Inst. Number: 202641117324 Page 1 of 1 Date: 10/9/2026 Time: 9:45 AM
Angelina "Angel" Colonneso Clerk of Courts, Manatee County, Florida

Manatee County FLORIDA

CERTIFICATE FOR SATISFACTION OF LIEN

Case Number: CE2001-0047

Name: ALBRITTON E J

The Manatee County Building Official filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Claim of Lien which was duly recorded in **Book 2372 Page 2905** of the Records of Manatee County, Florida for fees due on the property located at 2401 38TH AVE E, BRADENTON, FL 34208 PID # 1619700006 for unpaid costs incurred by Manatee County for the abatement of Hazardous/Unsafe Conditions Case CE2001-0047 of the Manatee County Unsafe Structure Ordinance 2-16-16 thru 2-6-30.

On October 8th, 2026, the lien was satisfied.

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

Nicole Knapp Date: 10/8/2026

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 8th day of October, 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]

Hannah Bishop My Commission Expires: _____

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

HANNAH BETH BISHOP
MY COMMISSION # HH 566785
EXPIRES: June 30, 2028

ROUSSEAU, JENNIFER
Case No. **CE2503-0367**

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 202541090375** for fees due on the property located at **4612 7TH STREET CT E, ELLENTON, FL 34222** more particularly described as follows:

LOT 14 MANALEE SUB PI#9865.0000/7

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: 10/8/2026

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 8th day of October, 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]

Hannah Bishop
Signature of Notary Public

My Commission Expires: _____

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

HANNAH BETH BISHOP
MY COMMISSION # HH 566785
EXPIRES: June 30, 2028

Inst. Number: 202641117314 Page 1 of 1 Date: 10/9/2026 Time: 9:42 AM
Angelina "Angel" Colonneso Clerk of Courts, Manatee County, Florida

KALETA, SHAWN T
Case No. **CE2503-0732**

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 202541087869** for fees due on the property located at **3600 RIVERVIEW BLVD, BRADENTON, FL 34205** more particularly described as follows:

LOT 1, RIVER WEST SUB, LESS OR 1791/238 DESC AS FOLLOWS: E 35 FT THEREOF AND LESS THAT PORTION ENCROACHED UPON BY THE COURTYARD DESC AS FOLLOWS: COM AT SW COR OF E 35 FT OF SD

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: 10/8/2026

By: _____
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 8th day of October, 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]

_____ My Commission Expires: _____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

HANNAH BETH BISHOP
MY COMMISSION # HH 566785
EXPIRES: June 30, 2028

Inst. Number: 202641117311 Page 1 of 1 Date: 10/9/2026 Time: 9:38 AM
Angelina "Angel" Colonneso Clerk of Courts, Manatee County, Florida

LEMON TREE DEVELOPMENT LLC
Case No. **CE2505-0196**

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 202541106107** for fees due on the property located at **2108 51ST AVE W, BRADENTON, FL 34207** more particularly described as follows:

LOT 28, LESS THE E 30 FT THEREOF, BLK 39, HOLIDAY HEIGHTS, 2ND ADD, TOGETHER WITH: COM AT THE NE COR OF THE SW 1/4 OF THE SE 1/4 OF SEC 10, SD COR ALSO BEING THE SE COR OF SD LOT

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: 10/8/2026

By: Nicole L. 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 8th day of October, 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]

Hannah Bishop
Signature of Notary Public

My Commission Expires: _____

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

HANNAH BETH BISHOP
MY COMMISSION # HH 566785
EXPIRES: June 30, 2028

Inst. Number: 202641117310 Page 1 of 1 Date: 10/9/2026 Time: 9:37 AM
Angelina "Angel" Colonneso Clerk of Courts, Manatee County, Florida

SANTANA-FLORES, JOEL; ANTUNEZ, MARIA C
Case No. **CE2505-0252**

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 202541094789** for fees due on the property located at **1911 3RD AVE E, PALMETTO, FL 34221** more particularly described as follows:

LOT 11 BLK 11 WILLIS PLAT NEW MEMPHIS PI#25531.0000/5

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: 10/8/2026

By: _____
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 8th day of October, 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]

_____ My Commission Expires: _____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

HANNAH BETH BISHOP
MY COMMISSION # HH 566785
EXPIRES: June 30, 2028

MILLER, REGINA MARIA; MILLER, MARCIA LYNN; MILLER, MONICA ELIZABETH
Case No. **CE2511-0692**

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 Notice of Lien, which was duly recorded in Official Records **Instrument Number 202641040078** for fees due on the property located at **6107 12TH AVE W, BRADENTON, FL 34209** more particularly described as follows:

LOT 17 BLK B SPANISH PARK SUB 1ST ADD PI#39378.0185/4

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: 10/8/2026

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 8th day of October, 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]

Hannah Bishop
Signature of Notary Public

My Commission Expires: _____

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

HANNAH BETH BISHOP
MY COMMISSION # HH 566785
EXPIRES: June 30, 2028

Inst. Number: 202641117325 Page 1 of 1 Date: 10/9/2026 Time: 9:46 AM
Angelina "Angel" Colonneso Clerk of Courts, Manatee County, Florida

NIGRELLI, JAMES SR, NIGRELLI, PAULA,
Case#: CE2011110465

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 Book 2414 Page 4305** for fees due on the property located **4208 17th Ave W., Bradenton FL 34205** more particularly described as follows:

LOT 9 BLK E COUNTRY CLUB HEIGHTS PI#39919.0000/6

pursuant to Manatee County Land Development Code.

On October 8th, 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: October 8, 2026,

by: Nicole M. 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 8th day of October, 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]

Hannah Bishop
Signature of Notary Public

My Commission Expires: _____

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

HANNAH BETH BISHOP
MY COMMISSION # HH 566785
EXPIRES: June 30, 2028

APPROVED in Open Session
10/8/2026
Manatee County Board of County Commissioners

October 8, 2026 – Land Use Meeting

Subject
Authorization for staff to record Satisfactions of Multiple Code Enforcement Liens, Stephanie Charles, Development Services 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
• CE2511-0692 – MILLER, REGINA MARIA; MILLER, MARCIA LYNN; MILLER, MONICA ELIZABETH: Satisfaction of Lien in the amount of $203.86
• CE2505-0252 – SANTANA-FLORES, JOEL; ANTUNEZ, MARIA C: Satisfaction of Claim of Lien in the amount of $2,734.87
• CE2505-0196 – LEMON TREE DEVELOPMENT LLC: Satisfaction of Claim of Lien in the amount of $5,063.89
• CE2503-0732 – KALETA, SHAWN T: Satisfaction of Claim of Lien in the amount of $476.09
• CE2503-0367 – ROUSSEAU, JENNIFER: Satisfaction of Claim of Lien in the amount of $244.49
• CE2001-0047 – ALBRITTON E J: Satisfaction of Claim of Lien in the amount of $4,726.00
• CE2011110465 - NIGRELLI, JAMES SR, NIGRELLI, PAULA: Satisfaction of Lien in the amount of $3,570.00

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records Emailed 10/9/2026 and Interofficed
~~Please email approval to:~~
Tom.wooten@mymanatee.org Stephaine.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

October 8, 2026 - Land Use Meeting

Subject
Updates to Agenda - October 2, 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 (10/2/26) for the meeting of October 8, 2026:

CONSENT AGENDA
Attorney
Item 4, Annual Report of County Attorney for Fiscal Year 2024/2025

- This agenda item was updated with a revised Annual Report due to typographical errors.

