputy Director.

Item 22, Authorization for Staff to Record the Satisfaction of Lien for Case Number CE2018010290, Stephanie Charles, Deputy Director, Tom Wooten, Code Enforcement Chief - District 1

- This agenda item was updated to change the presenter to reflect Stephanie Charles, Development Services Deputy Director.

Financial Management

Item 26, Authorization to Allocate Additional Departmental Budgeted Funding to Blanket Purchase Order No. T2400728 for Backflow Preventer Services, Mark Molinaro, Cross Connection Control Supervisor - Multiple Districts

- This agenda item was updated to change the presenter to Patrick Shea, Utilities Director.

Item 28, Execution of Agreement No. 26-R090428LP for Pump Storage Building, Erik Gibson, Utilities Superintendent - District 3

- This agenda item was updated to change the presenter to Patrick Shea, Utilities Director.

Property Management

Item 31, Execution of Sovereignty Submerged Lands Fee Waived Lease between Board of Trustees of the Internal Improvement Trust Fund of the State of Florida and Manatee County for submerged property known as the Kingfish Boat Ramp – Peter Morrow, Property Acquisition Division Manager – District 3

- This agenda item was updated with the correct Request for Legal Services Response.

Public Works

Item 39, Approval and Execution of the Third Amendment to Cooperative Agreement for Central County Complex with Musgrave Real Estate Holding, Limited Partnership, Scott May, P.E., County Engineer– District 5

- This agenda item was updated to move this item from the Consent Agenda to Regular; and include the finalized Third Amendment to Cooperative Agreement, which had a minor change to Section II, Extension and Waiver Justification, CAO Email Confirmation for Tracked Changes, and a revision to the Cost and Funds Source Account Number and Name Section to correct the dollar amount from \$250,000 to \$225,000.

ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Scheduled

Item 45, Adoption of Ordinance 26-36, regulating Simulated Gambling Devices and Memorandum of Understanding (MOU), Stephanie Charlies, Development Services Deputy Director - Countywide

- This agenda item was updated with revised Ordinance 26-36 correcting scrivener's errors relative to the Florida Administrative Code in Sections 2-21-151, paragraph 5, and 2-21-154, paragraph 4; and correcting the Action Requested to reflect Execution of the Memorandum of Understanding instead of Adoption of.

REPORTS

Natural Resources

Item 50, Report on the Duette Preserve Hunt Program

- This agenda item was updated with a revised Presentation Outline.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



September 22, 2026 - Regular Meeting

Subject

Authorization for staff to record Satisfactions of Multiple Code Enforcement Liens, Stephanie Charles, Deputy Director, Tom Wooten, Code Enforcement Chief, County Wide

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

Stephanie Charles, Deputy Director Ext 3805
Tom Wooten, Code Enforcement Chief Ext 6908

Action Requested

Motion for staff to record Satisfactions of Multiple Code Enforcement Liens, and Authorizing the County Administrator or Nicole Knapp, Development Services Director, to execute the Satisfactions.

Enabling/Regulating Authority

F.S.S. 162
C.C.O. 2-7-27

Applicable Advisory Board

N/A

Background Discussion

- CE2409-0428 – Lakewood Ranch RV Owner LP: Satisfaction of Lien in the amount of \$3,245.52
- CE2407-0486- AVERY, CONNIE; STAPLES, MYRTLE G: Satisfaction of Claim of Lien in the amount of \$1,391.38
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- CE2411-0524- KOKO, KENNETH J; KOKOT, SYLVIA A: Satisfaction of Claim of Lien in the amount of \$239.70
- CE2501-0274- OAKS HOLDINGS 34639 LLC: Satisfaction of Claim of Lien in the amount of \$213.43
- CE2501-0488- HARRISON, EDITH: Satisfaction of Claim of Lien in the amount of \$8,892.44

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

Please email approval to:

Tom.wooten@mymanatee.org

Karen.mata@mymanatee.org

Paola.sepulvedamoreno@mymanatee.org

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

REVISED/REPLACED



Development Services
Code Enforcement
Mailing Address: P.O. Box 1000,
Bradenton, FL 34205
Office Location: 9000 Town
Center Pkwy, Lakewood Ranch,
FL 34202
Phone: (941) 748-4501
www.mymanatee.org

Order of Operations for Code Violations:

1. Violation and Initial Notice

- When a County Code Enforcement Officer identifies a code violation, the County typically issues a Notice of Violation and provides the property owner with a set period (often up to 30 days) to correct the violation voluntarily.

2. Special Magistrate Hearing

- If the violation is not corrected within the allotted time, the case proceeds to a Special Magistrate Hearing.
- The Special Magistrate determines whether a violation exists and what penalties should apply.

3a. Fines Imposed

- At the hearing, the Special Magistrate may impose administrative fines based on the severity, duration, and history of violations, in accordance with Florida Statutes (e.g., §162).
- Fines continue to accrue daily until compliance is achieved.
 - o Up to \$250 per day for a first violation.
 - o Up to \$500 per day for repeat violations.
 - o Higher fines if the violation is deemed irreparable or irreversible (subject to the Magistrate's discretion).

3b. Fines Imposed for Lot Clearing/Mowing/Demolition

- If the property owner fails to comply by the ordered deadline, Code Enforcement authorizes mowing/clearing/demolition by a contractor or vendor.
- The contractor/vendor performs the work and invoices the County; the County then bills the property owner.
- The owner has 30 days to pay.
 - o If paid, the case is financially resolved.
 - o If unpaid, a lien is recorded against the property.
 - o If still unpaid by August, the lien is certified to the Tax Collector and placed on the property's tax bill for collection.
 - o Once payment has been received, proceed to the Satisfaction of Lien process (step 6).

4. Liens and Continued Accrual

- An Order Imposing Fine issued by the Special Magistrate may be recorded in the public records, thereby creating a lien against the property.
- The lien remains until all fines and associated costs are satisfied.

5. Payment

- Once fines are approved, payment may be made in person at the Manatee County Administration Building or by mail, referencing the case number.

VACANT
District 1

AMANDA
BALLARD
District 2

TAL
SIDDIQUE
District 3

MIKE
RAHN
District 4

DR. BOB
MCCANN
District 5

JASON
BEARDEN
At Large

GEORGE W.
KRUSE
At Large

6. Satisfaction of Lien

- Once payment has been received, the Satisfaction of Lien must be presented to and approved by the Board of County Commissioners pursuant to Manatee County Code of Ordinances § 2-7-27(a).
- Upon execution by the Board, the Satisfaction is forwarded for official recording. Recording the executed Satisfaction formally releases the lien from the property's title in accordance with Florida law.