

BUSINESS OBSERVER FORECLOSURE SALES

MANATEE COUNTY

Case No.	Sale Date	Case Name	Sale Address	Firm Name
2016 CC 000754	01/03/2017	Palm Aire vs. Kim R Mestel et al	6999 West Country Club Dr. N. #221, Sarasota, FL 34243	Levitt, Sandy Alan
2016CA002338AX	01/03/2017	Federal National vs. Maria Romero etc et al	Lot 4073, Cascades at Sarasota, PB 46/191	SHD Legal Group
41-2013-CA-003813	01/04/2017	BMO Harris vs. Brittany A DePhillips et al	Lot 27, Blk A, Tideue Estates 2nd Addn, PB 18/86	Winderweedle, Haines, Ward & Woodman,
41-2015-CA-002416AX Div B	01/04/2017	JPMorgan Chase Bank vs. Donald G Spiller et al	Lots 6 & 7, Blk 15, Whitfield Estates, PB 4/23	Shapiro, Fishman & Gache (Boca Raton)
2013-CA-002789 Div D	01/06/2017	Nationstar Mortgage vs. Norman L Willis Unknowns et al	Pt B, Scn 25, TS 33 S, Rng 17 E	Shapiro, Fishman & Gache (Boca Raton)
2016 CA 2304 Div B	01/06/2017	United States vs. Joyce A Miller-Porter et al	Part of Lot 1, Blk 2, Loyd Addn to Palmetto, PB 1/220	Boswell & Dunlap, LLP
2016-CA-002209	01/06/2017	Wilmington Savings vs. Wanick Damour et al	13670 Highland Road, Wimauma, FL 33958	Storey Law Group, PA
2013-CA-006264 Div B	01/06/2017	Green Tree vs. Teresa C Wainscott et al	Lot 11, Blk B, Bayshore Gardens, Scn 11, PB 12/4	Shapiro, Fishman & Gache (Boca Raton)
2016-CA-002721 Div B	01/06/2017	Nationstar Mortgage vs. Jeffrey S Richards etc et al	Lot 41, Regency Oaks, Phs I, PB 26/12	Shapiro, Fishman & Gache (Boca Raton)
2013-CA-001730 Div B	01/06/2017	Wells Fargo Bank vs. Alan Paul Lee etc et al	Lot 106, Oak Terrace, PB 23/61	Shapiro, Fishman & Gache (Boca Raton)
41-2014-CA-001314	01/06/2017	Bank of America vs. Lawrence M Fields et al	7312 E 40th Lane, Sarasota, FL 34243	Marinosci Law Group, P.A.
41 2013CA005477AX	01/06/2017	Nationstar Mortgage vs. Edward J Niedz et al	5012 79th Street East, Bradenton, FL 34203	Robertson, Anschutz & Schneid
2014-CA-004942 Div D	01/10/2017	JPMorgan Chase Bank vs. Michael Steele etc et al	Lot 10, Imperial Ridge, PB 23/143	Shapiro, Fishman & Gache (Boca Raton)
2015-CA-3971	01/10/2017	Fifth Third Mortgage vs. Christopher R Joyner et al	Lot 13, Lamp Post Place, Phs I, PB 31/114	McCalla Raymer Pierce, LLC
2013-CA-003896	01/10/2017	GTE Federal vs. Gabrielse, Kathi et al	7271W Country Club Dr N #2, Sarasota, FL 34243	Albertelli Law
2015-CA-004065 Div D	01/11/2017	HSBC Bank vs. Robin J Reed et al	Unit C 202, Sarasota Cay Club, ORB 2078/2292	Shapiro, Fishman & Gache (Boca Raton)
2012 CA 002347	01/11/2017	The Bank of New York vs. Antony, Andrew et al	4330 61st Ave Bradenton, FL 34203	Albertelli Law
2015CA003842AX	01/12/2017	The Bank of New York vs. Collin H Clement Jr etc et al	2111 24th St. W., Bradenton, FL 34205	Robertson, Anschutz & Schneid
2016CA001035AX	01/12/2017	Citimortgage vs. Rhonda S Thomas etc et al	6710 36th Ave E., Palmetto, FL 34221	Robertson, Anschutz & Schneid
2012CA002064AX	01/12/2017	U.S. Bank vs. Julius R Brooks et al	10122 41st Ct E, Parrish, FL 34219	Marinosci Law Group, P.A.

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

BROOKSTONE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors of the Brookstone Community Development District will hold an Audit Committee meeting and regular meeting of the Board of Supervisors on January 11, 2017 at 1:00 p.m. at 8141 Lakewood Main Street, Suite 209, Bradenton, FL 34202. The Audit Committee will review, discuss and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The regular board meeting will take place prior to the Audit Committee meeting where the Board may consider any other business that may properly come before it. A copy of the agendas and budget may be obtained at the offices of the District Manager, Fishkind & Associates, Inc., located at 12051 Corporate Boulevard, Orlando, Florida 32817, (407) 382-3256, during normal business hours.

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any person who decides to appeal any decision made by the Board or the Committee with respect to any matter considered at the public hearing or meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Jill Cupps Burns District Manager December 30, 2016 16-01664M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2016-CP-003090 IN RE: ESTATE OF GEORGE EDWARD MILLER, Deceased.

The administration of the estate of GEORGE EDWARD MILLER, deceased, whose date of death was October 3, 2016 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having served, must file their claims with this Court WITHIN THREE (3) MONTHS claims or demands against the decedent's estate on whom a copy of this notice is required to be AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is December 30, 2016. Signed on this 27 day of December, 2016.

Personal Representative:
MICHAEL SCOTT MILLER
311 Stevens Avenue
Arnold, MD 21012

Attorney for
Personal Representative: JAMES D. JACKMAN, ESQUIRE Florida Bar No. 521663

JAMES D. JACKMAN, P.A.
5008 Manatee Avenue West,
Suite A
Bradenton, Florida 34209
Telephone: (941) 747-9191
Email:
jackmanleadings@gmail.com
Dec. 30, 2016; Jan. 6, 2017

16-01693M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2016-CP-002868 IN RE: ESTATE OF VIRGINIA ZGORSKI HEATLEY, Deceased.

The administration of the estate of VIRGINIA ZGORSKI HEATLEY, deceased, whose date of death was October 15, 2016 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having served, must file their claims with this Court WITHIN THREE (3) MONTHS claims or demands against the decedent's estate on whom a copy of this notice is required to be AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of the first publication of this Notice is December 30, 2016. Signed on this 20th day of December, 2016.

Personal Representative:
DEBRA ELIZABETH HEATLEY
3419 Hill Street
Sycamore, IL 60178

Attorney for Personal Representative:
JAMES D. JACKMAN, ESQUIRE
Florida Bar No. 521663
JAMES D. JACKMAN, P.A.
5008 Manatee Avenue West,
Suite A
Bradenton, Florida 34209
Telephone: (941) 747-9191
Email:
jackmanleadings@gmail.com
Dec. 30, 2016; Jan. 6, 2017

16-01692M

FIRST INSERTION

FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors of the Fieldstone Community Development District will hold an Audit Committee meeting and regular meeting of the Board of Supervisors on January 11, 2017 at 1:00 p.m. at 8141 Lakewood Main Street, Suite 209, Bradenton, FL 34202. The Audit Committee will review, discuss and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The regular board meeting will take place prior to the Audit Committee meeting where the Board may consider any other business that may properly come before it. A copy of the agendas and budget may be obtained at the offices of the District Manager, Fishkind & Associates, Inc., located at 12051 Corporate Boulevard, Orlando, Florida 32817, (407) 382-3256, during normal business hours.

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any person who decides to appeal any decision made by the Board or the Committee with respect to any matter considered at the public hearing or meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Jill Cupps Burns District Manager December 30, 2016 16-01663M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File #: 2016CP2779AX Division Probate IN RE: ESTATE OF JAMES M. DOSS Deceased.

The administration of the estate of JAMES M. DOSS, deceased, whose date of death was September 10, 2016, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 30, 2016.

Personal Representative:
BANK OF AMERICA, N.A.
50 Central Ave., Suite 750
Sarasota, FL 34236

Attorney for Personal Representative:
WAYNE F. SEITL
Attorney
Florida Bar Number: 184074
WOOD, SEITL & ANDERSON, P.A.
3665 Bee Ridge Rd.
Suite 300
Sarasota, FL 34233
Telephone: (941) 954-5772
Fax: (941) 925-9164
E-Mail: wayne@wsa-law.com
Dec. 30, 2016; Jan. 6, 2017

16-01688M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2016 CP 2932 IN RE: ESTATE OF BARBARA A. REDMOND, Deceased.

The administration of the estate of BARBARA A. REDMOND, deceased, whose date of death was October 7, 2016, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 30, 2016.

Personal Representative:
JOHN A. SCILIPOTE
4424 Coral Lake Drive
Bradenton, FL 34210

Attorney for Personal Representative:
ROSE-ANNE B. FRANO
Florida Bar No. 0592218
Williams Parker Harrison
Dietz & Getzen 200 S. Orange Ave.
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email Addresses
for service:
Primary: rfrano@williamsparker.com
Secondary:
tpanozo@williamsparker.com
Dec. 30, 2016; Jan. 6, 2017

16-01662M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2016 CP 002897 AX Division Probate IN RE: ESTATE OF MARGARET G. REXRODE SMITH Deceased.

The administration of the estate of Margaret G. Rexrode Smith, deceased,

whose date of death was October 21, 2016, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is December 30, 2016.

Personal Representatives:
Lori L. Schneider
4949 Breakwater Drive
Bradenton, Florida 34203

Cari L. Walz
7688 Country Run Parkway
Orlando, Florida 32818

Attorney for Personal Representatives:
Babette B. Bach, Esquire

Florida Bar Number: 969753
Bach & Jacobs, P.A.
240 S. Pineapple Avenue, Suite 700
Sarasota, FL 34236
Telephone: (941) 906-1231
Fax: (941) 954-1185
E-Mail:
babette@sarasotaelderlaw.com
Secondary E-Mail:
lisa@sarasotaelderlaw.com
Dec. 30, 2016; Jan. 6, 2017

16-01694M

OFFICIAL
COURTHOUSE
WEBSITES:

MANATEE COUNTY: manateeclerk.com | SARASOTA COUNTY: sarasotaclerk.com | CHARLOTTE COUNTY: charlotte.realforeclose.com

LEE COUNTY: leeclerk.org | COLLIER COUNTY: collierclerk.com | HILLSBOROUGH COUNTY: hillsclerk.com

Check out your notices on:
www.floridapublicnotices.com

PASCO COUNTY: pasco.realforeclose.com | PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net | ORANGE COUNTY: myorangeclerk.com

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Modis E&T GS located at 1001 Third Avenue, in the County of Manatee in the City of West Bradenton, Florida 34205 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Manatee, Florida, this 23 day of December, 2016.

Tad PGS, Inc.

December 30, 2016

16-01686M

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 41-2016-CA001430AX WELLS FARGO BANK, N.A., Plaintiff, vs. ROBERT J MISZTAK, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 15, 2016, and entered in Case No. 41-2016-CA001430AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Cole Stanley Misztak, As Known Heir Of The Estate Of Robert Misztak AKA Robert J. Misztak AKA Robert J. Mistak, Deceased, Wyatt Jay Misztak, As Known Heir Of The Estate Of Robert Misztak AKA Robert J. Misztak AKA Robert J. Mistak, Deceased, Hollie Amber Misztak, As Known Heir Of The Estate Of Robert Misztak AKA Robert J. Misztak AKA Robert J. Mistak, Deceased, Jill Mardel Misztak, As Known Heir Of The Estate Of Robert Misztak AKA Robert J. Misztak AKA Robert J. Mistak, Deceased, Robert Armstrong, As Trustee Of The Wyatt Misztak Trust Created Under the Last Will and Testament of Robert J. Misztak Dated December 19, 2013, Terry Schoch, As Personal Representative Of The Estate Of Robert Misztak AKA Robert J. Misztak AKA Robert J. Mistak, Deceased, The Waterfront Condominium Association, Inc., Unknown Beneficiaries Of The Estate Of Robert Misztak AKA Robert J. Misztak AKA Robert J. Mistak, Deceased, Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees of the Estate of Robert Misztak AKA Robert J. Misztak AKA Robert J. Mistak, Deceased, And Any and All Unknown Parties Claiming By, Through, Under, and Against The Herein Named Individual Defendant(s) Who Are Not Known to be Dead or Alive, Whether Said Unknown Parties May Claim an Interest in Spouses, Heirs, Devisees, Grantees, or Other Claimants, are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash electronically/online at www.manatee.realforeclose.com, Manatee County, Florida at

11:00AM on the 17th day of January, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

UNIT 205 THE WATERFRONT CONDOMINIUM A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1018 PAGE 812 AND AMENDMENTS THERETO AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 12 PAGES 134 THROUGH 137 INCLUSIVE OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA THIS CONVEYANCE INCLUDES PARKING SPACE NUMBER 20 WITH A STREET ADDRESS OF 1510 FIRST AVENUE WEST APARTMENT 205 BRADENTON FLORIDA 34205 A/K/A 1510 1ST AVE W APT 205, BRADENTON, FL 34205

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

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

Dated in Hillsborough County, Florida this 20th day of December, 2016.

/s/ Stephen Guy
Stephen Guy, Esq.
FL Bar # 118715
Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
JR - 16-026037
Dec. 30, 2016; Jan. 6, 2017

16-01661M

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION CASE NO. 2015-CC-2448 THE INLETS AT RIVERDALE NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. DENNIS CHENAULT, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 22, 2016, and entered in Case No. 2015-CC-2448 of the COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Florida, wherein THE INLETS AT RIVERDALE NEIGHBORHOOD ASSOCIATION, INC. is Plaintiff, and DENNIS CHENAULT; DONNA M. CHENAULT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SUNTRUST MORTGAGE, INC. are Defendants, I will sell to the highest and best bidder for cash via the internet at www.manatee.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM, on the 19th day of January, 2017 the following described property as set forth in said Final Judgment, to wit:

Lot 324 of RIVERDALE REVISED, A SUBDIVISION, as per plat thereof recorded in Plat Book 10, Page 40, of the Public Records of Manatee County, Florida.

Also together with a portion of that certain parcel of land referred to in Administrative Determination 94-98 and described in Vacation of Canal (R-94-33V), recorded in OR Book 1428, Pages 86 through 89, of the Public Records of Manatee County, Florida and being more particularly described as follows:

Begin at the Southwesterly corner of Lot 324; thence southeasterly along the arc of a curve to the right having a radius of 36.00 feet, a central angle of 90°00'16", a chord of 50.91 feet and a chord bearing of S72°29'56"E, a distance of 56.55 feet; thence S62°30'00"W, a distance of 34.18 feet; thence

N27°30'00"W, a distance of 16.00 feet; thence S62°30'30"E along said South R/W line a distance of 24.79 feet to the Point of Beginning.

LESS that certain portion of said Lot 324 more particularly described as follows:

Begin at the Southwesterly corner of said lot 324; thence N07°38'16"W along the West line of said Lot 324, a distance of 37.63 feet; thence S27°30'00"E, a distance of 16.51 feet; thence S06°36'07"W, a distance of 22.80 feet to the Point of Beginning; the street address of which is: 4752 Compass Dr. Bradenton, FL 34208.

A/K/A: 4752 Compass Drive, Lot 324, Bradenton, FL 34208

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

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

DATED this 22 day of December, 2016.