Development Services
Item 8, Authorization for staff to record Satisfactions of Multiple Code Enforcement Liens, Stephanie Charles, Development Services Deputy Director - Countywide

- This agenda item was updated to correct the Instructions to Board Records Section to delete Tom Wooten, Code Enforcement Chief, and replace with Stephanie Charles, Development Services Deputy Director; and include revised Certificate for Satisfaction of Lien for all attached CE cases.

Financial Management
Item 9, Adoption of Budget Amendment Resolution B-26-117 and Budget Amendment Resolution B-26-120 for Infrastructure Sales Tax, Claudia Campos, Chief Financial Officer

- Corrected coversheet in strikethrough underline format to revise instructions to Board Records.

ADVERTISED PUBLIC HEARINGS- QUASI-JUDICIAL
Presentations Upon Request
Item 17, PDC-18-21(Z)(P)(R) – Sawgrass Storage –PSI Atlantic Parrish FL 2 LLC (Owners) – PLN2511-0132-Quasi-Judicial - Lindsey Craig, Planner I -District 1 - Added request for continuance and moved to upon request.

Regular
Item 22, Planning Commission Appointment- Choose two - Nicole Knapp, Director

- Revised PC Matrix candidate uploaded.

COMMISSIONER AGENDA ITEMS
Item 24, Public Notice and Neighborhood Meeting Signs

- This agenda item has added public comment.

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

October 8, 2026 – Land Use Meeting

Subject
Authorization for staff to record Satisfactions of Multiple Code Enforcement Liens, Stephanie Charles, Development Services 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
• CE2511-0692 – MILLER, REGINA MARIA; MILLER, MARCIA LYNN; MILLER, MONICA ELIZABETH: Satisfaction of Lien in the amount of $203.86
• CE2505-0252 – SANTANA-FLORES, JOEL; ANTUNEZ, MARIA C: Satisfaction of Claim of Lien in the amount of $2,734.87
• CE2505-0196 – LEMON TREE DEVELOPMENT LLC: Satisfaction of Claim of Lien in the amount of $5,063.89
• CE2503-0732 – KALETA, SHAWN T: Satisfaction of Claim of Lien in the amount of $476.09
• CE2503-0367 – ROUSSEAU, JENNIFER: Satisfaction of Claim of Lien in the amount of $244.49
• CE2001-0047 – ALBRITTON E J: Satisfaction of Claim of Lien in the amount of $4,726.00
• CE2011110465 - NIGRELLI, JAMES SR, NIGRELLI, PAULA: Satisfaction of Lien in the amount of $3,570.00

REVISED

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

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.
    - Up to $250 per day for a first violation.
    - Up to $500 per day for repeat violations.
    - 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.
    - If paid, the case is financially resolved.
    - If unpaid, a lien is recorded against the property.
    - If still unpaid by August, the lien is certified to the Tax Collector and placed on the property's tax bill for collection.
    - 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.

CERTIFICATE FOR SATISFACTION OF LIEN

Case Number: CE2001-0047

Name: ALBRITTON E J

The Manatee County Building Official filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Claim of Lien which was duly recorded in **Book 2372 Page 2905** of the Records of Manatee County, Florida for fees due on the property located at 2401 38TH AVE E, BRADENTON, FL 34208 PID # 1619700006 for unpaid costs incurred by Manatee County for the abatement of Hazardous/Unsafe Conditions Case CE2001-0047 of the Manatee County Unsafe Structure Ordinance 2-16-16 thru 2-6-30.

On October 6th, 2026, the lien was satisfied.

The Manatee County Building Official releases the above mentioned Claim of Lien against the aforementioned property and consents that the same be discharged of record.

_____ Date:_____

Tom Wooten, Chief of Code Enforcement,
Representative for Shawn Baxter, CBO
Manatee County Building Official

STATE OF FLORIDA
COUNTY OF MANATEE

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

- ☐ physical presence or
- ☐ online notarization

This _____ day of _____, 20___, by _____, who

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

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

_____ My Commission Expires: _____

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

CERTIFICATE FOR SATISFACTION OF LIEN

Case Number: CE2001-0047

Name: ALBRITTON E J

The Manatee County Building Official filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Claim of Lien which was duly recorded in **Book 2372 Page 2905** of the Records of Manatee County, Florida for fees due on the property located at 2401 38TH AVE E, BRADENTON, FL 34208 PID # 1619700006 for unpaid costs incurred by Manatee County for the abatement of Hazardous/Unsafe Conditions Case CE2001-0047 of the Manatee County Unsafe Structure Ordinance 2-16-16 thru 2-6-30.

On October 8th, 2026, the lien was satisfied.

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

_____ Date:_____

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 _____ day of _____, 20___, by _____, who

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

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

_____ My Commission Expires: _____

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

BK 2372 PG 2905 Dkt#2898102
R. B. "CHIPS" SHORE Clerk of Circuit Court Manatee County FL. Filed & Recorded 3/10/11 2:44:58 PM
(1 of 1)

CLAIM OF LIEN

Notice is hereby given that pursuant to Manatee County Unsafe Structure Ordinance 01-69, the Building Department of Manatee County assesses a lien in the amount of $4726.00 on the following real property located at 2401 38th Avenue East Bradenton, FL, legally described as:

ALL LAND LYING W OF TS RR R/W IN NE1/4 OF SE1/4, LESS 3.99 AC TO DOT FOR RD R/W AS DESC IN OR 954 P 107 PRMCF P-47

The lien is claimed for the unpaid costs incurred by Manatee County through the period of time from 02/09/2010 to 02/03/2011, in the abatement of Hazardous / Unsafe Conditions Order #4000 and necessary related administrative expenses. The owner of record, E J Albritton, was billed for these costs but failed to make payment. This claim of lien shall also secure reasonable attorney fees and subsequent related costs including the filing of this lien and its satisfaction.

Direct and indirect costs for the abatement of hazardous/unsafe conditions on this property were funded using Neighborhood Stabilization Program (NSP) funds under Title III of the Housing and Economic Recovery Act of 2008, Public Law 110-289. Revenue received through the satisfaction of this Claim of Lien shall be returned to the Manatee County Neighborhood Services Department for subsequent use authorized by the Neighborhood Stabilization Program.

Date: 03/10/2011

CARROLL J. DUPRE, CBO
Manatee County Building Department
P. O. Box 1000
Bradenton, Florida 34206
Telephone: (941) 749-3078

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 10 day of March, 2011, by CARROLL J. DUPRE', Manatee County Building Official, who is personally known to me and who did not take an oath.

Notary Public Signature: Mary Erin Gostkowski Date: 3/10/11
(Notary Public Stamp)

MARY ERIN GOSTKOWSKI
Commission # DD0696535
Expires 9/24/2011
Bonded through
Florida Notary Assn., Inc.
(800-432-4254)

Manatee County Building and Development Services
Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1136669
Receipt Date: 8/27/26

RECEIPT

Record and Payer Information

Record ID	CE2001-0047	**Record Type**	Unsafe Structure				
Parcel ID	1619700006000-2028206488						
Desc. of Work	2/5/20 Updated invoice "return to sender". rjd1/24/2020 Updated invoice mailed to property owner. Follow up for payment. rjd Unsafe case created for old demo case NSP68-4000.						
Property Address	2401 38TH AVE E	**City**	BRADENTON	**State**	FL	**Zip**	34208
Owner	Gail Albritton Manuel, Trustee						
Address	4116 16TH AVE W	**City**	BRADENTON	**State**	FL	**Zip**	34205
Phone							
Contractor				**License #**			
Company							
Address		**City**		**State**		**Zip**	
Phone							
Payer	Koontz & Associates, P.L.						

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
08/27/2026	Manual Check	AA	Check 31458	$4,726.00

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Demo	150577	4,700	$4,700.00	$4,700.00	$0.00
Postage Fee CE Case	150577	26	$26.00	$26.00	$0.00

ROUSSEAU, JENNIFER
Case No. **CE2503-0367**

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 202541090375** for fees due on the property located at **4612 7TH STREET CT E, ELLENTON, FL 34222** more particularly described as follows:

LOT 14 MANALEE SUB PI#9865.0000/7

pursuant to Chapter 82-321, Laws of Florida.

On the 6th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____
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 _____ day of _____, 20___, by _____, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____ My Commission Expires: _____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

ROUSSEAU, JENNIFER
Case No. **CE2503-0367**

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 202541090375** for fees due on the property located at **4612 7TH STREET CT E, ELLENTON, FL 34222** more particularly described as follows:

LOT 14 MANALEE SUB PI#9865.0000/7

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____
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
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This _____ day of _____, 20___, by _____, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____ My Commission Expires: _____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

MCTCO Interest Penalty	830169	12	$11.77	$11.77	$0.00

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocation	ReceiptNumber	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/(discount) fee to be added to Accela	Total	Notes	Revised Receipt #	
2578501009	2025	N	HARRISON, EDITH	16TH AVE I	S0531202(	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	S0531202(	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 S	S0531202(	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	S0531202(	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	S0531202(	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	S0531202(	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 A	S0531202(	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	S0531202(	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	S0531202(	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	S0531202(	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 RIVEI	S0531202(	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	S0531202(	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	S0531202(	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

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

Object	Description	Posting Date	Reference	Transaction Description	Debits	Credits	Balance
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**

ROUSSEAU, JENNIFER

Case No: CE2503-0367

Invoice No: **723065 / 732829**

Recorded with
Manatee County Florida Clerk
Access Official Records at
www.ManateeClerk.com

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 # 986500007

The owner(s) of the above-described property is **ROUSSEAU, JENNIFER.** Said property is located at **4612 7TH STREET CT E, ELLENTON FL 34222,** County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **ROUSSEAU, JENNIFER** 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: 7-16-25

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 16th day of July, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.

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

_____ 7-16-2025 _____

Notary Public Signature Date Notary Public Stamp

Angelina "Angel" Colonneso
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#: 900771349 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009

Receipt Date: 07/22/2025 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202541090375-LIEN

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

Instrument: 202541090375 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**

Fines, fees, services charges, court costs and other costs are determined by law enacted by the Florida Legislature. If requested, a receipt is available indicating specific fund account distribution.

Manatee County Building and Development Services
Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1122755
Receipt Date: 6/29/26

RECEIPT

Record and Payer Information

Record ID	CE2503-0367		**Record Type**	Overgrown			
Parcel ID	9865000070000-3844761330						
Desc. of Work	The property is overgrown						
Property Address	4612 7TH STREET CT E	**City**	ELLENTON	**State**	FL	**Zip**	34222
Owner	ROUSSEAU JENNIFER						
Address	4612 7TH STREET CT E	**City**	ELLENTON	**State**		**Zip**	
Phone							
Contractor				**License #**			
Company							
Address		**City**		**State**		**Zip**	
Phone							
Payer							

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
06/29/2026	Cash Receipt	AA	Payment processed incorrectly. Fees will be added and payment will be processed to match cash receipt C2609563.	$244.49

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Mowing Fee	723065	200	$200.00	$200.00	$0.00
Postage Fee CE Case	723065	8	$8.16	$8.16	$0.00
Recording Fee CE Case	732829	20	$20.00	$20.00	$0.00
One Time Fee	753426	5	$4.56	$4.56	$0.00

MCTCO Interest Penalty	830169	12	$11.77	$11.77	$0.00

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocation	ReceiptNumber	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/(discount) fee to be added to Accela	Total	Notes	Revised Receipt #	
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6650212100	2025	N	OAKS HOLDINGS 34639	904 CYPRE	S0531202(	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 RIVEI	S0531202(	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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								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

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

Object	Description	Posting Date	Reference	Transaction Description	Debits	Credits	Balance
349913	Lot clearing revenue	05/04/2026	BP260504	Mowing Fee	0.00	375.00	375.00
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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**

KALETA, SHAWN T
Case No. **CE2503-0732**

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 202541087869** for fees due on the property located at **3600 RIVERVIEW BLVD, BRADENTON, FL 34205** more particularly described as follows:

LOT 1, RIVER WEST SUB, LESS OR 1791/238 DESC AS FOLLOWS: E 35 FT THEREOF AND LESS THAT PORTION ENCROACHED UPON BY THE COURTYARD DESC AS FOLLOWS: COM AT SW COR OF E 35 FT OF SD

pursuant to Chapter 82-321, Laws of Florida.