ANGELINA "ANGEL" COLONNESO, as Clerk of said Court (SEAL) By: Kris Gaffney As Deputy Clerk

BECKER & POLIAKOFF, P.A. Attorneys for Plaintiff Douglas Christy, Esq. Florida Bar #27408 6230 University Parkway Suite 204 Sarasota, FL 34240 (941) 366-8826 (941) 907-0080 Fax Primary: SARservicemail@bplegal.com ACTIVE: I1618/322178:9237447_1 Dec. 30, 2016; Jan. 6, 2017

16-01678M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 412016CA002413CAAXMA CITIMORTGAGE INC., Plaintiff, vs. KYONG C. WAHL, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 15, 2016, and entered in 412016CA002413CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein CITIMORTGAGE INC. is the Plaintiff and KYONG C. WAHL; UNKNOWN SPOUSE OF KYONG C. WAHL are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on January 18, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 9 AND THE N 1/2 OF LOT 10, BLOCK B, GLEN RIDGE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 92 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA Property Address: 300 42ND

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 412016CA002933CAAXMA DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, Plaintiff, vs. FERNAN RICHARD, II AND VERONICA D. RICHARD, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 15, 2016, and entered in 412016CA002933CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC is the Plaintiff and FERNAN RICHARD, II; VERONICA D. RICHARD are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on January 18, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 25 AND THE EAST 38 FEET OF LOT 26, OF BELLE CHASE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGES 183 AND 184, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2014CA000189AX U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR RESIDENTIAL LOAN TRUST 2008-AH1 MORTGAGE-BACKED NOTES, SERIES 2008-AH1, Plaintiff, vs. JOSE NEGRON, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 15, 2016, and entered in 2014CA000189AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR RESIDENTIAL LOAN TRUST 2008-AH1 MORTGAGE-BACKED NOTES, SERIES 2008-AH1 is the Plaintiff and JOSE NEGRON; STATE OF FLORIDA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN BROKERS CONDUIT; RICHARD J. BANDEL are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on January 18, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 9 AND 10, BLOCK 4, HARBOR HILLS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LESS THAT PORTION OF LOT 9 DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 9, BLOCK 4, OF SAID HARBOR HILLS AND RUN NORTHWESTERLY ON LINE

STREET WEST, BRADENTON, FL 34209

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

IMPORTANT

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

Dated this 21 day of December, 2016.

ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com By: \S\Thomas Joseph Thomas Joseph, Esquire Florida Bar No. 123350 Communication Email: tjoseph@rasflaw.com 16-017169 - MaM Dec. 30, 2016; Jan. 6, 2017

16-01680M

Property Address: 825 30TH AVE E, BRADENTON, FL 34208

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

IMPORTANT

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

Dated this 21 day of December, 2016.

ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com By: \S\Thomas Joseph Thomas Joseph, Esquire Florida Bar No. 123350 Communication Email: tjoseph@rasflaw.com 16-038310 - MaM Dec. 30, 2016; Jan. 6, 2017

16-01681M

OF LOT 9 25 FEET; THENCE NORTHEASTERLY TO A POINT ON THE NORTHEASTERLY LINE OF LOT 9 WHICH IS EQUI-DISTANCE FROM THE SIDE LOT LINES OF SAID LOT; THENCE ALONG THE PLATTED LINE OF SAID LOT 9, 35 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE ON A LINE BETWEEN LOTS 8 AND 9 SOUTHWESTERLY TO POINT OF BEGINNING. BEING THE SOUTHEASTERLY ONE-HALF OF LOT 9, BLOCK 4, HARBOR HILLS. Property Address: 712 HILL-CREST DR, BRADENTON, FL 34209

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

IMPORTANT

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

Dated this 21 day of December, 2016.

ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com By: \S\Thomas Joseph Thomas Joseph, Esquire Florida Bar No. 123350 Communication Email: tjoseph@rasflaw.com 15-082762 - MaM Dec. 30, 2016; Jan. 6, 2017

16-01683M

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 41-2016-CA-001906 WELLS FARGO BANK, NA, Plaintiff, vs. WASHINGTON, ROBERT et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated 27 October, 2016, and entered in Case No. 41-2016-CA-001906 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Wells Fargo Bank, NA, is the Plaintiff and Cynthia L. Washington, Robert Washington, Unknown Party #1, And Any and All Unknown Parties Claiming By, Through, Under, and Against The Herein Named Individual Defendant(s) Who Are Not Known to be Dead or Alive, Whether Said Unknown Parties May Claim an Interest in Spouses, Heirs, Devisees, Grantees, or Other Claimants, are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the 25th of January, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 5, BLOCK C, BAYSHORE GARDENS, SECTION NO. 12, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 6, OF

THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

6724 NORTHAMPTON PLACE, BRADENTON, FL 34207

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

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

Dated in Hillsborough County, Florida this 22nd day of December, 2016.

/s/ Christopher Lindhart Christopher Lindhart, Esq. FL Bar # 28046 Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com JR-16-006922 Dec. 30, 2016; Jan. 6, 2017

16-01677M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2016CA003082 FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff, vs. THERESA L. MCCARTHY A/K/A THERESA L. HO; UNKNOWN TENANT #1 IN POSSESSION OF THE SUBJECT PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 15th day of December, 2016, and entered in Case No. 2016CA003082, of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein PROF-2013-M4 LEGAL TITLE TRUST II, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE is the Plaintiff and THERESA L. MCCARTHY A/K/A THERESA L. HO; UNKNOWN TENANT #1 N/K/A RICK MCDONALD; UNKNOWN TENANT #2 N/K/A DANIELLE BAZINET; and UNKNOWN TENANT (S) IN POSSESSION OF THE SUBJECT PROPERTY are defendants. ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45 at, 11:00 AM on the 19th day of January, 2017, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 40 FEET OF LOT

40 AND THE NORTH 32 FEET OF LOT 39, BLOCK C, HAZELHURST SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 31 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

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

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

Dated this 21st day of December, 2016.

By: Amir Saeed, Esq. Bar Number: 102826 Submitted by: Choice Legal Group, PA. P.O. Box 9908 Fort Lauderdale, FL 33310-0908 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@clelegalgroup.com 16-01491 Dec. 30, 2016; Jan. 6, 2017

16-01667M

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 41-2016-CA-001314 CIT BANK, N.A., Plaintiff, vs. BOHNENKAMPER, RICHARD et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated 15 December, 2016, and entered in Case No. 41-2016-CA-001314 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which CIT Bank, N.A., is the Plaintiff and Catherine Neal, as an Heir to the Estate of Richard M. Bohnenkamper a/k/a Richard Martin Bohnenkamper deceased, Heather Glen Bohnenkamper, as an Heir to the Estate of Richard M. Bohnenkamper a/k/a Richard Martin Bohnenkamper, deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Richard M. Bohnenkamper a/k/a Richard Martin Bohnenkamper, deceased, United States of America Acting through Secretary of Housing and Urban Development, And Any and All Unknown Parties Claiming By, Through, Under, and Against The Herein Named Individual Defendant(s) Who Are Not Known to be Dead or Alive, Whether Said Unknown Parties May Claim an Interest in Spouses, Heirs, Devisees, Grantees, or Other Claimants, are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.manatee.realforeclose.com, Manatee

County, Florida at 11:00AM on the 17th of January, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 4, BLOCK B, HEATHER GLEN SUBDIVISION, PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGES 86 THROUGH 92, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. 6835 E 67TH STREET CIRCLE, PALMETTO, FL 34221

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

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

Dated in Hillsborough County, Florida this 22nd day of December, 2016.

/s/ Andrea Alles Andrea Alles, Esq. FL Bar # 114757 Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com JR-15-208687 Dec. 30, 2016; Jan. 6, 2017

16-01670M

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA CIVIL ACTION
CASE NO.: 2015-CA-005965

DIVISION: D

FBC MORTGAGE, LLC,

Plaintiff, vs.

SHAW, DEREK et al,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated 22 September, 2016, and entered in Case No. 2015-CA-005965 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which FBC Mortgage, LLC, is the Plaintiff and Derek Shaw, Oak Haven Subdivision Community Association, Inc., Palmetto Estates Community Association, Inc., And Any and All Unknown Parties Claiming By, Through, Under, and Against The Herein Named Individual Defendant(s) Who Are Not Known to be Dead or Alive, Whether Said Unknown Parties May Claim an Interest in Spouses, Heirs, Devises, Grantees, or Other Claimants, are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the 24th of January, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 13, BLOCK G, PALMETTO
ESTATES ACCORDING TO
THE MAP OR PLAT THEREOF

RECORDED IN PLAT BOOK
51, PAGES 20 THROUGH 29,
INCLUSIVE, OF THE PUBLIC
RECORDS OF MANATEE
COUNTY, FLORIDA.
2223 10TH AVENUE E, PAL-
METTO, FL 34221

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

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

Dated in Hillsborough County, Florida this 22nd day of December, 2016.

/s/ Brittany Gramsky

Brittany Gramsky, Esq.

FL Bar # 95589

Albertelli Law

Attorney for Plaintiff

P.O. Box 23028

Tampa, FL 33623

(813) 221-4743

(813) 221-9171 facsimile

eService: servealaw@albertellilaw.com

JR- 15-197768

Dec. 30, 2016; Jan. 6, 2017

16-01672M

FIRST INSERTION

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

412016CA002764CAAXMA

CIT BANK, N.A.,

Plaintiff, vs.

JULIA SPAZIANI, et al,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 15, 2016, and entered in Case No. 412016CA002764CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which CIT Bank, N.A., is the Plaintiff and Julia Spaziani, The Links at Pinebrook Owners' Association, Inc., United States of America, Secretary of Housing and Urban Development, Any And All Unknown Parties Claiming by, Through, Under, And Against The Herein named Individual Defendant(s) Who are not Known To Be Dead Or Alive, Whether Said Unknown Parties May Claim An Interest in Spouses, Heirs, Devises, Grantees, Or Other Claimants are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash electronically/online at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the 18th day of January, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

UNIT 604, THE LINKS AT
PINEBROOK PHASE 1, A
CONDOMINIUM, TOGETHER
WITH AN UNDIVIDED INTEREST IN THE COMMON
ELEMENTS APPURTENANT
THERE TO, ACCORDING
TO THE DECLARATION OF

CONDOMINIUM THEREOF
RECORDED IN OFFICIAL RE-
CORDS BOOK 1318, PAGE 3315
AND AS PER CONDOMINIUM
PLAT THEREOF RECORDED
IN CONDOMINIUM PLAT
BOOK 25, PAGE 75, OF THE
PUBLIC RECORDS OF MANA-
TEE COUNTY, FLORIDA. TO-
GETHER WITH ANY AMEND-
MENTS THERETO.
A/K/A 3790 PINEBROOK CIR-
CLE, UNIT 604, BRADENTON,
FL 34209

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

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

Dated in Hillsborough County, Florida this 21st day of December, 2016.

/s/ Nataija Brown

Nataija Brown, Esq.

FL Bar # 119491

Albertelli Law

Attorney for Plaintiff

P.O. Box 23028

Tampa, FL 33623

(813) 221-4743

(813) 221-9171 facsimile

eService: servealaw@albertellilaw.com

JR - 16-011397

Dec. 30, 2016; Jan. 6, 2017

16-01671M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR MANATEE
COUNTY

GENERAL JURISDICTION

DIVISION

CASE NO. 2016CA004323

LAKEVIEW LOAN SERVICING,

LLC,

Plaintiff, vs.

GREGORY HELLINGA/K/A

GREGORY M HELLING, LISA

HELLING, MCKINLEY OAKS

HOMEOWNERS' ASSOCIATION,

INC., UNKNOWN TENANT IN

POSSESSION 1, UNKNOWN

TENANT IN POSSESSION 2,

Defendants.

To: GREGORY M HELLING , 2923
130TH AVE E, PARRISH, FL 34219
LISA HELLING , 2923 130TH AVE E,
PARRISH, FL 34219
UNKNOWN TENANT IN POSSES-
SION 1 , 2923 130TH AVE E, PAR-
RISH, FL 34219
UNKNOWN TENANT IN POSSES-
SION 2 , 2923 130TH AVE E, PAR-
RISH, FL 34219

LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that
an action to foreclose Mortgage covering
the following real and personal
property described as follows, to-wit:
LOT 20, MCKINLEY OAKS AC-
CORDING TO THE MAP OR
PLAT THEREOF, AS RECORDED
IN PLAT BOOK 52, PAGE 20
THROUGH 25, OF THE PUB-
LIC RECORDS OF MANATEE
COUNTY, FLORIDA.

has been filed against you and you are
required to file a copy of your written
defenses, if any, to it on Brian Hum-
mel, McCalla Raymer Pierce, LLC, 225
E. Robinson St. Suite 155, Orlando, FL
32801 and file the original with the

Clerk of the above- styled Court 30 days
from the first publication, otherwise a
Judgment may be entered against you
for the relief demanded in the Com-
plaint.

In and for Manatee County:

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

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

WITNESS my hand and seal of said
Court on the 27 day of DECEMBER,
2016.

Angelina Colonneso

Manatee County

Clerk of The Circuit Court

(SEAL) BY: Kris Gaffney

Deputy Clerk

MCCALLA RAYMER PIERCE, LLC

225 E. Robinson St. Suite 155

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

5242627

16-01888-1

Dec. 30, 2016; Jan. 6, 2017

16-01691M

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA CIVIL ACTION
CASE NO.: 41-2014-CA-004914

DIVISION: B

NATIONSTAR MORTGAGE LLC,

Plaintiff, vs.

HORVATH, MARIA et al,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated 22 September, 2016, and entered in Case No. 41-2014-CA-004914 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Barrington Ridge Homeowners Association, Inc., Joseph Horvath, Maria Horvath, And Any and All Unknown Parties Claiming By, Through, Under, and Against The Herein Named Individual Defendant(s) Who Are Not Known to be Dead or Alive, Whether Said Unknown Parties May Claim an Interest in Spouses, Heirs, Devises, Grantees, or Other Claimants, are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the 24th of January, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 84, BLOCK 7, BAR-
RINGTON RIDGE PHASE 1C,
ACCORDING TO THE PLAT

THEREOF, AS RECORDED
IN PLAT BOOK 44, PAGE 67
THROUGH 73, PUBLIC RE-
CORDS OF MANATEE COUNT-
Y, FLORIDA.
6157 E 41ST ST, BRADENTON,
FL 34203

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

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

Dated in Hillsborough County, Florida this 22nd day of December, 2016.

/s/ Brian Gilbert

Brian Gilbert, Esq.

FL Bar # 116697

Albertelli Law

Attorney for Plaintiff

P.O. Box 23028

Tampa, FL 33623

(813) 221-4743

(813) 221-9171 facsimile

eService: servealaw@albertellilaw.com

JR- 14-144969

Dec. 30, 2016; Jan. 6, 2017

16-01673M

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 41-2013-CA-004158

DIVISION: D

WELLS FARGO BANK, N.A.,

Plaintiff, vs.

ENCHAUTEGUI, NESTOR et al,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated 22 September, 2016, and entered in Case No. 41-2013-CA-004158 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Wells Fargo Bank, N.A. is the Plaintiff and Carmen D. Enchautegui, Direct General Insurance Company also known as Direct General Insurance Company and Direct General Insurance Company, as Subrogee of Tami Perry, Luz Elenia Dela Cruz, The Unknown Spouse of Luz Elenia Dela Cruz, Manatee County Clerk of Circuit Court, Nestor Enchautegui a/k/a Ernest to Inchautegui, The Unknown Spouse of Nestor Enchautegui n/k/a Dawn as Ernesto Inchautegui n/k/a Daisy Enchautegui, And Any and All Unknown Parties Claiming By, Through, Under, and Against The Herein Named Individual Defendant(s) Who Are Not Known to be Dead or Alive, Whether Said Unknown Parties May Claim an Interest in Spouses, Heirs, Devises, Grantees, or Other Claimants, are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the 24th of January, 2017, the following described property as set forth in said

Final Judgment of Foreclosure:

LOT 7, LESS THE SOUTH 10
FEET AND ALL OF LOT 8,
BLOCK C, HARMON PARK,
AS PER PLAT THEREOF RE-
CORDED IN PLAT BOOK 4,
PAGE 60, OF THE PUBLIC RE-
CORDS OF MANATEE COUNT-
Y, FLORIDA.

5115 15TH STREET CT E BRA-
DENTON FL 34203-4255

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

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

Dated in Hillsborough County, Florida this 22nd day of December, 2016.

/s/ Agnes Mombrun

Agnes Mombrun, Esq.

FL Bar # 77001

Albertelli Law

Attorney for Plaintiff

P.O. Box 23028

Tampa, FL 33623

(813) 221-4743

(813) 221-9171 facsimile

servealaw@albertellilaw.com

JR- 019820F01

Dec. 30, 2016; Jan. 6, 2017

16-01675M

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 41-2016-CA-001935

NATIONSTAR MORTGAGE LLC

DBA CHAMPION MORTGAGE

COMPANY,

Plaintiff, vs.