On the 6th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____
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 _____ day of _____, 20___, by _____, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____ My Commission Expires: _____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

KALETA, SHAWN T
Case No. **CE2503-0732**

CERTIFICATE OF SATISFACTION OF LIEN

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LOT 1, RIVER WEST SUB, LESS OR 1791/238 DESC AS FOLLOWS: E 35 FT THEREOF AND LESS THAT PORTION ENCROACHED UPON BY THE COURTYARD DESC AS FOLLOWS: COM AT SW COR OF E 35 FT OF SD

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____
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 _____ day of _____, 20___, by _____, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

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6/16/2026

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6095100001	2025	N	RAYNOR, WILLIAM	5519 26TH	S0531202(	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		
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6650212100	2025	N	OAKS HOLDINGS 34639	904 CYPRE	S0531202(	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 RIVEI	S0531202(	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	S0531202(	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	S0531202(	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

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

Object	Description	Posting Date	Reference	Transaction Description	Debits	Credits	Balance
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**

Inst. Number: 202541087869 Page 1 of 1 Date: 7/16/2025 Time: 10:44 AM
Angelina "Angel" Colonneso Clerk of Courts, Manatee County, Florida

KALETA, SHAWN T

Case No: CE2503-0732

Invoice No: **718123 / 731920**

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 **four hundred thirty-three dollars and sixteen cents. ($433.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows:
PID # 3548000109

The owner(s) of the above-described property is **KALETA, SHAWN T.** Said property is located at **3600 RIVERVIEW BLVD, BRADENTON FL 34205,** County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **KALETA, SHAWN T** 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: $462.22

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.

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

_____ 7-14-2025 _____
Notary Public Signature Date Notary Public Stamp

Manatee County Building and Development Services
Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1123056
Receipt Date: 6/30/26

RECEIPT

Record and Payer Information

Record ID	CE2503-0732		**Record Type**	Overgrown			
Parcel ID	3548000109000-1995871702						
Desc. of Work	Violator doesn't keep grass cut.						
Property Address	3600 RIVERVIEW BLVD	**City**	BRADENTON	**State**	FL	**Zip**	34205
Owner	KALETA SHAWN T						
Address	PO BOX 4099	**City**	ANNA MARIA	**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 Payment via Manatee County Tax Collectors Office	$476.09

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Mowing Fee	718123	425	$425.00	$425.00	$0.00
Postage Fee CE Case	718123	8	$8.16	$8.16	$0.00
Recording Fee CE Case	731920	20	$20.00	$20.00	$0.00
One Time Fee	753434	9	$9.06	$9.06	$0.00
MCTCO Interest Penalty	830415	14	$13.87	$13.87	$0.00

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocation	ReceiptNumber	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/(discount) fee to be added to Accela	Total	Notes	Revised Receipt #	
2578501009	2025	N	HARRISON, EDITH	16TH AVE I	S0531202(	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	S0531202(	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 S	S0531202(	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	S0531202(	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	S0531202(	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	S0531202(	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 A	S0531202(	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	S0531202(	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	S0531202(	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	S0531202(	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 RIVEI	S0531202(	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	S0531202(	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	S0531202(	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

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

Object	Description	Posting Date	Reference	Transaction Description	Debits	Credits	Balance
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**

LEMON TREE DEVELOPMENT LLC
Case No. **CE2505-0196**

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 202541106107** for fees due on the property located at **2108 51ST AVE W, BRADENTON, FL 34207** more particularly described as follows:

LOT 28, LESS THE E 30 FT THEREOF, BLK 39, HOLIDAY HEIGHTS, 2ND ADD, TOGETHER WITH: COM AT THE NE COR OF THE SW 1/4 OF THE SE 1/4 OF SEC 10, SD COR ALSO BEING THE SE COR OF SD LOT

pursuant to Chapter 82-321, Laws of Florida.

On the 6th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____
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 _____ day of _____, 20___, by _____, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____ My Commission Expires: _____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

LEMON TREE DEVELOPMENT LLC
Case No. **CE2505-0196**

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 202541106107** for fees due on the property located at **2108 51ST AVE W, BRADENTON, FL 34207** more particularly described as follows:

LOT 28, LESS THE E 30 FT THEREOF, BLK 39, HOLIDAY HEIGHTS, 2ND ADD, TOGETHER WITH: COM AT THE NE COR OF THE SW 1/4 OF THE SE 1/4 OF SEC 10, SD COR ALSO BEING THE SE COR OF SD LOT

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____
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 _____ day of _____, 20___, by _____, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____ My Commission Expires: _____
Signature of Notary Public
(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. 1123057
Receipt Date: 6/30/26

RECEIPT

Record and Payer Information

Record ID	CE2505-0196		**Record Type**	Overgrown			
Parcel ID	5308900058000-0875626681						
Desc. of Work	Overgrown/Tree Debris. BG						
Property Address	2108 51ST AVE W	**City**	BRADENTON	**State**	FL	**Zip**	34207
Owner	LEMON TREE DEVELOPMENT LLC						
Address	4941 25TH ST W UNIT 104	**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 Payment via Manatee County Tax Collectors Office	$5,063.89

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Lot Clearing	732924	4,800	$4,800.00	$4,800.00	$0.00
Recording Fee CE Case	748466	20	$20.00	$20.00	$0.00
One Time Fee	753445	96	$96.40	$96.40	$0.00
MCTCO Interest Penalty	830418	147	$147.49	$147.49	$0.00

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocation	ReceiptNumber	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/(discount) fee to be added to Accela	Total	Notes	Revised Receipt #	
2578501009	2025	N	HARRISON, EDITH	16TH AVE I	S0531202(	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	S0531202(	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 S	S0531202(	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	S0531202(	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	S0531202(	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	S0531202(	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 A	S0531202(	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	S0531202(	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	S0531202(	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	S0531202(	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 RIVEI	S0531202(	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	S0531202(	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	S0531202(	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

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

Object	Description	Posting Date	Reference	Transaction Description	Debits	Credits	Balance
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**

LEMON TREE DEVELOPMENT LLC

Case No: CE2505-0196

Invoice No: **732924 / 748466**

Recorded with
Manatee County Florida Clerk
Access Official Records at
www.ManateeClerk.com

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 **four thousand eight hundred. ($4,800.00)** against certain lands lying in Manatee County, Florida, more particularly described as follows: **PID # 5308900058**

The owner(s) of the above-described property is **LEMON TREE DEVELOPMENT LLC.** Said property is located at **2108 51ST AVE W, BRADENTON, FL 34207,** County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **LEMON TREE DEVELOPMENT 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: $4,916.40

Dated: 8-22-25

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 22nd day of August, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.

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

_____ 8-22-2025 _____

Notary Public Signature Date Notary Public Stamp

Angelina "Angel" Colonneso
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#: 900781699 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009

Receipt Date: 08/27/2025 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202541106107-LIEN

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

Instrument: 202541106107 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**

Fines, fees, services charges, court costs and other costs are determined by law enacted by the Florida Legislature. If requested, a receipt is available indicating specific fund account distribution.