FRANCES H. MAZUR, et al,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 15, 2016, and entered in Case No. 41-2016-CA-001935 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Nationstar Mortgage LLC DBA Champion Mortgage Company, is the Plaintiff and Frances H. Mazur, Huntington Woods Condominium Association, Inc., United States of America Acting through Secretary of Housing and Urban Development, Any And All Unknown Parties Claiming by, Through, Under, And Against The Herein named Individual Defendant(s) Who are not Known To Be Dead Or Alive, Whether Said Unknown Parties May Claim An Interest in Spouses, Heirs, Devises, Grantees, Or Other Claimants are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash electronically/online at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the 17th day of January, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

UNIT B, BUILDING 2, PHASE
1, HUNTINGTON WOODS, A
CONDOMINIUM ACCORD-
ING TO THE DECLARA-
TION OF CONDOMINIUM

RECORDED IN OFFICIAL
RECORDS BOOK 1094, PAGE
1895 AND AMENDMENTS
THERETO, AND AS PER
PLAT THEREOF, RECORDED
IN CONDOMINIUM BOOK
17, PAGE 38, AND AMEND-
MENTS THERETO, OF THE
PUBLIC RECORDS OF MANA-
TEE COUNTY, FLORIDA.

A/K/A 6021 27TH STREET
WEST, BRADENTON, FL
34207

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

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

Dated in Hillsborough County, Florida this 22nd day of December, 2016.

/s/ Brian Gilbert

Brian Gilbert, Esq.

FL Bar # 116697

Albertelli Law

Attorney for Plaintiff

P.O. Box 23028

Tampa, FL 33623

(813) 221-4743

(813) 221-9171 facsimile

eService: servealaw@albertellilaw.com

JR - 16-006433

Dec. 30, 2016; Jan. 6, 2017

16-01674M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Zen Festival Wear and Ukuleles located at 210 3rd St. W. #8407, in the County of Manatee in the City of Bradenton, Florida 34205 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Manatee County, Florida, this 27 day of December, 2016.

Marshall S. Cook

December 30, 2016

16-01689M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT, IN AND
FOR MANATEE COUNTY,
FLORIDA
CIVIL DIVISION:

CASE NO.: 2013CA004044

FEDERAL NATIONAL MORTGAGE

ASSOCIATION,

Plaintiff, vs.

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
 GENERAL JURISDICTION DIVISION
CASE NO. 2015CA002312AX
DLJ MORTGAGE CAPITAL, INC., Plaintiff, vs. RANDY GOLDY AND LISA ANNE GOLDY F/K/A LISA ANN BECK, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 22, 2015, and entered in 2015CA002312AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein DLJ MORTGAGE CAPITAL, INC. is the Plaintiff and RANDY GOLDY; LISA ANNE GOLDY F/K/A LISA ANN BECK; MOREQUITY, INC.; PANTHER RIDGE II HOMEOWNERS' ASSOCIATION, INC. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on February 07, 2017, the following described property as set forth in said Final Judgment, to wit:
 EAST 1/2 OF TRACT 49, POMELLO PARK OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 20 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 61, OF THE PUBLIC RE-

CORDS OF MANATEE COUNTY, FLORIDA.
 Property Address: 28030 61ST, MYAKKA CITY, FL 34251
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.
IMPORTANT
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
 Dated this 14 day of December, 2016.
ROBERTSON, ANSCHUTZ & SCHNEID, P.L.
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: mail@rasflaw.com
 By: /s/Thomas Joseph Thomas Joseph, Esquire
 Florida Bar No. 123350
 Communication Email: tjoseph@rasflaw.com
 14-84802 - MaM
 December 23, 30, 2016 16-01644M

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2010 CA 004899
DIVISION: D
BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. Plaintiff(s), vs. THOMAS E. HARMENING, ET. AL., Defendants,
 NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure entered on December 15, 2016 in the above-styled cause, Angelina "Angel" Colonnese, Manatee county clerk of court, will sell to the highest and best bidder for cash on January 17, 2017 at 11:00 A.M., at www.manatee.realforeclose.com, the following described property:
 LOT 48, BLOCK A, UNIT 1, LAKEWOOD RANCH COUNTRY CLUB VILLAGE SUB PHASE L, UNITS 1 & 2 A/K/A SANDHILLS; SUB PHASE M, UNITS 1 & 2 A/K/A TWIN HILLS; SUB PHASE N, UNITS 1 & 2 A/K/A PORTMARNOCK; SUB PHASE O, UNITS 1 & 2 A/K/A ASHLAND, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 41, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 7111 Sandhills Place, Bradenton, FL 34202
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
AMERICANS WITH DISABILITIES ACT
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
 Dated: December 19, 2016
 /s/ Michelle A. DeLeon
 Michelle A. DeLeon, Esquire
 Florida Bar No.: 68587
 Quintairo, Prieto, Wood & Boyer, P.A.
 255 S. Orange Ave., Ste. 900
 Orlando, FL 32801-3454
 (855) 287-0240
 (855) 287-0211 Facsimile
 E-mail: servicecopies@qpwblaw.com
 E-mail: mdeleon@qpwblaw.com
 Matter # 95500
 December 23, 30, 2016 16-01652M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
 GENERAL JURISDICTION DIVISION
CASE NO. 2015CA005356AX
DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, Plaintiff, vs. SUSAN M. LINDEN, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 19, 2016, and entered in 2015CA005356AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC is the Plaintiff and SUSAN M. LINDEN; FORTY-THREE WATERSIDE LANE HOMEOWNER'S ASSOCIATION, INC. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on March 08, 2017, the following described property as set forth in said Final Judgment, to wit:
 LOT 13, 43 WATERSIDE LANE, PHASE 1 AT PERICO BAY CLUB, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGES 198 THRU 202, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 825 WATERSIDE LN UNIT 13, BRADENTON, FL 34209
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.
IMPORTANT
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
 Dated this 19 day of December, 2016.
ROBERTSON, ANSCHUTZ & SCHNEID, P.L.
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: mail@rasflaw.com
 By: /s/Thomas Joseph Thomas Joseph, Esquire
 Florida Bar No. 123350
 Communication Email: tjoseph@rasflaw.com
 15-014441 - MaM
 December 23, 30, 2016 16-01660M

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL DISTRICT IN AND FOR MANATEE COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO. 2016 CA 1345
VALLEY NATIONAL BANK, Plaintiff, v. BRADEN RIVER INVESTMENTS, L.L.C.; SAMUEL BROWN; CARL WAGNER; CATHERINE S. J. WAGNER; PAULA MCLOUD; MARSHALL'S BRADEN RIVER MOBILE HOME PARK, INC.; MARSHALL'S LANDING COMMUNITY ASSOCIATION, INC.; PALM BEACH GARDENS CONSTRUCTION, INC.; and PHILIP P. NADEAU, Defendants.
 Notice is hereby given that pursuant to the Final Judgment of Foreclosure entered in this cause, in the Circuit Court for Manatee County, Florida, Angelina "Angel" Colonnese, the Clerk of the Circuit Court of Manatee County, Florida, will sell the following (1) real property situated in Manatee County, Florida: COMMENCE AT THE NORTH-EAST CORNER OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 320.00 FEET TO THE INTERSECTION WITH THE CENTERLINE OF ONECO ROAD; THENCE N 89°58'00" W, ALONG SAID CENTERLINE, A DISTANCE OF 2302.90 FEET; THENCE S 00°08'55" W, A DISTANCE OF 132.01 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 70 (SECTION 13160- 2516) FOR A POINT OF BEGINNING; SAID POINT ALSO BEING A POINT ON THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS POINT LIES N 04°50'40" E, A RADIAL DISTANCE OF 5,861.58 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 01°04'46", A DISTANCE OF 110.43 FEET TO THE POINT OF TANGENCY; THENCE N 84°04'34" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 220.57 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 15; THENCE N 00°09'15" E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 62.25 FEET; THENCE N 81°33'02" W, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 70, AS DESCRIBED AND RECORDED IN O.R. BOOK 1478, PAGE 1581, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, A DISTANCE OF 82.05 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,199.04 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE IN O.R. BOOK 1478, PAGE 1581, THROUGH A CENTRAL ANGLE OF 04°22'57", A DISTANCE OF 244.69 FEET;

THENCE N 89°13'30" W, A DISTANCE OF 225.98 FEET; THENCE N 89°59'00" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE IN O.R. BOOK 1478, PAGE 1581, A DISTANCE OF 29.00 FEET TO THE INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE BRADEN RIVER (ELEVATION 1.17 FEET NGVD 1929); THENCE ALONG SAID MEAN HIGH WATER LINE OF THE BRADEN RIVER AND THE MEAN HIGH WATER LINE OF BRADEN RIVER (INLET), THE FOLLOWING SEVENTY-FIVE (75) COURSES; (1) S 23°24'15" E, A DISTANCE OF 15.91 FEET; (2) S 23°00'03" E, A DISTANCE OF 48.64 FEET; (3) S 68°03'43" W, A DISTANCE OF 11.10 FEET; (4) S 21°30'45" E, A DISTANCE OF 33.00 FEET; (5) S 22°05'12" E, A DISTANCE OF 27.85 FEET; (6) S 32°31'49" E, A DISTANCE OF 14.51 FEET; (7) S 34°47'49" E, A DISTANCE OF 19.71 FEET; (8) S 35°39'45" E, A DISTANCE OF 118.79 FEET; (9) N 54°21'26" E, A DISTANCE OF 13.13 FEET; (10) S 38°23'05" E, A DISTANCE OF 7.85 FEET; (11) S 34°29'27" E, A DISTANCE OF 64.86 FEET; (12) S 37°58'55" E, A DISTANCE OF 47.95 FEET; (13) S 43°43'56" E, A DISTANCE OF 39.44 FEET; (14) S 28°26'36" E, A DISTANCE OF 12.05 FEET; (15) S 60°53'19" E, A DISTANCE OF 37.62 FEET; (16) S 48°06'38" E, A DISTANCE OF 32.34 FEET; (17) S 52°14'52" E, A DISTANCE OF 43.25 FEET; (18) S 47°23'50" E, A DISTANCE OF 79.98 FEET; (19) S 48°52'56" E, A DISTANCE OF 115.13 FEET; (20) S 50°10'59" E, A DISTANCE OF 124.19 FEET; (21) S 53°17'17" E, A DISTANCE OF 102.75 FEET; (22) S 56°51'08" E, A DISTANCE OF 44.25 FEET; (23) S 56°42'09" E, A DISTANCE OF 27.69 FEET; (24) S 35°19'03" E, A DISTANCE OF 25.40 FEET; (25) S 47°36'33" E, A DISTANCE OF 15.32 FEET; (26) S 64°42'55" E, A DISTANCE OF 25.21 FEET; (27) S 48°25'08" E, A DISTANCE OF 36.89 FEET; (28) S 84°43'02" E, A DISTANCE OF 2.84 FEET; (29) S 54°26'30" E, A DISTANCE OF 35.24 FEET; (30) S 51°12'42" E, A DISTANCE OF 33.63 FEET; (31) S 46°31'17" E, A DISTANCE OF 18.47 FEET; (32) S 52°36'28" E, A DISTANCE OF 8.55 FEET; (33) S 80°27'32" E, A DISTANCE OF 15.99 FEET; (34) S 67°47'04" E, A DISTANCE OF 20.22 FEET; (35) N 52°47'28" E, A DISTANCE OF 11.32 FEET; (36) N 52°01'26" E, A DISTANCE OF 36.62 FEET; (37) N 64°45'09" E, A DISTANCE OF 19.57 FEET; (38) N 62°48'06" E, A DISTANCE OF 36.89 FEET; (39) N 70°45'39" E, A DISTANCE OF 39.80 FEET; (40) N 83°05'43" E, A DISTANCE OF 56.98 FEET; (41) S 89°20'40" E, A DISTANCE OF 62.08 FEET; (42) S 80°47'25" E, A DISTANCE OF 24.94 FEET; (43) S 54°02'03" E, A DISTANCE OF 20.26 FEET; (44) S 58°33'08" E, A DISTANCE OF 37.47 FEET; (45) S 56°34'54" E, A DISTANCE OF 121.69 FEET; (46) S 62°42'50" E, A DISTANCE OF 88.18 FEET; (47) S 58°15'15" E, A DISTANCE OF 56.44 FEET; (48) S 78°12'22" E, A DISTANCE OF 20.96 FEET; (49)

S 69°13'40" E, A DISTANCE OF 53.74 FEET; (50) S 83°38'57" E, A DISTANCE OF 51.75 FEET; (51) N 78°47'23" E, A DISTANCE OF 44.96 FEET; (52) N 62°09'34" E, A DISTANCE OF 31.77 FEET; (53) N 49°15'21" E, A DISTANCE OF 20.40 FEET; (54) N 41°44'59" E, A DISTANCE OF 34.08 FEET; (55) N 24°36'52" E, A DISTANCE OF 49.73 FEET; (56) N 13°28'23" E, A DISTANCE OF 49.03 FEET; (57) N 00°56'38" W, A DISTANCE OF 60.71 FEET; (58) N 01°37'34" W, A DISTANCE OF 73.26 FEET; (59) N 22°39'43" W, A DISTANCE OF 173.95 FEET; (60) N 42°22'14" W, A DISTANCE OF 51.31 FEET; (61) N 49°30'48" W, A DISTANCE OF 91.38 FEET; (62) N 65°03'56" W, A DISTANCE OF 18.28 FEET; (63) N 74°55'08" W, A DISTANCE OF 79.60 FEET; (64) S 85°52'25" W, A DISTANCE OF 73.85 FEET; (65) N 87°10'41" W, A DISTANCE OF 76.97 FEET; (66) S 87°55'33" W, A DISTANCE OF 55.02 FEET; (67) S 85°54'45" W, A DISTANCE OF 62.14 FEET; (68) S 87°22'18" W, A DISTANCE OF 51.26 FEET; (69) S 87°58'29" W, A DISTANCE OF 69.66 FEET; (70) N 88°42'40" W, A DISTANCE OF 66.75 FEET; (71) N 75°58'03" W, A DISTANCE OF 61.23 FEET; (72) N 58°01'06" W, A DISTANCE OF 32.98 FEET; (73) N 20°52'54" W, A DISTANCE OF 2.12 FEET; (74) N 02°31'29" E, A DISTANCE OF 72.07 FEET; (75) N 04°29'48" E, A DISTANCE OF 15.43 FEET TO THE INTERSECTION WITH THE WEST LINE OF TRACT "A", RIVER LANDINGS CENTRE WEST SUBDIVISION, AS RECORDED IN PLAT BOOK 35, PAGE 15 THROUGH 18 OF SAID PUBLIC RECORDS; THENCE N 00°08'55" E, ALONG SAID WEST LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 70 (SECTION 13160-2516), A DISTANCE OF 191.61 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.
 CONTAINING 784,908 SQUARE FEET OR 18.019 ACRES, MORE OR LESS.
 Also described as:
 PARCEL 1:
 THAT PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, LYING AND BEING SOUTH OF THE ONECO-ARCADIA ROAD, AND EAST OF THE CHANNEL OF BRADEN RIVER MANATEE COUNTY, FLORIDA.
 PARCEL 2:
 FROM THE NW CORNER OF THE NE 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, GO SOUTHERLY ALONG THE WEST LINE OF SAID NE 1/4, A DISTANCE OF 363 FEET TO A POINT ON THE SOUTHERLY SIDE OF R/W OF STATE HIGHWAY 70 FOR A P.O.B.; THENCE CONTINUE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF 627 FEET TO A CONCRETE MONUMENT AT THE SHORE

OF BRADEN RIVER; THENCE MEANDER THE SAID SHORE OF BRADEN RIVER, A DISTANCE OF 414 FEET MORE OR LESS TO A POINT WHICH IS 330 FEET EAST OF THE SAID WEST LINE OF NE 1/4, SECTION 15; THENCE GO NORTHERLY PARALLEL TO AND 330 FEET EAST OF SAID WEST LINE OF NE 1/4, A DISTANCE OF 865 FEET, MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF R/W OF STATE HWY. #70; THENCE GO WESTERLY ALONG THE SOUTH LINE OF SAID R/W, A DISTANCE OF 212.45 FEET TO A POINT WHICH IS THE P.C. OF A CURVE TO THE SAID R/W OF HWY. 70; THENCE FOLLOW SAID CURVE IN A WESTERLY AND NORTH-WESTERLY DIRECTION ALONG THE SAID SOUTHERLY R/W LINE OF HWY. 70, A DISTANCE OF 117.66 FEET TO THE P.O.B.
 PARCEL 3:
 COMMENCE AT THE NE CORNER OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 15, 320.00 FEET TO THE CENTERLINE OF ONECO ROAD; THENCE N. 89°58'W., ALONG THE CENTERLINE OF ONECO ROAD 2302.9 FEET TO A POINT ON SAID CENTERLINE WHICH IS 330.00 FEET FROM THE WEST LINE OF THE NE 1/4 OF SAID SECTION 15; THENCE S. 0°10'W. (330.00 FEET FROM AND PARALLEL TO SAID QUARTER-SECTION LINE) FOR 380.00 FEET FOR P.O.B. THENCE S. 89°58'E. 700.00 FEET; THENCE S. 32°01'33" E. 400.00 FEET; THENCE S. 9°43'47" W. 280.00 FEET; THENCE S. 67°56'18" W., 320.00 FEET; THENCE N. 58°57'50" 490.00 FEET; THENCE S. 58°30'31" W. 175.97 FEET; THENCE N. 0°10' E. 575.00 FEET TO THE P.O.B. BEING AND LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.
 Less:
 Lot 14, Marshall's Landing, a Subdivision as per Plat thereof recorded in Plat Book 52, Page 177, of the Public Records of Manatee County, Florida.
 Lot 8, Marshall's Landing, a Subdivision according to the plat thereof as recorded in Plat Book 52, Pages 177 through 184, inclusive, of the Public Records of Manatee County, Florida.
 Lot 3, MARSHALL'S Landing, a Subdivision, according to the plat thereof as recorded in Plat Book 52, Pages 177 through 184, inclusive, of the Public Records of Manatee County, Florida.
 The real properties described above bear the following Tax ID Nos.:

1733101909; 1733101959;
 1733102009; 1733102059;
 1733102109; 1733102159;
 1733102209; 1733102259;
 1733102309; 1733102359;
 1733102409; 1733102459;
 1733102509; 1733102559;
 1733102609; 1733102659
 and (2) the personal property described below:
 Exhibit "B"
 All rights, title and interest of Debtor in and to the minerals, soil, flowers, shrubs, crops, trees, timber and other material now or hereafter on the property described in Exhibit "A" (herein referred to as "Property") or under or above the same or any part or parcel thereof.
 All machinery, apparatus, equipment, fittings, fixtures, whether actually or constructively attached to the Property and including all trade, domestic and ornamental fixtures and articles of personal property of every kind and nature whatsoever now or hereafter located in, upon or under the Property or any part thereof and used or usable in connection with any present or future operation of the Property and now owned or hereafter acquired by Debtor, together with all building materials and equipment now or hereafter delivered to the Property and intended to be installed therein; together with all proceeds, additions and accessions thereto and replacements thereof.
 All of the water, sanitary and storm sewer systems now or hereafter owned by the Debtor which are now or hereafter located by, over, and upon the Property or any part or parcel thereof, and which water system includes all water mains, service laterals, hydrants, valves and appurtenances, and which sewer system includes all sanitary sewer liners, including mains, lateral, manholes and appurtenances.
 All paving for streets, roads, walkways or entranceways now or hereafter owned by Debtor and which are now or hereafter located on the Property or any part or parcel thereof.
 All of Debtor's interest as lessor in and to all leases or rental arrangements of the Property, or any part thereof, heretofore made and entered into, and in and to all leases or rental arrangements hereafter made and entered into by Debtor during the life of the security agreements or any extension or renewal thereof, together with all rents and payments in lieu of rents, together with any and all guarantees of such leases or deposits and advance rentals.
 Any and all awards or payments, including interest thereon, and the right to receive the same, as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of, or decrease in the value of the Property described in Exhibit "A" or in this exhibit.
 All of the right, title and interest of the Debtor in and to all unearned premiums accrued, accruing or to accrue under any and all insurance policies now or hereafter provided pursuant to the terms of security agreements, and all proceeds or sums payable for the loss of or damage to (a) the Property described in Exhibit

"A" or herein, or (b) rents, revenues, income, profits or proceeds from leases, franchises, concessions or licenses of or on any part of the property.
 All of the right, title and interest of the Debtor in and to any trade names, names of businesses, or fictitious names of any kind used in conjunction with the operation of any business or endeavor located on the Exhibit "A" Property.
 All of the Debtor's interest in all utility security deposits or bonds on the Exhibit "A" Property or any part or parcel thereof.
 All contracts and contract rights, general intangibles and accounts receivables now or hereafter owned or entered into by the Debtor in connection with development, construction upon or operation of the Property.
 All of the Debtor's interest in and arising out of any Contracts for the Purchase and Sale of individual residential dwellings located or to be located upon the Property, together with all deposits heretofore paid or hereafter paid or payable pursuant to or in connection with any Sales Contracts and together with all Operating and Management Contracts, Engineer's and/or Architect's Contracts, Drawings, Plans, Specifications, Licenses, Permits, Approvals, Development and Density Rights, General Contracts, AIA Contracts, Addenda and Modifications, Development and Purchase and Sale Agreement(s), DRI Development Order(s) and all amendments thereto, and further together with all of the Debtor's current and future direct and indirect voting rights in any homeowners/community association which may have been or be formed to operate and/or maintain the improvements located or to be located on the Property.
 at public sale, on Wednesday, January 18, 2017, at 11:00 a.m., to the highest bidder for cash, at www.manatee.realforeclose.com.
 A person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
 Respectfully submitted,
JONES WALKER, LLP
 Counsel for Plaintiff
 201 South Biscayne Boulevard, Suite 2600
 Miami, Florida 33131
 Tel. (305) 679-5700
 Fax (305) 679-5710
 Email: Miami@joneswalker.com
 By: /s/ Ronald D. P. Bruckmann
 Ben H. Harris, III, Esquire
 Florida Bar No. 0049866
 Michael Anthony Shaw, Esquire
 Florida Bar No. 0018045
 Ronald D. P. Bruckmann, Esquire
 Florida Bar No. 0084912
 {M1272501.1}
 December 23, 30, 2016 16-01659M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1/6/17 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109: S166549A & S166549B. Last Tenants: Joann Maryon Mohney & James Calvin Mohney Jr. Sale to be held at Realty Systems- Arizona Inc, 5320 53rd Ave E, Bradenton, FL 34203, 813-282-6754. December 23, 30, 2016 16-01641M

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2014 CC 2442 WATERFORD COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ROBERT B. CUMMINGS, SR. and DANIELLE N. CUMMINGS, Defendants.

NOTICE is hereby given pursuant to the Summary Final Judgment of foreclosure entered in the above styled Case that I will sell the property situated in Manatee County, Florida, described as:

Lot 75, Waterford, Phases I and III, according to the plat thereof as recorded in Plat Book 42, Page 57, as amended in Plat Book 42, Page 91, Public Records of Manatee County, Florida.

at public sale, to the highest bidder for cash: Manatee County at 11:00 a.m. on January 3, 2017 VIA THE INTERNET: www.manatee.realforeclose.com. Final

payment must be made on or before 9:00 a.m. on the day after the sale by cash or cashier's check.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

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

Dated this 14 day of December, 2016. ANGELINA COLONNESO Clerk of Court

Manatee County, Florida (SEAL) By: Kris Gaffney Deputy Clerk December 23, 30, 2016 16-01637M

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA File No. 2016CP001461 IN RE: ESTATE OF JENNIE RICCIO, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of JENNIE RICCIO, deceased, File Number 2016CP001461, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was April 4, 2016; that the total value of the estate is under \$75,000.00 and that the names of those to whom it has been assigned by such order are:

Name Address Creditors: NONE

Beneficiaries: JANET R. GARDNER 9851 Northwest 49th Place Coral Springs, Florida 33076 JOYCE RICCIO-SAUER 285 Gramercy Place Glen Rock, New Jersey 07452 REGINA MOEN 1104 82nd Street NW Bradenton, Florida 34209 PAUL RICCIO 125 Ruth Road Linneus, ME 04730

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent, on whom a copy of this notice is

required to be served, (other than those for whom provision for full payment was made in the Order of Summary Administration) must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is: December 23, 2016.

Person Giving Notice: JANET R. GARDNER, as Petitioner 9851 Northwest 49th Place Coral Springs, Florida 33076

Attorney for Person Giving Notice: THOMAS A. MOSELEY Attorney for Petitioner Email: tom@bradentonattorneyatlaw.com Florida Bar No. 0333689 THOMAS A. MOSELEY, CHARTERED

1724 Manatee Avenue West Bradenton, Florida 34205 Telephone: 941 747-8185 December 23, 30, 2016 16-01654M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO. 2016CA002025AX REVERSE MORTGAGE SOLUTIONS, INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VIRGINIA JOHNSON A/K/A VIRGINIA WASHINGTON, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 15, 2016, and entered in 2016CA002025AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein REVERSE MORTGAGE SOLUTIONS, INC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VIRGINIA JOHNSON A/K/A VIRGINIA WASHINGTON, DECEASED; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MARIAN NELSON are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell at the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on January 31, 2017, the following described property as set forth in said Final Judgment, to wit:

THE WEST 60 FEET OF THE EAST 447 FEET OF THE

NORTH 131.7 FEET OF THE SOUTH 1/2 OF THE SOUTH-EAST 1/4 OF THE NORTH-EAST 1/4 OF THE SOUTH-EAST 1/4, OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; LESS THE NORTH 23.7 FEET FOR 20TH AVENUE, EAST Property Address: 1412 EAST 20TH AVENUE, BRADENTON, FL 34208

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this 19 day of December, 2016. ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com By: S\Thomas Joseph Thomas Joseph, Esquire Florida Bar No. 123350 Communication Email: tjoseph@rasflaw.com 16-005108 - MaM December 23, 30, 2016 16-01658M

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO. 2012CA002064AX U.S. BANK NATIONAL ASSOCIATION; Plaintiff, vs. JULIUS R BROOKS, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Order to Reschedule Foreclosure Sale dated October 25, 2016, in the above-styled cause, The Clerk of Court will sell to the highest and best bidder for cash at WWW.MANATEE.REALFORECLOSE.COM, on January 12, 2017 at 11:00 am the following described property:

LOT 118, ARBERDEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 61, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 10122 41ST CT E, PARRISH, FL 34219

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand on December 19, 2016.

Keith Lehman, Esq. FBN. 85111 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954)-644-8704; Fax (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com 14-09424-FC December 23, 30, 2016 16-01657M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 2014CA004135AX WELLS FARGO BANK, N.A., Plaintiff, vs. DEE ANN LEBOFF A/K/A DEE A. LEBOFF A/K/A DEE LEBOFFON; et al., Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 25, 2016 in Civil Case No. 2014CA004135AX, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and DEE ANN LEBOFF A/K/A DEE A. LEBOFF A/K/A DEE LEBOFFON; SUNCOAST SCHOOLS FEDERAL CREDIT UNION; DMS CONSTRUCTION; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Angelina "Angel" Colonneso will sell to the highest bidder for cash at www.manatee.realforeclose.com on January 11, 2017 at 11:00 AM the following described real property as set forth in said Final Judgment, to wit:

ALL THE CERTAIN PARCEL OF LAND IN MANATEE COUNTY, STATE OF FLORIDA, AS MORE FULLY DE-

SCRIBED IN OR BOOK 1215, PAGE 3200, ID# 51409.0000/1. BEING KNOWN AND DESIGNATED AS LOT 23, BLOCK 9, SECTION 1, CORTEZ GARDENS, FILED IN PLAT BOOK 8, PAGE 76.

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

IMPORTANT IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE MANATEE COUNTY JURY OFFICE, P.O. BOX 25400, BRADENTON, FLORIDA 34206, (941) 741-4062, AT LEAST SEVEN (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN (7) DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

Dated this 14 day of December, 2016. ALDRIDGE | PITE, LLP Attorney for Plaintiff

1615 South Congress Avenue, Suite 200 Delray Beach, FL 33445 Telephone: (844) 470-8804 Facsimile: (561) 392-6965 By: Susan Sparks - FBN 33626 for Susan W. Findley, Esq. FBN: 160600 Primary E-Mail: ServiceMail@aldridgepite.com 1113-751180B December 23, 30, 2016 16-01636M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CIRCUIT CIVIL DIVISION

CASE NO.: 2016 CA 003183 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC 3000 Bayport Drive Suite 880 Tampa, FL 33607 Plaintiff(s), vs. DAVID F. SCHARF; ROMONA SCHARF AKA RAMONA SCHARF; CASCADES AT SARASOTA RESIDENTS' ASSOCIATION, INC.; LEVITT AND SONS OF MANATEE COUNTY, LLC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE BANK, FSB; THE UNKNOWN TENANT IN POSSESSION OF 3606 67TH TERRACE EAST, SARASOTA, FL 34243, Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on or around December 15, 2016, in the above-captioned action, the Clerk of Court, Angelina "Angel" Colonneso, will sell to the highest and best bidder for cash at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th day of January, 2017 at 11:00 A.M. on the following described property as set forth in said Final Judgment of Foreclosure, to wit:

LOT 4029, OF CASCADES AT SARASOTA PHASE IV, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGES 191 THROUGH 197, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 3606

67TH TERRACE EAST, SARASOTA, FL 34243

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.

AMERICANS WITH DISABILITIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE MANATEE COUNTY JURY OFFICE, P.O. BOX 25400, BRADENTON, FLORIDA 34206, (941)741-4062, AT LEAST SEVEN (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN (7) DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

I HEREBY CERTIFY a true and correct copy of the foregoing has been furnished to all parties on the attached service list by e-Service or by First Class U.S. Mail on this 19th day of December, 2016:

Respectfully submitted, TIMOTHY D. PADGETT, P.A. HARRISON SMALBACH, ESQ. Florida Bar # 116255 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlaw.net Attorney for Plaintiff Pursuant to the Fla. R. Jud. Adm. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlaw.net as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. Ditech Financial LLC F/K/A Green Tree Servicing LLC vs. David F. Scharf TDP File No. 15-002528-3 December 23, 30, 2016 16-01651M

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 1/6/17 at 10:30 am, the following mobile homes will be sold at public auction pursuant to F.S. 715.109: 1981 SHER #13003612A & 13003612B. Last Tenant: Connie Jo Lemmon. 1972 SKYL #SF1852F. Last Tenants: Frank J Banks & Frank J Banks Rev Tr Dtd 9/1/94.

1970 HMST #S1649. Last Tenants: Robert Givens Carter & Robin Sue Carter. 1981 FLEE #FLFL2297A & FL-FL2297B. Last Tenants: William Neil MacArthur & Sheri A MacArthur. Sale to be held at Realty Systems- Arizona Inc- 101 Amsterdam Ave, Ellen-ton, FL 34222, 813-282-6754. December 23, 30, 2016 16-01640M

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 2014 CA 005382 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD GENDREAU A/K/A RICHARD R. GENDREAU, DECEASED N/K/A CHRISTOPHER GENDREAU; CHRISTOPHER GENDREAU; MATTHEW KEITH JORDAN; ELIZABETH KATE JORDAN; RICHARD T. GENDREAU; JAMES J. GENDREAU; ROBIN T. GENDREAU; LAURIE L. GENDREAU; CARRIE M. RICHARDSON; CASEY A. BRYAN; KELLI BAUBLITZ; COREY E. GENDREAU; UNKNOWN HEIRS BENEFICIARIES AND DEVISEES OF THE ESTATE OF RICHARD GENDREAU A/K/A RICHARD R. GENDREAU, DECEASED N/K/A ROBYN GENDREAU; UNKNOWN PARTY IN POSSESSION 1 N/K/A PATRICK GENDREAU; UNKNOWN PARTY IN POSSESSION 2 N/K/A JASON BARNETT; UNKNOWN PARTY IN POSSESSION 3; UNKNOWN PARTY IN POSSESSION 4; UNKNOWN PARTY IN POSSESSION 5; UNKNOWN PARTY IN POSSESSION 6, Defendants.