Manatee County Building and Development Services
Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1123057
Receipt Date: 6/30/26

RECEIPT

Record and Payer Information

Record ID	CE2505-0196		**Record Type**	Overgrown			
Parcel ID	5308900058000-0875626681						
Desc. of Work	Overgrown/Tree Debris. BG						
Property Address	2108 51ST AVE W	**City**	BRADENTON	**State**	FL	**Zip**	34207
Owner	LEMON TREE DEVELOPMENT LLC						
Address	4941 25TH ST W UNIT 104	**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 Payment via Manatee County Tax Collectors Office	$5,063.89

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Lot Clearing	732924	4,800	$4,800.00	$4,800.00	$0.00
Recording Fee CE Case	748466	20	$20.00	$20.00	$0.00
One Time Fee	753445	96	$96.40	$96.40	$0.00
MCTCO Interest Penalty	830418	147	$147.49	$147.49	$0.00

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocation	ReceiptNumber	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/(discount) fee to be added to Accela	Total	Notes	Revised Receipt #	
2578501009	2025	N	HARRISON, EDITH	16TH AVE I	S0531202(	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	S0531202(	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 S	S0531202(	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	S0531202(	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	S0531202(	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	S0531202(	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 A	S0531202(	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	S0531202(	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	S0531202(	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	S0531202(	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 RIVEI	S0531202(	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	S0531202(	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	S0531202(	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

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

Object	Description	Posting Date	Reference	Transaction Description	Debits	Credits	Balance
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**

SANTANA-FLORES, JOEL; ANTUNEZ, MARIA C
Case No. **CE2505-0252**

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 202541094789** for fees due on the property located at **1911 3RD AVE E, PALMETTO, FL 34221** more particularly described as follows:

LOT 11 BLK 11 WILLIS PLAT NEW MEMPHIS PI#25531.0000/5

pursuant to Chapter 82-321, Laws of Florida.

On the 6th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____
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 _____ day of _____, 20___, by _____, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____ My Commission Expires: _____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

SANTANA-FLORES, JOEL; ANTUNEZ, MARIA C
Case No. **CE2505-0252**

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 202541094789** for fees due on the property located at **1911 3RD AVE E, PALMETTO, FL 34221** more particularly described as follows:

LOT 11 BLK 11 WILLIS PLAT NEW MEMPHIS PI#25531.0000/5

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____
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 _____ day of _____, 20___, by _____, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____ My Commission Expires: _____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

Inst. Number: 202541094789 Page 1 of 1 Date: 7/31/2025 Time: 12:24 PM
Angelina "Angel" Colonneso Clerk of Courts, Manatee County, Florida

SANTANA-FLORES, JOEL; ANTUNEZ, MARIA C

Case No CE2505-0252

Invoice No **723948 / 736244**

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 thousand five hundred eighty-three dollars and sixteen cents. ($2,583.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows **PID # 2553100005**

The owner(s) of the above-described property is **SANTANA-FLORES, JOEL; ANTUNEZ, MARIA C.** Said property is located at **1911 3RD AVE E, PALMETTO, FL 34221,** County of Manatee, State of Florida

The lien is claimed against the interest of the property owned by **SANTANA-FLORES, JOEL; ANTUNEZ, MARIA C** 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 $2,655 22

Dated. 7-28-25

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 July, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.

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

_____ 7-28-2025 _____

Notary Public Signature Date Notary Public Stamp

Manatee County Building and Development Services
Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1123036
Receipt Date: 6/30/26

RECEIPT

Record and Payer Information

Record ID	CE2505-0252		**Record Type**	Overgrown			
Parcel ID	2553100005000-4190014913						
Desc. of Work	Trash and debris						
Property Address	1911 3RD AVE E	**City**	PALMETTO	**State**	FL	**Zip**	34221
Owner	SANTANA-FLORES JOEL						
Address	1010 21ST ST 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 Payment via Manatee County Tax Collectors Office	$2,734.87

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Lot Clearing	723948	2,575	$2,575.00	$2,575.00	$0.00
Postage Fee CE Case	723948	8	$8.16	$8.16	$0.00
Recording Fee CE Case	736244	20	$20.00	$20.00	$0.00
One Time Fee	753438	52	$52.06	$52.06	$0.00
MCTCO Interest Penalty	830394	80	$79.65	$79.65	$0.00

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocation	ReceiptNumber	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/(discount) fee to be added to Accela	Total	Notes	Revised Receipt #	
2578501009	2025	N	HARRISON, EDITH	16TH AVE I	S0531202(	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	S0531202(	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 S	S0531202(	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	S0531202(	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	S0531202(	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	S0531202(	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 A	S0531202(	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	S0531202(	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	S0531202(	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	S0531202(	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 RIVEI	S0531202(	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	S0531202(	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	S0531202(	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

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

Object	Description	Posting Date	Reference	Transaction Description	Debits	Credits	Balance
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**

Inst. Number: 202541094789 Page 1 of 1 Date: 7/31/2025 Time: 12:24 PM
Angelina "Angel" Colonneso Clerk of Courts, Manatee County, Florida

SANTANA-FLORES, JOEL; ANTUNEZ, MARIA C

Case No CE2505-0252

Invoice No **723948 / 736244**

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 thousand five hundred eighty-three dollars and sixteen cents. ($2,583.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows **PID # 2553100005**

The owner(s) of the above-described property is **SANTANA-FLORES, JOEL; ANTUNEZ, MARIA C.** Said property is located at **1911 3RD AVE E, PALMETTO, FL 34221,** County of Manatee, State of Florida

The lien is claimed against the interest of the property owned by **SANTANA-FLORES, JOEL; ANTUNEZ, MARIA C** 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 $2,655 22

Dated. 7-28-25

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 July, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.

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

_____ 7-28-2025 _____

Notary Public Signature Date Notary Public Stamp

Manatee County Building and Development Services
Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1123036
Receipt Date: 6/30/26

RECEIPT

Record and Payer Information

Record ID	CE2505-0252		**Record Type**	Overgrown			
Parcel ID	2553100005000-4190014913						
Desc. of Work	Trash and debris						
Property Address	1911 3RD AVE E	**City**	PALMETTO	**State**	FL	**Zip**	34221
Owner	SANTANA-FLORES JOEL						
Address	1010 21ST ST 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 Payment via Manatee County Tax Collectors Office	$2,734.87

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Lot Clearing	723948	2,575	$2,575.00	$2,575.00	$0.00
Postage Fee CE Case	723948	8	$8.16	$8.16	$0.00
Recording Fee CE Case	736244	20	$20.00	$20.00	$0.00
One Time Fee	753438	52	$52.06	$52.06	$0.00
MCTCO Interest Penalty	830394	80	$79.65	$79.65	$0.00

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocation	ReceiptNumber	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/(discount) fee to be added to Accela	Total	Notes	Revised Receipt #	
2578501009	2025	N	HARRISON, EDITH	16TH AVE I	S0531202(	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	S0531202(	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 S	S0531202(	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	S0531202(	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	S0531202(	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	S0531202(	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 A	S0531202(	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	S0531202(	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	S0531202(	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	S0531202(	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 RIVEI	S0531202(	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	S0531202(	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	S0531202(	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

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

Object	Description	Posting Date	Reference	Transaction Description	Debits	Credits	Balance
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**

MILLER, REGINA MARIA; MILLER, MARCIA LYNN; MILLER, MONICA ELIZABETH
Case No. **CE2511-0692**

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 Notice of Lien, which was duly recorded in Official Records **Instrument Number 202641040078** for fees due on the property located at **6107 12TH AVE W, BRADENTON, FL 34209** more particularly described as follows:

LOT 17 BLK B SPANISH PARK SUB 1ST ADD PI#39378.0185/4

pursuant to Chapter 82-321, Laws of Florida.