TO: James J. Gendreau Last known address: 3412 Clegg Drive, Spring Hill, TN 37174 Patrick A. Gendreau Last known address: 4711 69th Court, East Palmetto, FL 34221 Unknown Heirs, Beneficiaries and Devisees of the Estate of Richard Gendreau a/k/a Richard R. Gendreau Last known address: 5727 21st Street West, Bradenton, FL 34207 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida:

LOT 25, SOUTHWOOD VILLAGE, FIRST ADDITION, REPLAT, ACCORDING TO THE

DEPUTY CLERK

Clifton D. Gavin Sirote & Permutt, P.C. 1115 East Gonzalez Street Pensacola, FL 32503 December 23, 30, 2016 16-01653M

SECOND INSERTION

NOTICE OF ACTION RE: LITTLE GULL CONDOMINIUM ASSOCIATION, INC MANATEE County, Florida Non-Judicial Timeshare foreclosure process

TO: Unit Owner(s) Last Known Address Unit Week(s) Amount due:

Cyrus M Barnes and Patricia A Barnes 18778 Maverick Ranch Drive E Magnolia, TX 77355 06/39 \$2,712.20 with a per diem amount of \$1.34 from August 17, 2016

Gerald J McDermed and Shelly T McDermed 3423 Downer Avenue Sarasota, FL 34240 10/13 \$1,318.89 with a per diem amount of \$0.65 from August 17, 2016

Sam Yonnone and Gloria J Yonnone 27 Briarwood Lane Marlboro, NY 12542 05/51 \$2,156.81 with a per diem amount of \$1.06 from August 17, 2016

Virginia Lamb 1723 S Olive Drive Sarasota, FL 34239 And 7230 Shepperd Street Sarasota, FL 34243 12/06 \$2,075.93 with a per diem amount of \$1.02 from August 17, 2016 14/05 \$1,004.37 with a per diem amount of \$0.50 from August 17, 2016

Richard C Beck and Carolyn H Beck 3941 Old Sulphur Spring Wellington, AL 36279 02/35 \$1,174.74 with a per diem amount of \$0.58 from August 17, 2016 07/26 \$1,050.89 with a per diem amount of \$0.52 from August 17, 2016 07/27 \$1,841.04 with a per diem amount of \$0.91 from August 17, 2016 04/28 \$1,573.77 with a per diem amount of \$0.78 from August 17, 2016 16/47 \$2,203.48 with a per diem amount of \$1.09 from August 17, 2016

PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Clifton D. Gavin, the Plaintiff's attorney, whose address is Sirote & Permutt, P.C., 1115 East Gonzalez Street, Pensacola, FL 32503, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Manatee County, Florida, this 19TH day of DECEMBER, 2016.

Angelina "Angel" Colonneso as Clerk of the Circuit Court of Manatee County, Florida (SEAL) By: Patricia Salati DEPUTY CLERK

Clifton D. Gavin Sirote & Permutt, P.C. 1115 East Gonzalez Street Pensacola, FL 32503 December 23, 30, 2016 16-01653M

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in MANATEE County, Florida, to-wit:

Unit Numbers and Week Numbers (as set forth above) in LITTLE GULL COTTAGES, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1020, Page 3206as amended, described in Condominium Book 12, Pages 177 through 186, as amended, of the Public Records of Manatee County, Florida.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Robert P. Watrous, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:

Robert P. Watrous, Esquire TRUSTEE FOR LITTLE GULL CONDOMINIUM ASSOCIATION, INC.

1 S School Avenue, Suite 500 Sarasota, FL 34237 within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Dated this 14th day of DECEMBER, 2016. Robert P. Watrous, Esquire, TRUSTEE TRUSTEE FOR LITTLE GULL CONDOMINIUM ASSOCIATION, INC. December 23, 30, 2016 16-01642M

FOURTH INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2016 CP 2906
IN RE: ESTATE OF
CAROL S. KENNEDY,
Deceased.
TO: KIRK KENNEDY
UNKNOWN
UNKNOWN
YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines

Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before January 16, 2017 and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.
Signed on this 5 day of DECEMBER, 2016.
Angelina Colonnese
Manatee County
Clerk of The Circuit Court
(SEAL) By Stephen R Moore
As Deputy Clerk
Dec. 9, 16, 23, 30, 2016
16-01588M

SECOND INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR THE COUNTY OF
MANATEE -
STATE OF FLORIDA
PROBATE DIVISION
File No.: 2016-CP-003014
IN RE ESTATE OF
RONALD CLAYTON UDEN
Deceased.
The administration of the Estate of RONALD CLAYTON UDEN, deceased, whose date of death was May 18, 2016, is pending in the Circuit Court for Manatee County Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205, under the above referenced file number. The name and address of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this Notice is required to be served must file their claims with this Court, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR WITHIN THIRTY (30) DAYS AFTER THE

DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against the decedent's estate, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
Dated: 12 13, 2016
Joseph H. Kubiak,
Personal Representative
C/O LAWRENCE & ASSOCIATES
1990 Main Street - Ste. 750
Sarasota, Florida 34236
Paul J. Bupivi (FL Bar #94635)
Attorney for the
Personal Representative
LAWRENCE & ASSOCIATES
1990 Main Street - Ste. 750
Sarasota, Florida 34236
Tel. (941) 404-6360
Email:
pbupivi@lawrencelawoffices.com
December 23, 30, 2016 16-01649M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2016CP002866AX
Division PROBATE
IN RE: ESTATE OF
SARAH J. ALMOND
Deceased.
The administration of the estate of SARAH J. ALMOND, deceased, whose date of death was June 10, 2016, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is December 23, 2016.
Personal Representative:
DAVID A. JONES
c/o Kristina Lynn Reed, Esquire
630 East Ocean Avenue
Boynton Beach, Florida 33435
BERNARD C. BALDWIN, III
c/o Kristina Lynn Reed, Esquire
630 East Ocean Avenue
Boynton Beach, Florida 33435
Attorney for
Personal Representative:
KRISTINA LYNN REED
Attorney
Florida Bar No. 0113382
Reed Griffith And Moran
630 East Ocean Avenue
Boynton Beach, Florida 33435
December 23, 30, 2016 16-01639M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT, IN AND
FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2016-CA-003455
THE BANK OF NEW YORK
MELLON FKA THE BANK
OF NEW YORK AS TRUSTEE
FOR THE BENEFIT OF THE
CERTIFICATEHOLDERS OF THE
CWALT, INC., ALTERNATIVE
LOAN TRUST 2004-22CB,
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES
2004-22CB
Plaintiff, vs.
SALVATORE ALFONSO et., al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure date the 15th day of December, 2016, and entered in Case No. 2016-CA-003455, of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein U THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2004-22CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-22CB, is the Plaintiff and SALVATORE ALFONSO; UNKNOWN SPOUSE OF SALVATORE ALFONSO; LUCY ALFONSO; UNKNOWN SPOUSE OF LUCY ALFONSO; SABAL HARBOUR HOMEOWNERS ASSOCIATION, INC.; UNION PLANTERS BANK, N.A.; REGIONS BANK; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are defendants. Angelina Colonnese Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the

19th day of January, 2017, the following described property as set forth in said Final Judgment, to wit:
LOT 299, SABAL HARBOUR, PHASE IV, ACCORDING TO THE MAP OR PLAT BOOK 38, PAGES 149 THROUGH 154, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 4937 BOOKE-LIA CIR, BRADENTON FLORIDA 34203
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 16 day of December, 2016.
By: Orlando DeLuca, Esq.
Bar Number: 719501
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311
|FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
16-01166-F
December 23, 30, 2016 16-01646M

SECOND INSERTION

NOTICE OF SALE PURSUANT TO
FLORIDA STATUTES, CHAPTER 45
IN THE COUNTY COURT OF
MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2016-CC-001871
BAYSHORE WINDMILL VILLAGE
CO-OP, INC., a Florida not-for-profit
corporation,
Plaintiff, vs.
USAMERIBANK, REBEKAH
ROBERTS, JOSHUA R.
HOLBOURN, WHITNEY
HOLBOURN, THE UNKNOWN
SPOUSE, HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES OR OTHER
CLAIMANTS CLAIMING BY,
THROUGH, UNDER OR AGAINST
CHESTER R. HOLBOURN,
DECEASED, UNITED STATES
OF AMERICA INTERNAL
REVENUE SERVICE, FLORIDA
DEPARTMENT OF REVENUE,
Defendants.
NOTICE IS GIVEN that pursuant to a Final Judgment of Foreclosure dated December 14, 2016, in the above-styled cause, and published in the Business Observer, Angelina "Angel" Colonnese, Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash at manatee.realforeclose.com, beginning at 11:00 a.m. on January 17, 2017, the following described property:
Unit No. A-3 of BAYSHORE WINDMILL VILLAGE CO-OP, INC. a Florida not-for-profit cor-

poration, according to Exhibit "B" (the "Plot Plan") of the Declaration of Master Form Occupancy Agreement recorded in O.R. Book 2137, Page 6637, et seq., Public Records of Manatee County, Florida
- and -
SF1045D 1970 Sky1
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATED this 15th day of December, 2016.
LUTZ, BOBO, TELFAIR,
DUNHAM & GABEL
Two North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(941) 951-1800 Telephone
(941) 366-1603 Facsimile
jwhitney@lutzbobobo.com
/s/ Jonathan P. Whitney
Jonathan P. Whitney
Florida Bar No. 0014874
December 23, 30, 2016 16-01643M

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO. 2016 CA 210
THE BANK OF COMMERCE
Plaintiff, vs.
RONALD COMITO; CHRISTY
COMITO; COUNTRY CLUB/
EDGEWATER VILLAGE
ASSOCIATION, INC.; REGIONS
BANK D/B/A REGIONS
MORTGAGE; TENANT #1
Defendants.
NOTICE is hereby given pursuant to the Final Judgment entered in the above noted case that the following property will be sold in Manatee County, Florida by the Manatee County Clerk, described as:
Lot 8, Block A, LAKEWOOD RANCH COUNTRY CLUB VILLAGE, SUBPHASE V A/K/A LEGEND'S WALK & SUBPHASE W A/K/A KINGS-MILL, according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 149, of the Public Records of Manatee County, Florida.
At public sale, to the highest and best bidder for cash, via the internet at www.manatee.realforeclose.com, at 11:00 a.m. on the 1st day of February, 2017. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the

Clerk of the Circuit Court. Final payment must be made on or before 4:00 p.m. of the date of sale by cash or cashier's check.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated: December 16, 2016
Respectfully submitted,
Hankin & Hankin
100 Wallace Avenue,
Suite 100
Sarasota, FL 34237
By: Shannon G. Hankin, Esquire
Florida Bar No. 812471
Attorneys For Plaintiff
December 23, 30, 2016 16-01647M

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CASE NO. 2016 CC 3608
CENTRAL CORTEZ PLAZA
CONDOMINIUM ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.
TODD A. VISCOMI and CALISTA
MARY FREGEAU F/k/a CALISTA
M. VISCOMI,
Defendants.
TO: CALISTA MARY FREGEAU
F/K/A CALISTA M. VISCOMI
1225 Heberling St, NW
Palm Bay, FL 32907
YOU ARE NOTIFIED that an action has been filed against you in the County Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, to enforce a lien regarding the following property in Manatee County, Florida:
Unit No. H2, Building H of Central Cortez Plaza f/k/a Cortez Plaza Apartment "H" a Condominium, according to The Declaration of Condominium Recorded in O.R. Book 1447, Page 6624, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 2, Page 26, Public Records of Manatee County, Florida.

In and for Manatee County:
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
In the Circuit/County Court in and for Manatee County Florida
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Si usted es una persona con una incapacidad que necesita cualquier acomodacion en orden de participar en el procedimiento, Usted esta titulado, a no costo suyo; la provision de cierta ayuda. Favor de contactar al Manatee County Jury Office, P.O. Box 25400, Bradenton, Fl 34206 (941)741-4062, dentro de siete dias laborables antes de su audiencia tribunal or inmediatamente al recibir esta notificacion si su audiencia tribunates menos de siete dias: si usted tiene una incapacidad de oir o hablar llame al 711
DATED this 16 day of DECEMBER, 2016.
ANGELINA COLONNESO
Clerk of County Court
Manatee County, Florida
(SEAL) By: Susan M Himes
Deputy Clerk
Randolph L. Smith,
plaintiff's attorney
NAJMY THOMPSON, P.L.,
1401 8TH Avenue West
Bradenton, FL 34205
pleadings@najmythompson.com
December 23, 30, 2016 16-01648M

CHARLOTTE
COUNTY LEGAL
NOTICES

FIRST INSERTION

NOTICE OF PUBLICATION
OF FINAL REPORT AND
ACCOUNTING,
PETITION FOR DISCHARGE AND
TRANSFER OF JURISDICTION
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 14-1442-CP
Division Guardianship
IN RE: GUARDIANSHIP OF
DORIS A. LEMNAH
YOU ARE HEREBY NOTIFIED that a Final Report and Accounting and a Petition for Discharge and change of jurisdiction have been filed in this court by Pamela D. Joiner, as guardian of the property of Doris A. Lemnah (the Ward), and will apply for discharge on a day certain following 30 days from the first publication of this notice and that the jurisdiction of the ward will be transferred to the State of Vermont. You are required to file with the clerk and serve a copy thereof on petitioner's

attorney, whose name and address are set forth below, and on other interested persons within 30 days from the date of publication of this notice any objections to the filed Final Report and Accounting, Discharge, and transfer guardianship to the jurisdiction of Vermont. Any objection must be in writing and must state with particularity each item to which the objection is directed and the grounds on which the objection is based.
James W. Mallonee
Attorney for Guardian
Florida Bar Number: 0638048
JAMES W. MALLONEE, P.A.
946 Tamiami Trail, #206
Port Charlotte, FL 33953-3108
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-Mail:
jmallonee@jameswmallonee.com
Secondary E-Mail:
jcarter@jameswmallonee.com
Dec. 30, 2016; Jan. 6, 2017
16-00906T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 16 1837 CP
Division: PROBATE
IN RE: ESTATE OF
MARY ANN STUART
Deceased
The administration of the Estate of MARY ANN STUART deceased, File No. 16 1837 CP, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF

THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.
The date of first publication of this notice is December 30, 2016.
Personal Representative:
Charles T. Stuart
34 Hillhouse Road
Denny
Scotland, FK65PG
Attorney for Personal Rep.
Robert A. Dickinson
FL Bar No: 161468
460 S. Indiana Ave.
Englewood, FL 34223
(941) 474-7600
Dec. 30, 2016; Jan. 6, 2017
16-00893T

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 16001196CA
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-26,
Plaintiff, vs.
SEWNARINE PERSAUD, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 14, 2016, and entered in Case No. 16001196CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-26, is the Plaintiff and Sewnarine Persaud, Charlotte County, Florida, Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, N.A., Sarada K. Persaud, Any And All Unknown Parties Claiming by, Through, Under, And Against The Herein named Individual Defendant(s) Who are not Known To Be Dead Or Alive, Whether Said Unknown Parties May Claim An Interest in Spouses, Heirs, Devisees, Grantees, Or Other Claimants are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 13th day of January, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 2, IN BLOCK 527, OF PORT CHARLOTTE SUBDIVISION, SECTION 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 11, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
A/K/A 22202 ELMIRA BLVD, PORT CHARLOTTE, FL 33952
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated in Charlotte County, Florida this 21st day of December, 2016.
Clerk of the Circuit Court
Charlotte County, Florida
(SEAL) By: S. Martella
Deputy Clerk
Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService:
servealaw@albertellilaw.com
NJ - 15-200490
Dec. 30, 2016; Jan. 6, 2017
16-00888T

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
Sarasota & Manatee counties
Hillsborough County | Pasco County
Pinellas County | Polk County
Lee County | Collier County
Charlotte County
Wednesday 2PM Deadline
Friday Publication
Business Observer

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA

CIVIL DIVISION
CASE NO. 16000829CA
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

Plaintiff, vs.
MONICA HARRIS; UNKNOWN SPOUSE OF MONICA HARRIS; CHARLOTTE COUNTY, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY;

Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 13, 2016, and entered in Case No. 16000829CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA is Plaintiff and MONICA HARRIS; UNKNOWN SPOUSE OF MONICA HARRIS; CHARLOTTE COUNTY, FLORIDA; are defendants. BARBARA T. SCOTT, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11:00 A.M., on the 12th day of January, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 938, PORT

CHARLOTTE SUBDIVISION SECTION SEVENTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 6A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

A person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 20th day of December, 2016.

BARBARA T. SCOTT
As Clerk of said Court
(SEAL) By S. Martella
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
8201 Peters Road, Ste.3000
Plantation, FL 33324
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 15-00085 SET
V3.20160920
Dec. 30, 2016; Jan. 6, 2017

16-00891T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CIVIL ACTION
CASE NO.: 16001550CA
DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC, Plaintiff, vs.

GEORGE E. BUCK GARDIEN A/K/A GEROG E. B. GARDIEN, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 14, 2016, and entered in Case No. 16001550CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Ditech Financial LLC f/k/a Green Tree Servicing LLC, is the Plaintiff and George E. Buck Gardien a/k/a George B. Gardien, Unknown Party #2 nka Cathy Jackson, Unknown Party #1 n/k/a Kay Jackson, Charlotte County Clerk of the Circuit Court, State of Florida Department of Revenue, Wilma A. Gardien, are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 13th day of April, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

THAT CERTAIN PARCEL OF LAND BEING A PART OF BLOCK 7, OF KNIGHT'S ADDITION TO CHARLOTTE HARBOR AS RECORDED IN PLAT BOOK 1, PAGE 22, OF THE OFFICIAL RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID PARCEL BEING THAT PART OF SAID BLOCK 7 LYING WESTERLY OF THE WEST LINE OF THE FORMERLY UNNAMED STREET NOW KNOWN AS JACKSON STREET, JACKSON AND SEWARD'S ADDITION TO CHARLOTTE HARBOR AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE OFFICIAL RECORDS OF CHARLOTTE COUNTY, FLORIDA, CONTINUED SOUTHERLY IN A STRAIGHT LINE.

AND
A PART OF BLOCK 8, JACKSON AND SEWARD'S ADDITION TO CHARLOTTE HARBOR, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 8; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 8; 100 FEET TO A POINT; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 8, 66-2/3 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LAND CONVEYED BY DEED RECORDED IN DEED BOOK 45, PAGE 380, CHARLOTTE COUNTY RECORDS; THENCE SOUTH, ALONG THE EASTERLY LINE OF SAID TRACT 8; 100 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID BLOCK 8 TO THE POINT OF BEGINNING; BEING A PARCEL 100 FEET ALONG JACKSON STREET BY 66-2/3 FEET ALONG THE SOUTHERLY LINE OF BLOCK 8 IN THE SOUTHEAST CORNER OF BLOCK 8, JACKSON AND SEWARD'S ADDITION TO

CHARLOTTE HARBOR, AS PER PLAT RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND

A PART OF BLOCK 8, JACKSON AND SEWARD'S ADDITION TO CHARLOTTE HARBOR, DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION ON THE EAST LINE OF AN ALLEY WITH THE SOUTH LINE OF SAID BLOCK 8, JACKSON AND SEWARD'S ADDITION TO CHARLOTTE HARBOR, SAID BEGINNING POINT BEING WEST 115 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SAID BLOCK 8; THENCE NORTH, ALONG THE LINE OF SAID ALLEY, 1 00 FEET; THENCE EAST 48-1/3 FEET TO A POINT; THENCE SOUTH, PARALLEL WITH JACKSON STREET, 100 FEET TO THE SOUTH LINE OF SAID BLOCK 8; THENCE WEST 48-1/3 FEET, IN BLOCK 8, JACKSON AND SEWARD'S ADDITION TO CHARLOTTE HARBOR, AS PER PLAT RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALSO

ALL OF GRANTORS' INTEREST IN AND TO THAT PART, PIECE AND PARCEL OF GROUND ACQUIRED BY GRANTORS AS A RESULT OF VACATION OF PLAT SHOWN IN RESOLUTION OF BOARD OF COUNTY COMMISSIONERS RECORDED IN OFFICIAL RECORD BOOK 86, PAGES 83 AND 84, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TAX PARCEL NUMBER 0086631-000000-6.

A/K/A 22482 SENECA AVE, PORT CHARLOTTE, FL 33980

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated in Charlotte County, Florida this 21st day of December, 2016.

Clerk of the Circuit Court
Charlotte County, Florida
(SEAL) By: S. Martella
Deputy Clerk

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
NJ - 16-014389
Dec. 30, 2016; Jan. 6, 2017

16-00892T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

PRO-
BATE DIVISION
File No. 16-1520-CP
Division: Probate
Hon. Paul Alessandrini
IN RE: ESTATE OF
RICHARD W. KNAPP
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Richard W. Knapp, deceased, File Number 16-1520-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was July 28, 2016; that the total value of the estate is \$2,550.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Trustee of the Richard W. Knapp Revocable Trust ut 2/21/1992
25192 Derringer Rd.
Punta Gorda, Florida 33983
Margaret A. Knapp
25192 Derringer Rd.
Punta Gorda, Florida 33983

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the de-

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

The date of first publication of this Notice is December 30, 2016.

Person Giving Notice:
Susan E. Caster,
Personal Representative
7580 Finty Drive
Greensboro, NC 27409

Attorney for Person Giving Notice
Barbara M. Pizzolato,
Attorney for Susan E. Caster,
Personal Representative
Florida Bar Number: 571768
12751 New Brittany Boulevard,
Suite 402
Fort Myers, FL 33907-3694
Telephone: (239) 225-7911
Fax: (239) 225-7366
E-Mail: bmp@pizzolotolaw.com
Secondary E-Mail:
rlm@pizzolotolaw.com
11024.00

Dec. 30, 2016; Jan. 6, 2017
16-00896T

FIRST INSERTION

SUMMONS TO SHOW CAUSE, NOTICE OF EMINENT DOMAIN PROCEEDINGS AND NOTICE OF HEARING FOR PUBLICATION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA

IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION

CASE NO. 16-2133-CA
Parcels: PIP-224, PIP-724A, PIP-724B PIP-724D

CHARLOTTE COUNTY, a Political Subdivision of the State of Florida, Petitioner, v. PUNTA GORDA ACQUISITION II, LLC; a Florida limited liability company, et al., Defendants.

STATE OF FLORIDA: TO ALL AND SINGULAR THE SHERIFFS OF THE STATE OF FLORIDA:

YOU ARE COMMANDED to serve this Summons to Show Cause, Notice of Eminent Domain Proceedings and Notice of Hearing, and copies of the Petition in Eminent Domain, Notice of Lis Pendens, Declaration of Taking, Notice of Publication, Notice of Filing Affidavit, together with Affidavit Supporting Constructive Service of Process, and Notice of Filing Resolutions on all the non-resident Defendant(s):

Parcel PIP-224 - Partial Take
Parcel PIP-724A - Drainage, Slope and Utility Easement
Parcel PIP-724B - Drainage Easement
Parcel PIP-724D - Drainage, Slope and Utility Easement

Punta Gorda Acquisition II, LLC, a Florida limited liability company c/o Charles A. Moore, III, Registered Agent
201 N Franklin St, Ste 2000
Tampa, FL 33602
Primerica Group One, Inc.
c/o Richard L. Trzcinski, Registered Agent
3629 Madaca Lane
Tampa, FL 33618

NOTICE IS HEREBY GIVEN TO THE ABOVE NAMED DEFENDANT(S) AND TO ALL WHOM IT MAY CONCERN, INCLUDING ALL PARTIES CLAIMING ANY INTEREST BY, THROUGH, UNDER, OR AGAINST THE NAMED DEFENDANT(S); AND TO ALL HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; that a Petition in Eminent Domain and Declaration of Taking have been filed to acquire certain property interests in Charlotte County, Florida as described in the Petition.

EXHIBIT "A"
Parcel PIP-224 - Partial Take
A Parcel Lying in Section 4, Township 41 South, Range 23 East, Charlotte County, Florida

A tract or parcel of land for right-of-way for the extension of Piper Road, being part of lands described in Official Record Book 3721, Pages 1262-1265, as recorded in the Public Records of Charlotte County, Florida, lying in Section 4, Township 41 South, Range 23 East, Charlotte County, Florida, being described as follows:

COMMENCE at the southeast corner of the Northeast Quarter (NE-1/4) of said Section 4, thence S 88° 06' 19" W, along the North line of Tract H, as shown on the plat of Tee and Green Estates, as recorded in Plat Book 4, Pages 61A and 61B, said public records, for 736.90 feet, said point being at Station 270+28.73 and 60.00 feet right from (as measured on a perpendicular) the Survey Base Line as shown on Charlotte County Public

Works Division Control Survey and Right of Way Map of Piper road and the POINT OF BEGINNING.

From said POINT OF BEGINNING continue S 88° 06' 19" W, along said North line, for 125.05 feet; thence, departing said North line, N 25° 01' 28" W, for 1,345.51 feet; thence N 69° 54' 54" W, for 43.47 feet to an intersection with the southeasterly right of way line of U.S. 17 (Duncan Road), as described in deed recorded in Official Record Book 3450, Pages 1910-1913, said public records; thence N 64° 58' 32" E, along said southeasterly line, for 175.38 feet; thence S 20° 05' 06" W, departing said southeasterly line, for 41.93 feet; thence S 25° 01' 28" E, for 1,395.83 feet to the POINT OF BEGINNING.

Containing 162,011 square feet or 3.72 acres, more or less.
Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the East line of the Southeast Quarter (SE-1/4) of Section 4, Township 41 South, Range 23 East to bear S 02° 48' 35" E.

Parcel PIP-724A - Drainage, Slope and Utility Easement
A Parcel Lying in Section 4, Township 41 South, Range 23 East, Charlotte County, Florida

A tract or parcel of land for drainage, slope and utility easement purposes, being part of lands described in Official Record Book 3721, Pages 1262-1265, as recorded in the Public Records of Charlotte County, Florida, lying in Section 4, Township 41 South, Range 23 East, Charlotte County, Florida, being described as follows:

COMMENCE at the southeast corner of the Northeast Quarter (NE-1/4) of said Section 4, thence S 88° 06' 19" W, along the North line of Tract H, as shown on the plat of Tee and Green Estates, as recorded in Plat Book 4, Pages 61A and 61B, said public records, for 861.95 feet, said point being at Station 270+77.85 and 55.00 feet left from (as measured on a perpendicular) the Survey Base Line as shown on Charlotte County Public Works Division Control Survey and Right of Way Map of Piper road and the POINT OF BEGINNING.

From said POINT OF BEGINNING continue S 88° 06' 19" W, along said North line, for 16.31 feet; thence, departing said North line, N 25° 01' 28" W, for 1,354.16 feet; thence S 69° 54' 54" E, for 21.25 feet; thence S 25° 01' 28" E, for 1,345.51 feet to the POINT OF BEGINNING.

Containing 20,247 square feet or 0.46 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the East line of the Southeast Quarter (SE-1/4) of Section 4, Township 41 South, Range 23 East to bear S 02° 48' 35" E.

Parcel PIP-724B - Drainage Easement

A Parcel Lying in Section 4, Township 41 South, Range 23 East, Charlotte County, Florida

A tract or parcel of land for drainage easement purposes, being part of lands described in Official Record Book 3721, Pages 1262-1265, as recorded in the Public Records of Charlotte County, Florida, lying in Section 4, Township 41

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 08-2015-CA-002745
BANK OF AMERICA, N.A., Plaintiff, vs.

CRAIG P. HAINES, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 13, 2016, and entered in Case No. 08-2015-CA-002745 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Bank of America, N.A., is the Plaintiff and Craig P. Haines, Alan Haines, Pirate Harbor Property Owners' Association, Inc., are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 13th day of February, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 9, BLOCK P, PIRATE HARBOR SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
A/K/A 24246 YACHT CLUB

BLVD, PUNTA GORDA, FL 33955

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated in Charlotte County, Florida this 22nd day of December, 2016.

Clerk of the Circuit Court
Charlotte County, Florida
(SEAL) By: S. Martella
Deputy Clerk

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
AB - 15-199960
Dec. 30, 2016; Jan. 6, 2017

16-00898T

South, Range 23 East, Charlotte County, Florida, being described as follows:

COMMENCE at the southeast corner of the Northeast Quarter (NE-1/4) of said Section 4, thence S 88° 06' 19" W, along the North line of Tract H, and the westerly extension of said North line, as shown on the plat of Tee and Green Estates, as recorded in Plat Book 4, Pages 61A and 61B, said public records, for 1,476.81 feet, thence N 01° 53' 41" W, for 659.68 feet to a point being at Station 279+26.02 and 361.30 feet left from (as measured on a perpendicular) the Survey Base Line as shown on Charlotte County Public Works Division Control Survey and Right of Way Map of Piper road and the POINT OF BEGINNING.

From said POINT OF BEGINNING thence N 70° 01' 28" W, for 25.00 feet; thence N 19° 58' 32" E, for 28.26 feet; thence N 25° 01' 28" W, for 170.32 feet; thence N 64° 58' 32" E, for 289.00 feet; thence S 25° 01' 28" E, for 188.00 feet; thence S 64° 58' 32" W, for 271.32 feet; thence S 19° 58' 32" W, for 28.26 feet to the POINT OF BEGINNING.

Containing 54,882 square feet or 1.26 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the East line of the Southeast Quarter (SE-1/4) of Section 4, Township 41 South, Range 23 East to bear S 02° 48' 35" E.

Parcel PIP-724D - Drainage, Slope and Utility Easement
A Parcel Lying in Section 4, Township 41 South, Range 23 East, Charlotte County, Florida

A tract or parcel of land for drainage, slope and utility easement purposes, being part of lands described in Official Record Book 3721, Pages 1262-1265, as recorded in the Public Records of Charlotte County, Florida, lying in Section 4, Township 41 South, Range 23 East, Charlotte County, Florida, being described as follows:

COMMENCE at the southeast corner of the Northeast Quarter (NE-1/4) of said Section 4, thence S 88° 06' 19" W, along the North line of Tract H, as shown on the plat of Tee and Green Estates, as recorded in Plat Book 4, Pages 61A and 61B, said public records, for 720.58 feet, said point being at Station 270+22.32 and 75.00 feet right from (as measured on a perpendicular) the Survey Base Line as shown on Charlotte County Public Works Division Control Survey and Right of Way Map of Piper road and the POINT OF BEGINNING.

From said POINT OF BEGINNING continue S 88° 06' 19" W, along said North line, for 16.31 feet; thence, departing said North line, N 25° 01' 28" W, for 1,395.83 feet; thence N 20° 05' 06" E, for 21.17 feet; thence S 25° 01' 28" E, for 1,417.18 feet to the POINT OF BEGINNING.

Containing 21,098 square feet or 0.48 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the East line of the

Southeast Quarter (SE-1/4) of Section 4, Township 41 South, Range 23 East to bear S 02° 48' 35" E.

Property Account No(s):
412304276001

Owned by: Punta Gorda Acquisition II, LLC, a Florida limited liability company
Pursuant to: Warranty Deed

Recorded at O.R. Book 3721, Page 1262

in the Public Records in and for Charlotte County, Florida.

Subject to: Any Interest of Primercia Group One, Inc., a Florida Corporation

Each Defendant and any other person claiming any interest in, or having a lien upon the property described in the Petition is required to serve a copy of their written defenses to the Petition on Charlotte County's attorney, whose name and address is shown below and to file the original of the defenses with the Clerk of this Court, on or before January 23, 2017, showing what right, title, interest, or lien the Defendant has in or to the property described in the Petition and to show cause why that property should not be taken for the uses and purposes set forth in the Petition. If any Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Petition.