On the 6th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____
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 _____ day of _____, 20___, by _____, who

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

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

_____ My Commission Expires: _____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

MILLER, REGINA MARIA; MILLER, MARCIA LYNN; MILLER, MONICA ELIZABETH
Case No. **CE2511-0692**

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 Notice of Lien, which was duly recorded in Official Records **Instrument Number 202641040078** for fees due on the property located at **6107 12TH AVE W, BRADENTON, FL 34209** more particularly described as follows:

LOT 17 BLK B SPANISH PARK SUB 1ST ADD PI#39378.0185/4

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____
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 _____ day of _____, 20___, by _____, who

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

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

_____ My Commission Expires: _____

Signature of Notary Public
(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. 1136097
Receipt Date: 8/26/26

RECEIPT

Record and Payer Information

Record ID	CE2511-0692		**Record Type**	Overgrown			
Parcel ID	3937801854000-1582549926						
Desc. of Work	The property is overgrown. -JH						
Property Address	6107 12TH AVE W	**City**	BRADENTON	**State**	FL	**Zip**	34209
Owner	MILLER REGINA MARIA						
Address	3604 PRADO DR	**City**	SARASOTA	**State**		**Zip**	
Phone							
Contractor				**License #**			
Company							
Address		**City**		**State**		**Zip**	
Phone							
Payer	REGINA MARIA MILLER						

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
08/26/2026	Manual Check	AA	118	$203.86

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Mowing Fee	799097	175	$175.00	$175.00	$0.00
Postage Fee CE Case	799097	9	$8.86	$8.86	$0.00
Recording Fee CE Case	807294	20	$20.00	$20.00	$0.00

MILLER, REGINA MARIA; MILLER, MARCIA LYNN; MILLER, MONICA ELIZABETH

Case No: **CE2511-0692**

Invoice No: **799097 / 807294**

Recorded with
Manatee County Florida Clerk
Access Official Records at
www.ManateeClerk.com

CLAIM OF LIEN

Notice is hereby given that the Development Services 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 eighty-six cents. ($183.86)** against certain lands lying in Manatee County, Florida, more particularly described as follows:
PIN# 3937801854

The owner(s)of the above-described property is/are **MILLER, REGINA MARIA; MILLER, MARCIA LYNN; MILLER, MONICA ELIZABETH,** said property is located at **6107 12TH AVE W, BRADENTON, FL 34209,** County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **MILLER, REGINA MARIA; MILLER, MARCIA LYNN; MILLER, MONICA 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 28th, 2026, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 28th, 2026: $207.94

Dated: 4-7-26

By: _____

Tom Wooten, Chief
Code Enforcement Division
Nicole Knapp, Director
Development Services Department
P.O. Box 1000,
Bradenton, FL 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 7th day of April, 2026, by Tom Wooten, who
☑ is personally known to me or
☐ has produced _____ as identification.

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

_____ My Commission Expires: 11/21/2026

Signature of Notary Public

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

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

Angelina "Angel" Colonneso
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: esanchez
Cashiered By: esanchez

Receipt#: 900837009 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009

Receipt Date: 04/09/2026 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202641040078-LIEN

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

Instrument: 202641040078 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**

Fines, fees, services charges, court costs and other costs are determined by law enacted by the Florida Legislature. If requested, a receipt is available indicating specific fund account distribution.

Manatee County Building and Development Services
Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1136097
Receipt Date: 8/26/26

RECEIPT

Record and Payer Information

Record ID	CE2511-0692		**Record Type**	Overgrown			
Parcel ID	3937801854000-1582549926						
Desc. of Work	The property is overgrown. -JH						
Property Address	6107 12TH AVE W	**City**	BRADENTON	**State**	FL	**Zip**	34209
Owner	MILLER REGINA MARIA						
Address	3604 PRADO DR	**City**	SARASOTA	**State**		**Zip**	
Phone							
Contractor				**License #**			
Company							
Address		**City**		**State**		**Zip**	
Phone							
Payer	REGINA MARIA MILLER						

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
08/26/2026	Manual Check	AA	118	$203.86

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Mowing Fee	799097	175	$175.00	$175.00	$0.00
Postage Fee CE Case	799097	9	$8.86	$8.86	$0.00
Recording Fee CE Case	807294	20	$20.00	$20.00	$0.00

NIGRELLI, JAMES SR, NIGRELLI, PAULA,
Case#: CE2011110465

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 Book 2414 Page 4305** for fees due on the property located **4208 17th Ave W., Bradenton FL 34205** more particularly described as follows:

LOT 9 BLK E COUNTRY CLUB HEIGHTS PI#39919.0000/6

pursuant to Manatee County Land Development Code.

On October 6, 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: October 6, 2026,

by: _____
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 _____ day of _____, 20___, by _____, who

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

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

_____ My Commission Expires: _____

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

NIGRELLI, JAMES SR, NIGRELLI, PAULA,
Case#: CE2011110465

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 Book 2414 Page 4305** for fees due on the property located **4208 17th Ave W., Bradenton FL 34205** more particularly described as follows:

LOT 9 BLK E COUNTRY CLUB HEIGHTS PI#39919.0000/6

pursuant to Manatee County Land Development Code.

On October 8th, 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: October 8, 2026,

by: _____
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 _____ day of _____, 20___, by _____, who

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

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

_____ My Commission Expires: _____

Signature of Notary Public
(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. 1138951
Receipt Date: 9/9/26

RECEIPT

Record and Payer Information

Record ID	CE2011110465		**Record Type**	Structures - Construction			
Parcel ID	3991900006000-0200166882						
Desc. of Work	CITE 512.1 & 513.1, ENCLOSURE AND NEW WINDOWS WITHOUT A PERMIT AND C/O. S.W.O. # 5023 WAS ISSUED ON 8/09. TW						
Property Address	4208 17TH AVE W	**City**	BRADENTON	**State**	FL	**Zip**	34205
Owner	NIGRELLI JAMES SR						
Address	4208 17TH AVE W	**City**		**State**		**Zip**	
Phone							
Contractor				**License #**			
Company							
Address		**City**		**State**		**Zip**	
Phone							
Payer	MEMBERS TITLE AGENCY, LLC						

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
09/09/2026	Manual Check	AA	Check 423001	$3,570.00

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Daily Fine	233549	3,450	$3,450.00	$3,450.00	$0.00
One Time Fee	233549	100	$100.00	$100.00	$0.00
Recording Fee CE Order	233549	10	$10.00	$10.00	$0.00
Recording Fee CE Order	233549	10	$10.00	$10.00	$0.00

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, a political subdivision of the State of Florida,
Petitioner,

Case No. CE2011110465

vs.