PLEASE TAKE NOTICE that a Declaration of Taking has been filed in this cause and that Charlotte County will apply for an Order of Taking vesting title and possession to the property as described in the Petition in the name of Charlotte County, and any other order the Court deems proper before the Honorable Judge Lisa S. Porter, on February 13, 2017 at 10:30 a.m.(30minutes) at the Charlotte County Justice Center, 350 East Marion Avenue, Punta Gorda, Florida 33950. All Defendants in this action may request a hearing at the time and place designated and be heard. Any Defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS MY HAND AND SEAL this 09 day of 12, 2016.

BARBARA T. SCOTT
CLERK OF CIRCUIT COURT
(SEAL) By: J. Kern
Deputy Clerk

Robert J. Gill, Esquire
Adams and Reese LLP
1515 Ringling Boulevard,
Suite 700
Sarasota, Florida 34236
Florida Bar No. 0290785
Phone: (941) 316-7600
Fax: (941) 316-7676
Primary Email:
Bob.Gill@arlaw.com
Secondary Email:
Lisa.Wilkinson@arlaw.com
Secondary Email:
Tammy.Skonic@arlaw.com
Attorney for Petitioner, Charlotte County Board of County Commissioners
Dec. 30, 2016; Jan. 6, 2017

16-00887T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 16000840CA NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, MICHAEL WEIFENBACH, DECEASED, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 14, 2016, and entered in Case No. 16000840CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Michael Weifenbach, deceased, Thomas Weifenbach a/k/a Tom E. Weifenbach, as an Heir to the Estate of Robert Weifenbach, deceased, Elizabeth Weifenbach, as an Heir to the Estate of Michael Weifenbach, as an Heir to the Estate of Robert Weifenbach, deceased, Any And All Unknown Parties Claiming by, Through, Under, And Against The Herein named Individual Defendant(s) Who are not Known To Be Dead Or Alive, Whether Said Unknown Parties May Claim An Interest in Spouses, Heirs, Devisees, Grantees, Or Other Claimants are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 13th day of January, 2017, the following described

property as set forth in said Final Judgment of Foreclosure: LOT 22, BLOCK 4679, PORT CHARLOTTE SUBDIVISION, SECTION 79, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 43A THRU 43J, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. A/K/A 18503 KERRVILLE CIR, PORT CHARLOTTE, FL 33948 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated in Charlotte County, Florida this 21st day of December, 2016. Clerk of the Circuit Court Charlotte County, Florida (SEAL) By: S. Martella Deputy Clerk Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com NJ - 16-006917 Dec. 30, 2016; Jan. 6, 2017 16-00889T

FIRST INSERTION

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICE OF ISSUANCE OF VERIFICATION OF EXEMPTION The Department of Environmental Protection has granted a verification of exemption; number 08-0044374-002, to Emerald Pointe condominium Association, Inc., c/o Hans Wilson & Associates, Inc., 1938 Hill Avenue, Fort Myers, FL 33901. The exemption authorizes the following: The permittee is authorized to maintain dredge a manmade waterway, Class III Waters, to a depth of -5 feet Mean Low Water, removing approximately 4,600 cubic yards of material adjacent to 25188 East Marion Avenue (Parcel ID # 412305529000), Section 5, Township 41 South, Range 23 East, Charlotte County. The spoil shall be removed and deposited in uplands. Your request has been reviewed to determine whether it qualifies for (1) a regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States. Based on the information submitted, the Department has verified that the activity as proposed is exempt under Chapter 62-330.051(7)(a), Florida Administrative Code, and Section 403.813 (1)(f) of the Florida Statutes from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes. This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification may not be valid if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. In the event you need to re-verify the exempt status for the activity, a new request and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required. This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Department's final action may be different from the position taken by it in this notice. Mediation is not available in this proceeding. A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number

of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination; (c) A statement of when and how the petitioner received notice of the agency decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate; (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action. The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or by email to Agency_clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing. In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S. must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon. December 30, 2016 16-00897T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 082016CA001053XXXXX FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff, vs. JEAN M. CHAMBERLAIN A/K/A JEAN CHAMBERLAIN; WILLIAM J. CHAMBERLAIN; EMERALD POINTE CONDOMINIUM ASSOCIATION, INC.; COLONIAL BANK; E*TRADE BANK; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 14, 2016, and entered in Case No. 082016CA001053XXXXX of the Circuit Court in and for Charlotte County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION is Plaintiff and JEAN M. CHAMBERLAIN A/K/A JEAN CHAMBERLAIN; WILLIAM J. CHAMBERLAIN; EMERALD POINTE CONDOMINIUM ASSOCIATION, INC.; COLONIAL BANK; E*TRADE BANK; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash at

website of www.charlotte.realforeclose.com, 11:00 a.m. on the April 3, 2017, the following described property as set forth in said Order or Final Judgment, to-wit: UNIT NO. B-302 OF EMERALD POINTE, PHASE 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 515, PAGE 934, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED at Punta Gorda, Florida, on December 22, 2016. BARBARA SCOTT As Clerk, Circuit Court (SEAL) By: S. Martella As Deputy Clerk SHD Legal Group P.A. Attorneys for Plaintiff PO BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Service E-mail: answers@shdlegalgroup.com 1440-157807 PS1 Dec. 30, 2016; Jan. 6, 2017 16-00905T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 16001349CA U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1, Plaintiff, vs. DAVID BAILLY, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 14, 2016, and entered in Case No. 16001349CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, is the Plaintiff and David Bailly, Lisa C. Bailly, Mortgage Electronic Registration Systems, Inc., as a nominee for First Franklin Financial Corp., an Op. Sub. of MLB&T Co., FSB, Any And All Unknown Parties Claiming by, Through, Under, And Against The Herein named Individual Defendant(s) Who are not Known To Be Dead Or Alive, Whether Said Unknown Parties May Claim An Interest in Spouses, Heirs, Devisees, Grantees, Or Other Claimants are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County,

Florida at 11:00 AM on the 30th day of January, 2017, the following described property as set forth in said Final Judgment of Foreclosure: LOT 7, BLOCK 4351, PORT CHARLOTTE SUBDIVISION, SECTION SEVENTY-ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 27A THROUGH 27L, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. A/K/A 14481 EDNA CIR, PORT CHARLOTTE, FL 33981 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated in Charlotte County, Florida this 22nd day of December, 2016. Clerk of the Circuit Court Charlotte County, Florida (SEAL) By: S. Martella Deputy Clerk Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com NJ - 16-016517 Dec. 30, 2016; Jan. 6, 2017 16-00900T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 16001803CA FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff, vs. DESPINA KOURPOUANIDIS; UNKNOWN SPOUSE OF DESPINA KOURPOUANIDIS; SUNTRUST BANK; SECTION 23, PROPERTY OWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; Defendant(s) To the following Defendant(s): DESPINA KOURPOUANIDIS (RESIDENCE UNKNOWN) UNKNOWN SPOUSE OF DESPINA

KOURPOUANIDIS (RESIDENCE UNKNOWN) UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY 26021 TEMPLAR LN PUNTA GORDA, FLORIDA 33983 who is evading service of process and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE NOTIFIED THAT an action for Foreclosure of Mortgage on the following described property: LOT 12, BLOCK 665, PUNTA GORDA ISLES SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 2A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 16000618CA JAMES B. NUTTER & COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST JAMES BATESON A/K/A JAMES EDWIN BATESON A/K/A JAMES E. BATESON, DECEASED; BONNIE BATESON A/K/A BONNIE J. BATESON; UNKNOWN SPOUSE OF BONNIE BATESON A/K/A BONNIE J. BATESON; BRENDA A. BANNON; DONNA D. BRISCOE; ROBERT J. BATESON; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 13, 2016, entered in Case No. 16000618CA of the Circuit Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein JAMES B. NUTTER & COMPANY is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, Or Other Claimants Claiming By, Through, Under, Or Against James Bateson a/k/a James Edwin Bateson a/k/a James E. Bateson, Deceased; Bonnie Bateson a/k/a Bonnie J. Bateson; Unknown Spouse of Bonnie Bateson a/k/a Bonnie J. Bateson; Brenda A. Bannon; Donna D. Briscoe;

Robert J. Bateson; United States of America on Behalf of the Secretary of Housing and Urban Development are the Defendants, that I will sell to the highest and best bidder for cash by electronic sale at www.charlotte.realforeclose.com, beginning at 11:00 AM on the January 12, 2017, the following described property as set forth in said Final Judgment, to wit: LOT 11, BLOCK B, ALLAPATCHEE SHORES ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 39, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 20th day of December, 2016. Barbara Scott As Clerk of the Court (SEAL) By: S. Martella As Deputy Clerk Brock & Scott PLLC 1501 NW 49th Street, Suite 200 Fort Lauderdale, FL 33309 Attorney for Plaintiff Case No. 16000618CA File # 15-F08866 Dec. 30, 2016; Jan. 6, 2017 16-00890T

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case#: 2014-CA-001054 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Owner Trustee of Matawin Ventures Trust Series 2016-2 Plaintiff, vs.- Unknown heirs, devisees, grantees, lienors, and other parties taking interest under Martha A. Milliner; any and all unknown parties claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants; Dorothy R. Cebula; Joseph A. Cebula; Jammy Lynn Crawford; Edward Earl Daniel II aka Edward Earl Daniel; Teresa Marie Evans aka Teresa M. Evans; Tiffany Elaine Greer; Crystal Leigh Harris; Angel Marie Lossa; Jessica C. Richardson; Mary Jo Willie; Tenant Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2014-CA-001054 of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Owner Trustee of Matawin Ventures Trust Series 2016-2, Plaintiff and Unknown heirs, devisees, grantees, lienors, and other parties taking interest under Martha A. Milliner are defendant(s), I, Clerk of Court, Barbara T. Scott, will sell to the highest and best bidder for cash AT WWW.CHARLOTTE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA

STATUTES at 11:00AM on February 13, 2017, the following described property as set forth in said Final Judgment, to wit: LOT 10, BLOCK 605, PORT CHARLOTTE SUBDIVISION, SECTION 41, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 51, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Barbara T. Scott CLERK OF THE CIRCUIT COURT Charlotte County, Florida (SEAL) S. Martella DEPUTY CLERK OF COURT DATED: 12-22-16 Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHE, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 15-287064 FC02 KCC Dec. 30, 2016; Jan. 6, 2017 16-00904T

FIRST INSERTION

A/K/A 26021 TEMPLAR LN, PUNTA GORDA, FLORIDA 33983 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 8201 Peters Road, Suite 3000, Plantation, FLORIDA 33324 on or before 01/26/2017, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No.2.065. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Ad-

ministrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 22ND day of December, 2016. BARBARA T. SCOTT As Clerk of the Court (SEAL) By J. Kern As Deputy Clerk Submitted by: Kahane & Associates, P.A. 8201 Peters Road, Ste.3000 Plantation, FL 33324 Telephone: (954) 382-3486, Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 16-00973 SET Dec. 30, 2016; Jan. 6, 2017 16-00902T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA

CIVIL DIVISION
Case No. 15002877CA
WELLS FARGO BANK, N.A., as successor by merger with Wachovia Bank, N.A., Plaintiff, vs.

MANDRIN HOMES OF FLORIDA, LLC, a Florida limited liability company; MANDRIN HOMES, LTD., a Maryland corporation; ATLANTIC UTILITIES, INC., a Maryland corporation; THOMAS B. HOWELL, an individual; JAMES J. MANDRIN, an individual; EDWARD C. KENNEDY, an individual; ROTONDA WEST ASSOCIATION, INC., a Florida not for profit corporation; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREBY DESCRIBED, Defendants.

TO: THOMAS B. HOWELL
471 Maple Road
Severna Park, MD 2146
(possible residence)
THOMAS B. HOWELL
5226 SW 3rd Avenue
Cape Coral, FL 33914
(last known residence)
THOMAS B. HOWELL
8334 Veterans Highway
2nd Floor
Millersville, MD 21108
(possible work place)

YOU ARE NOTIFIED that a complaint, pursuant to Florida Statute §702.04, was filed by WELLS FARGO BANK, N.A., as successor by merger with Wachovia Bank, N.A., to foreclose first institutional mortgages on the following properties located in Charlotte County, Florida and Lee County,

Florida:
See attached Exhibit A

EXHIBIT A

Parcel 2:
Lot 154, Rotonda West Pebble Beach, according to the map or plat thereof as recorded in Plat Book 8, Pages 13A through 13L, inclusive, as affected by Resolution recorded in Official Records Book 324, Page 261, of the Public Records of Charlotte County, Florida.

Parcel 3:
Lot 90, Rotonda West Oakland Hills, according to the map or plat thereof as recorded in Plat Book 8, Pages 15A through 15K, inclusive, of the Public Records of Charlotte County, Florida.

Parcel 4:
Lot 111, Rotonda West Oakland Hills, according to the map or plat thereof as recorded in Plat Book 8, Pages 15A through 15K, inclusive, of the Public Records of Charlotte County, Florida.

Parcel 5:
Lot 136, Rotonda West Oakland Hills, according to the map or plat thereof as recorded in Plat Book 8, Pages 15A through 15K, inclusive, of the Public Records of Charlotte County, Florida.

Parcel 6:
Lot 339, Rotonda West Oakland Hills, according to the map or plat thereof as recorded in Plat Book 8, Pages 15A through 15K, inclusive, of the Public Records of Charlotte County, Florida.

Parcel 7:
Lot 384, Rotonda West Oakland Hills, according to the map or plat thereof as recorded in Plat Book 8, Pages 15A through 15K,

inclusive, of the Public Records of Charlotte County, Florida.

Parcel 8:
Lot 540, Rotonda West Oakland Hills, according to the map or plat thereof as recorded in Plat Book 8, Pages 15A through 15K, inclusive, of the Public Records of Charlotte County, Florida.

Parcel 9:
Lot 627, Rotonda West Oakland Hills, according to the map or plat thereof as recorded in Plat Book 8, Pages 15A through 15K, inclusive, of the Public Records of Charlotte County, Florida.

Parcel 10:
Lot 671, Rotonda West Oakland Hills, according to the map or plat thereof as recorded in Plat Book 8, Pages 15A through 15K, inclusive, of the Public Records of Charlotte County, Florida.

Parcel 11:
Lots 32 and 33, Block 1454, Cape Coral Unit 16, according to the map or plat thereof as recorded in Plat Book 13, Pages 76 through 88, inclusive, of the Public Records of Lee County, Florida.

Parcel 12:
Lots 55 and 56, Block 3366, Cape Coral Unit 65, according to the map or plat thereof as recorded in Plat Book 21, Pages 151 through 164, inclusive, of the Public Records of Lee County, Florida.

TOGETHER WITH all the improvements now or hereafter erected on each property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter attached to

each property. Said complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Stephanie C. Lieb, Plaintiff's attorney, whose address is Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A., 101 E. Kennedy Boulevard, Suite 2700, Tampa, FL 33602, slieb@trenam.com / choltey@trenam.com, on or before 01/26/2017 or within thirty (30) days after the first publication, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court on this 22nd day of December, 2016.

BARBARA T. SCOTT
As Clerk of the Circuit Court
(SEAL) By: J. Kern
As Deputy Clerk

Stephanie C. Lieb, Esquire
Trenam, Kemker, Scharf,
Barkin, Frye, O'Neill & Mullis, P.A.
101 E. Kennedy Boulevard
Suite 2700
Tampa, FL 33602
slieb@trenam.com /
choltey@trenam.com
(813) 223-7474
Dec. 30, 2016; Jan. 6, 2017

16-00895T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 16000792CA
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, WILLIAM R. ALLEN A/K/A WILLIAM RICHARD ALLEN, JR. A/K/A WILLIAM RICHARD ALLEN, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 14, 2016, and entered in Case No. 16000792CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, William R. Allen a/k/a William Richard Allen, Jr. a/k/a William R. Allen, Jr. a/k/a William Richard Allen, deceased, Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender, Tammy Allen Johnston a/k/a Tammy J. Johnston a/k/a Tammy Johnston, as an Heir of the Estate of William R. Allen a/k/a William Richard Allen, Jr. a/k/a William R. Allen, Jr. a/k/a William Richard Allen, deceased, Tracy Marie Ligon a/k/a Tracy M. Ligon f/k/a Tracy Marie Allen f/k/a Tracy M. Allen, as Personal Representative of the Estate of William R. Allen a/k/a William Richard Allen, Jr. a/k/a William Richard Allen, deceased, Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender, Tammy Allen Johnston a/k/a Tammy J. Johnston a/k/a Tammy Johnston, as an Heir of the Estate of William R. Allen a/k/a William Richard Allen, Jr. a/k/a William R. Allen, Jr. a/k/a William Richard Allen, deceased, Tracy Marie Ligon a/k/a Tracy M. Ligon f/k/a Tracy Marie Allen f/k/a Tracy M. Allen, as an Heir of the Estate of William R. Allen a/k/a William Richard Allen, Jr. a/k/a William R. Allen, Jr. a/k/a William Richard Allen,

deceased, Any And All Unknown Parties Claiming by, Through, Under, And Against The Herein named Individual Defendant(s) Who are not Known To Be Dead Or Alive, Whether Said Unknown Parties May Claim An Interest in Spouses, Heirs, Devisees, Grantees, Or Other Claimants are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 30th day of January, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 13, BLOCK 3716, PORT CHARLOTTE SUBDIVISION, SECTION 63, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 77A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
A/K/A 11804 OCEAN SPRAY BLVD., ENGLEWOOD, FL 34224

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated in Charlotte County, Florida this 22nd day of December, 2016.