JAMES, SR. AND PAULA NIGRELLI
Respondents,

ORDER IMPOSING FINE

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate on January 25, 2012, and the Special Magistrate having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, and thereupon issues the Findings of Fact, Conclusions of Law, and Order as follows:

FINDINGS OF FACT

1. That **James and Paula Nigrelli, Sr.**, hereinafter referred to as the Respondents are the owners of record of the subject property.
2. That notice was served on the Respondents and no one was present at the hearing.
3. That previous notifications of the violation of the Manatee County Land Development Code **Section 512.1** were made and served on the Respondents by certified mail.
4. That the property located at **4208 17th Avenue West, Bradenton, Florida, DP 3991900006**, has a violation of Manatee County Land Development Code **Section 512.1** because **an enclosure was constructed and new windows installed without obtaining the required building permit.**
5. That the Respondents are in violation of **Section 512.1** for enclosing a structure and installing new windows without obtaining the required building permit.

CONCLUSIONS OF LAW

1. That the Respondents are in violation of Manatee County Land Development Code **Section 512.1**.

ORDER

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

1. THAT the Respondents correct the violation of Manatee County Land Development Code **Section 512.1**.
2. THAT if this Order is not complied with on or before **March 23, 2012**, it is hereby ordered that Respondents shall pay a minimum fine of **$100**, plus **$50** per day for each and every day any violation described herein continues past **March 23, 2012**.
3. Failure to Comply with this Order within the specified time will result in the recordation of this Order Imposing Fine, which constitutes a lien upon any real or personal property owned by the violators and may be foreclosed, and your property sold to enforce this lien. If such lien is filed, you will be assessed all costs incurred in recording and satisfying this lien.
4. The Code Enforcement Special Magistrate also authorizes the County Attorney or his/her designee to foreclose, collect or settle said lien using any legal or equitable remedies available to collect any liens which remain unpaid.
5. This Order becomes self-executing upon an Affidavit of Non-compliance being filed with the Clerk of Circuit Court Board Records Section, and a hearing shall not be necessary.
6. That pursuant to Section 305.5.7 of the Land Development Code, should a violation exist beyond the date set for compliance, the Special Magistrate shall impose a minimum fine of $65.

Ordered January 25, 2012, and executed this 31ST day of January, 2012.

Manatee County Code Enforcement
Special Magistrate

ATTEST: R. B. Shore
Clerk of Circuit Court

By: _____
Deputy Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to the Respondents, **JAMES AND PAULA NIGRELLI, SR., 4208 17TH AVENUE WEST, BRADENTON, FLORIDA 34205-1419**, by U.S. mail and to the Manatee County Code Enforcement Division, this 31ST day of January, 2012.

R. B. SHORE
Clerk of Circuit Court
Manatee County, Florida

By: _____
Deputy Clerk

STATE OF FLORIDA COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.
Witness my hand and official seal this 2nd day of March, 2012
R.B. SHORE
Clerk of Circuit Court
By: _____ D.C.

ATTENTION: It is your responsibility to notify Code Enforcement at 941-748-4501, Extension 6909 and satisfactorily demonstrate that the violation(s) has/have ceased. Release of this lien cannot occur until Code Enforcement verifies that the violation(s) no longer exist(s).

Manatee County Building and Development Services
Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1138951
Receipt Date: 9/9/26

RECEIPT

Record and Payer Information

Record ID	CE2011110465		**Record Type**	Structures - Construction			
Parcel ID	3991900006000-0200166882						
Desc. of Work	CITE 512.1 & 513.1, ENCLOSURE AND NEW WINDOWS WITHOUT A PERMIT AND C/O. S.W.O. # 5023 WAS ISSUED ON 8/09. TW						
Property Address	4208 17TH AVE W	**City**	BRADENTON	**State**	FL	**Zip**	34205
Owner	NIGRELLI JAMES SR						
Address	4208 17TH AVE W	**City**		**State**		**Zip**	
Phone							
Contractor				**License #**			
Company							
Address		**City**		**State**		**Zip**	
Phone							
Payer	MEMBERS TITLE AGENCY, LLC						

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
09/09/2026	Manual Check	AA	Check 423001	$3,570.00

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Daily Fine	233549	3,450	$3,450.00	$3,450.00	$0.00
One Time Fee	233549	100	$100.00	$100.00	$0.00
Recording Fee CE Order	233549	10	$10.00	$10.00	$0.00
Recording Fee CE Order	233549	10	$10.00	$10.00	$0.00

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, a political subdivision of the State of Florida,
Petitioner,

Case No. CE2011110465

vs.

JAMES, SR. AND PAULA NIGRELLI
Respondents,

ORDER IMPOSING FINE

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate on January 25, 2012, and the Special Magistrate having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, and thereupon issues the Findings of Fact, Conclusions of Law, and Order as follows:

FINDINGS OF FACT

1. That **James and Paula Nigrelli, Sr.**, hereinafter referred to as the Respondents are the owners of record of the subject property.
2. That notice was served on the Respondents and no one was present at the hearing.
3. That previous notifications of the violation of the Manatee County Land Development Code **Section 512.1** were made and served on the Respondents by certified mail.
4. That the property located at **4208 17th Avenue West, Bradenton, Florida, DP 3991900006**, has a violation of Manatee County Land Development Code **Section 512.1** because **an enclosure was constructed and new windows installed without obtaining the required building permit.**
5. That the Respondents are in violation of **Section 512.1** for enclosing a structure and installing new windows without obtaining the required building permit.

CONCLUSIONS OF LAW

1. That the Respondents are in violation of Manatee County Land Development Code **Section 512.1**.

ORDER

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

1. THAT the Respondents correct the violation of Manatee County Land Development Code **Section 512.1**.
2. THAT if this Order is not complied with on or before **March 23, 2012**, it is hereby ordered that Respondents shall pay a minimum fine of **$100**, plus **$50** per day for each and every day any violation described herein continues past **March 23, 2012**.
3. Failure to Comply with this Order within the specified time will result in the recordation of this Order Imposing Fine, which constitutes a lien upon any real or personal property owned by the violators and may be foreclosed, and your property sold to enforce this lien. If such lien is filed, you will be assessed all costs incurred in recording and satisfying this lien.
4. The Code Enforcement Special Magistrate also authorizes the County Attorney or his/her designee to foreclose, collect or settle said lien using any legal or equitable remedies available to collect any liens which remain unpaid.
5. This Order becomes self-executing upon an Affidavit of Non-compliance being filed with the Clerk of Circuit Court Board Records Section, and a hearing shall not be necessary.
6. That pursuant to Section 305.5.7 of the Land Development Code, should a violation exist beyond the date set for compliance, the Special Magistrate shall impose a minimum fine of $65.

Ordered January 25, 2012, and executed this 31ST day of January, 2012.

Manatee County Code Enforcement
Special Magistrate

ATTEST: R. B. Shore
Clerk of Circuit Court

By: _____
Deputy Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to the Respondents, **JAMES AND PAULA NIGRELLI, SR., 4208 17TH AVENUE WEST, BRADENTON, FLORIDA 34205-1419**, by U.S. mail and to the Manatee County Code Enforcement Division, this 31ST day of January, 2012.

R. B. SHORE
Clerk of Circuit Court
Manatee County, Florida

By: _____
Deputy Clerk

STATE OF FLORIDA COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.
Witness my hand and official seal this 2nd day of March, 2012
R.B. SHORE
Clerk of Circuit Court
By: _____ D.C.

ATTENTION: It is your responsibility to notify Code Enforcement at 941-748-4501, Extension 6909 and satisfactorily demonstrate that the violation(s) has/have ceased. Release of this lien cannot occur until Code Enforcement verifies that the violation(s) no longer exist(s).

MILLER, REGINA MARIA; MILLER, MARCIA LYNN; MILLER, MONICA ELIZABETH
Case No. **CE2511-0692**

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 Notice of Lien, which was duly recorded in Official Records **Instrument Number 202641040078** for fees due on the property located at **6107 12TH AVE W, BRADENTON, FL 34209** more particularly described as follows:

LOT 17 BLK B SPANISH PARK SUB 1ST ADD PI#39378.0185/4

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: 10/8/2026

By: Nicole L. 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 8th day of October, 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]

Hannah Bishop
Signature of Notary Public

My Commission Expires: _____

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

HANNAH BETH BISHOP
MY COMMISSION # HH 566785
EXPIRES: June 30, 2028

SANTANA-FLORES, JOEL; ANTUNEZ, MARIA C
Case No. **CE2505-0252**

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 202541094789** for fees due on the property located at **1911 3RD AVE E, PALMETTO, FL 34221** more particularly described as follows:

LOT 11 BLK 11 WILLIS PLAT NEW MEMPHIS PI#25531.0000/5

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: 10/8/2026

By: _____
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 8th day of October, 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]

Hannah Bishop
Signature of Notary Public

My Commission Expires: _____

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

HANNAH BETH BISHOP
MY COMMISSION # HH 566785
EXPIRES: June 30, 2028

LEMON TREE DEVELOPMENT LLC
Case No. **CE2505-0196**

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 202541106107** for fees due on the property located at **2108 51ST AVE W, BRADENTON, FL 34207** more particularly described as follows:

LOT 28, LESS THE E 30 FT THEREOF, BLK 39, HOLIDAY HEIGHTS, 2ND ADD, TOGETHER WITH: COM AT THE NE COR OF THE SW 1/4 OF THE SE 1/4 OF SEC 10, SD COR ALSO BEING THE SE COR OF SD LOT

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: 10/8/2026

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 8th day of October, 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]

Hannah Bishop
Signature of Notary Public

My Commission Expires: _____

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

HANNAH BETH BISHOP
MY COMMISSION # HH 566785
EXPIRES: June 30, 2028

KALETA, SHAWN T
Case No. **CE2503-0732**

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 202541087869** for fees due on the property located at **3600 RIVERVIEW BLVD, BRADENTON, FL 34205** more particularly described as follows:

LOT 1, RIVER WEST SUB, LESS OR 1791/238 DESC AS FOLLOWS: E 35 FT THEREOF AND LESS THAT PORTION ENCROACHED UPON BY THE COURTYARD DESC AS FOLLOWS: COM AT SW COR OF E 35 FT OF SD

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: 10/8/2026

By: Nicole L. 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 8th day of October, 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]

Hannah Bishop
Signature of Notary Public

My Commission Expires: _____

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

HANNAH BETH BISHOP
MY COMMISSION # HH 566785
EXPIRES: June 30, 2028

ROUSSEAU, JENNIFER
Case No. **CE2503-0367**

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 202541090375** for fees due on the property located at **4612 7TH STREET CT E, ELLENTON, FL 34222** more particularly described as follows:

LOT 14 MANALEE SUB PI#9865.0000/7

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: 10/8/2026

By: Nicole L. 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 8th day of October, 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]

Hannah Bishop
Signature of Notary Public

My Commission Expires: _____

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

HANNAH BETH BISHOP
MY COMMISSION # HH 566785
EXPIRES: June 30, 2028

CERTIFICATE FOR SATISFACTION OF LIEN

Case Number: CE2001-0047

Name: ALBRITTON E J

The Manatee County Building Official filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Claim of Lien which was duly recorded in **Book 2372 Page 2905** of the Records of Manatee County, Florida for fees due on the property located at 2401 38TH AVE E, BRADENTON, FL 34208 PID # 1619700006 for unpaid costs incurred by Manatee County for the abatement of Hazardous/Unsafe Conditions Case CE2001-0047 of the Manatee County Unsafe Structure Ordinance 2-16-16 thru 2-6-30.

On October 8th, 2026, the lien was satisfied.

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

Nicole Knapp Date: 10/8/2026

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
- [x] physical presence or
- [ ] online notarization

This 8th day of October, 2026, by Nicole Knapp, who
- [x] is personally known to me or
- [ ] has produced _____ as identification.

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

Hannah Bishop My Commission Expires: _____

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

HANNAH BETH BISHOP
MY COMMISSION # HH 566785
EXPIRES: June 30, 2028

NIGRELLI, JAMES SR, NIGRELLI, PAULA,
Case#: CE2011110465

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 Book 2414 Page 4305** for fees due on the property located **4208 17th Ave W., Bradenton FL 34205** more particularly described as follows:

LOT 9 BLK E COUNTRY CLUB HEIGHTS PI#39919.0000/6

pursuant to Manatee County Land Development Code.

On October 8th, 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: October 8, 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
- [x] physical presence or
- [ ] online notarization

this 8th day of October, 2026, by Nicole Knapp, who
- [x] is personally known to me or
- [ ] has produced _____ as identification.

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

Hannah Bishop
Signature of Notary Public

My Commission Expires: _____

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

HANNAH BETH BISHOP
MY COMMISSION # HH 566785
EXPIRES: June 30, 2028