Clerk of the Circuit Court
Charlotte County, Florida
(SEAL) By: S. Martella
Deputy Clerk

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
NJ - 16-000686
Dec. 30, 2016; Jan. 6, 2017

16-00899T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION
CASE NO.
15002150CA

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR OR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST, ASSET-BACKED CERTIFICATES, SERIES 2007-HE4, Plaintiff, vs.

ROBERT L. WOMBOLT, SR. ; ANN A. WOMBOLT, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 12/13/16, and entered in 15002150CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR OR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST, ASSET-BACKED CERTIFICATES, SERIES 2007-HE4 is the Plaintiff and ROBERT L. WOMBOLT, SR. ; ANN A. WOMBOLT are the Defendant(s). Barbara Scott as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on January 27, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 66, BLOCK 515, PORT CHARLOTTE SUBDIVISION, SECTION 7, A SUBDIVISION, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 11-A THROUGH 11-G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 3390 MID-DLETOWN STREET PORT CHARLOTTE , FL 33952

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 21st day of December, 2016.

Barbara Scott
As Clerk of the Court
(SEAL) By: S. Martella
As Deputy Clerk

Submitted by:
Robertson, Anschutz
& Schneid, P.L.
Attorneys for Plaintiff
6409 Congress Avenue,
Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
15-044605 - TeA
Dec. 30, 2016; Jan. 6, 2017

16-00903T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION

Case No. 16-001250-CA
CS PARADISO HOLDINGS LLC, Plaintiff, vs.
CHRISTIAN PACHECO and TAIHINA L. PACHECO, Defendants.

Notice is given that under an Amended Final Judgment dated December 19th, 2016 in Case No. 16-001250-CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which CS PARADISO HOLDINGS LLC is the Plaintiff and CHRISTIAN PACHECO and TAIHINA L. PACHECO, are the Defendants, I will sell to the highest and best bidder for cash by electronic sale beginning at 11AM on the 18th day of January, 2017 at the website, www.charlotte.realforeclose.com, the following described property set forth in the Final Judgment of Foreclosure:

Lot 28, Block 357, PORT CHARLOTTE SUBDIVISION, Section 21, as per Plat thereof recorded in Plat Book 5, Pages 12a-12g, of the Public Records of Charlotte

County, Florida a/k/a 2073 Winningway Street.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice of lis pendens, must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED on December 22, 2016.

BARBARA T. SCOTT,
CLERK OF COURT
(SEAL) By: S. Martella
Deputy Clerk

Frohlich, Gordon & Beason, P.A.
18501 Murdock Circle,
Suite 103
Port Charlotte, FL 33948
Dec. 30, 2016; Jan. 6, 2017

16-00894T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 16001976CA
WELLS FARGO BANK, NA, Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JANICE C. KOHLER, DECEASED, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JANICE C. KOHLER, DECEASED, Last Known Address: Unknown Current Address: Unknown ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida: LOT 6, BLOCK 1455, PORT CHARLOTTE SUBDIVISION, SECTION 27, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 20A THROUGH 20F, OF THE PUBLIC RECORDS

OF CHARLOTTE COUNTY, FLORIDA. A/K/A 1174 WINSTON ST, PORT CHARLOTTE, FL 33952

has been filed against you and you are required to serve a copy of your written defenses within 30 days after the first publication, if any, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623, and file the original with this Court either before 01/26/2017 service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

**See the Americans with Disabilities Act

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court on this 22nd day of December, 2016.

Clerk of the Circuit Court
(SEAL) By: J. Kern
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
- 16-026920
Dec. 30, 2016; Jan. 6, 2017

16-00901T

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 16000977CA BANK OF AMERICA, N.A. Plaintiff, vs.

JOSTIN FREEMAN BURBIDGE, et al, Defendants/ NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment of Foreclosure dated December 13, 2016, and entered in Case No. 16000977CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein BANK OF AMERICA, N.A. is the Plaintiff and SUNCOAST SCHOOLS FEDERAL CREDIT UNION, CHARLOTTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, and JOSTIN FREEMAN BURBIDGE the Defendants. Barbara T. Scott, Clerk of the Circuit Court in and for Charlotte County, Florida will sell to the highest

and best bidder for cash at www.charlotte.realforeclose.com, the Clerk's website for on-line auctions at 11:00 AM on 12th day of January, 2017, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 1, BLOCK 817, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 19A THROUGH 19E OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWNER OF RECORDS AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the

sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagee, Mortgagee or the Mortgagee's Attorney.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Charlotte County, 350 East Marion Ave., Punta Gorda, FL 33950, Telephone (941) 505-4716 via Florida Relay Service."

Apres ako ki fet avek Americans With Disabilities Act, tout moun kin ginyin yun bezwen spesyal pou akomodasyon pou yo patipis nan pwogram sa-a dwé, nan yun tan rezonab an ninpot aranjman kapab fet, yo dwé kontaké Administratif Office Of The Court i nan niméro, Charlotte County, 350 East Marion Ave., Punta Gorda FL 33950, Telephone (941) 505-4716 i pasan pa Florida Relay Service.

En accordance avec la Loi des "Americans With Disabilities". Les personnes en besoin d'une accommodation speciale pour participer a ces procedures doivent, dans un temps raisonnable, avant

d'entreprendre aucune autre démarche, contacter l'office administrative de la Court situe au, Charlotte County, 350 East Marion Ave., Punta Gorda, FL 33950, Telephone (941) 505-4716 Via Florida Relay Service.

De acuerdo con el Acto o Decreto de los Americanos con Impedimentos, Inhabilitados, personas en necesidad del servicio especial para participar en este procedimiento deberán, dentro de un tiempo razonable, antes de cualquier procedimiento, ponerse en contacto con la oficina Administrativa de la Corte, Charlotte County, 350 East Marion Ave., Punta Gorda, FL 33950, Telephone (941) 505-4716 Via Florida Relay Service.

DATED at Charlotte County, Florida, this 20th day of December, 2016.

Barbara T. Scott, Clerk
Charlotte County, Florida
(SEAL) By: S. Martella
Deputy Clerk

GILBERT GARCIA GROUP, P.A.
Attorney for Plaintiff(s)
2313 W. Violet St.
Tampa, FL 33603
972233.18547/tas
December 23, 30, 2016 16-00885T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 15001659CA
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF16, ASSET-BACKED CERTIFICATES, SERIES 2006-FF16, Plaintiff, vs.
CYNTHIA ANN COOLEY, ET AL., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 16, 2016 in Civil Case No. 15001659CA of the Circuit Court of the TWENTIETH JUDICIAL Circuit in and for Charlotte County, Punta Gorda, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF16, ASSET-BACKED CERTIFICATES, SERIES 2006-FF16 is Plaintiff and CYNTHIA ANN COOLEY, ET AL., are Defendants, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of January, 2017 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 16, Block 1526, Port Char-

lotte Subdivision, Section 15, according to the plat thereof, recorded in Plat Book 5, Pages 4A through 4E, inclusive, of the Public Records of Charlotte County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: S. Martella
DEPUTY CLERK
DATED: 12-16-16

MCCALLA RAYMER PIERCE, LLC
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
flaccountspayable
@mccallaraymer.com
Counsel of Plaintiff
5268961
14-08703-4
December 23, 30, 2016 16-00874T

SECOND INSERTION

NOTICE OF ACTION
RE: ENGLEWOOD BEACH & YACHT CLUB ASSOCIATION, INC CHARLOTTE County, Florida Non-Judicial Timeshare foreclosure process

TO: Unit Owner(s)
Last Known Address
Unit Week(s)
Amount due:

Betty L Bower, Trustee of the Betty J Bower Revocable Trust Agreement dated June 1, 1994
2551 Welch Street
Fort Myers, FL 33901
111/23
\$2,728.92 with a per diem amount of \$1.37 from September 2, 2016

Ken Buel
C/O Jason Buel
3009 Dorner Circle, Apt D
Raleigh, NC 27606
125/27
\$1,675.60 with a per diem amount of \$0.83 from September 2, 2016

Daniel Clifford
7050 Green Acre Lane
Fort Myers, FL 33912
111/48
\$2,254.20 with a per diem amount of \$1.10 from September 2, 2016

Esther Radinz, Trustee of The Esyher Radinz Revocable Living Trust dated November 27, 1996
4515 Hixson Pike #302
Hixson, TN 37343-5035
111/50
\$4,894.21 with a per diem amount of \$2.41 from September 2, 2016

Richard Gunson and Ann B Gunson
255 Rocco Avenue, Apt G
Harrisonburg, VA 22801
113/35
\$4,854.62 with a per diem amount of \$2.39 from September 2, 2016

Karen K Young
4515 Narragansett Trail
Sarasota, FL 34233
113/50
\$3,508.06 with a per diem amount of \$1.73 from September 2, 2016

Paula J Egan
5906 Sandstone Avenue
Sarasota, FL 34243
122/43
\$5,650.34 with a per diem amount of \$2.79 from September 2, 2016

Patricia Hughes anf Clarence Evan Hughes, Jr
P.O. Box 1234
Arcadia, FL 34265
124/24
\$3,167.64 with a per diem amount of \$1.56 from September 2, 2016

Lloyd Brannen
219 Gibbs Road

New Bern, NC 28560
313/26
\$602.06 with a per diem amount of \$0.30 from September 2, 2016

Dale Goldberg
300 Prospect Avenue, Apt 6H
Hackensack, NJ 07601
313/45
\$1,675.60 with a per diem amount of \$0.83 from September 2, 2016

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in CHARLOTTE County, Florida, to-wit:

Unit Numbers and Week Numbers (as set forth above) in ENGLEWOOD BEACH & YACHT CLUB, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 696, Page 1012 of the Public Records of Charlotte County, Florida and all amendments and exhibits thereto.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:

Thomas L Avrutis, Esquire
TRUSTEE FOR ENGLEWOOD BEACH & YACHT CLUB ASSOCIATION, INC.
2033 Wood Street, Suite 200
Sarasota, FL 34236
within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Dated this 14th day of DECEMBER, 2016.
Thomas L Avrutis, Esquire, TRUSTEE TRUSTEE FOR ENGLEWOOD BEACH & YACHT CLUB ASSOCIATION, INC.
December 23, 30, 2016 16-00867T

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 08-2014-CA-001847
WELLS FARGO BANK, N.A., Plaintiff, vs.
BOBBY W. ENWRIGHT, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 7, 2016, and entered in Case No. 08-2014-CA-001847 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Wells Fargo Bank, N.A., is the Plain-

tiff and Bobby W. Enwright, Jackie Moose Enwright a/k/a Jackie M. Enwright, Section 23 Property Owner's Association, Inc., are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 8th day of May, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 4, BLOCK 790, PUNTA GORDA ISLES SECTION TWENTY THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 2, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 2016-CA-000256
BMO HARRIS BANK N.A., as successor-by-merger to M&I MARSHALL & ILSLEY BANK, a Wisconsin state banking corporation, as successor-by-merger to GOLD BANK, Plaintiff, vs.
RONI HUTCHISON a/k/a RONI MURRAY, individually; PNC BANK, N.A., as successor-by-merger to NATIONAL CITY BANK; PRAIRIE CREEK PARK PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit corporation; KELLY TRACTOR CO., a Florida corporation; UNKNOWN TENANT #1; and UNKNOWN TENANT #2, Defendants.

Notice is given that pursuant to a Default Final Judgment of Foreclosure dated December 6, 2016, in Case No. 2016-CA-000256 of the Circuit Court for Charlotte County, Florida in which BMO HARRIS BANK N.A. is the Plaintiff and RONI HUTCHISON a/k/a RONI MURRAY, individually; PNC BANK, N.A., as successor-by-merger to NATIONAL CITY BANK; PRAIRIE CREEK PARK PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit corporation; KELLY TRACTOR CO., a Florida corporation; UNKNOWN TENANT #1 n/k/a Jesse Bennett; and UNKNOWN TENANT #2 n/k/a James "Randy" Leatherman are the Defendants, I will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on February 24th, 2017, at www.charlotte.realforeclose.com, the following-described property set forth in the order of Final Judgment:

Lot 12, Block 16, PRAIRIE CREEK PARK, a subdivision according to the Plat thereof as recorded in Plat Book 13, Pages 33A through 33S, inclusive, of the Public Records of Charlotte County, Florida.

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 16-001677-CA
GLASSMAN GROSSI, INC., d/b/a RUBBER TREE FLOORING, Plaintiff, v.
LEMON BAY GOLF CLUB, INC., and GULFVIEW CONSTRUCTION MANAGEMENT SERVICES, LLC, Defendants.

YOU ARE HEREBY NOTIFIED that pursuant to a Final Judgment of Foreclosure entered in and for Charlotte County, Florida on December 5, 2016, wherein the cause is pending under docket number 16-001677-CA, Barbara T. Scott, Clerk of the Circuit Court of Charlotte County, Florida, will offer for sale to the highest and best bidder for cash beginning 11 am at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes, on the 9th day of January, 2017, the following-described property:
SEE ATTACHED EXHIBIT A

EXHIBIT A
28-41-20 P-5 91.6 AC. M/L COMM INTX OF N LINE SEC 28 & W R/W SR 776 TH W ALG N SEC LINE 1665 FT TH S 420 FT TH SE 404 FT SW 264 FT SE 375 FT S 399 FT SE 188 FT E 259 FT SE 400 FT SE 200 FT S/LY 255 FT W/LY ALG A CURVE 138 FT S 202 FT TO N MHWL LEMON CREEK TH E ALG LEMON CREEK TO SR 775 TH W ALG S MHWL LEMON CREEK 360 FT M/L TH S/L Y 79 FT SW 21 FT W 76 FT SW 49 FT S/LY 63 FT S 362 FT SE 327 FT SE 193 FT S 85 FT TO N R/W ESTER ST TH E 284 FT TO W R/W SR 776 TH N ALG 776 3773 FT TO POB AKA PART LOTS 1 2 3 6 7 8 9 12 15 16 20 E1353/2053 668-143 765-696 1036-433 E1160/208 E1175/1334 1234/1791 1234/1798 E1298/2088 E1298/2080 1305/854 CD1341/969 1835/2137 E3847/601 RES4064/1419 ZZZZ 214120 P20 21 41 20 P-20 3.683 AC. M/L COMM AT SE COR LT 29 TH N 135 FT FOR POB TH W 300 FT N 885 FT TO MHWL BUCK CREEK TH NE ALG MHWL 50 FT S 173.6 FT W13 FT S 200 FT E 255.83 FT TO W ROW CR 775 TH SE 134.40

SECOND INSERTION

FLORIDA.
A/K/A 2170 RIO DE JANEIRO AVE, PUNTA GORDA, FL 33983

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in the Security Instrument as the "Property."

Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens, must file a claim within 60 days after the sale.

NOTIFICATION
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED December 16, 2016.
CLERK OF THE CIRCUIT COURT CHARLOTTE COUNTY, FLORIDA (SEAL) By: S. Martella
As Deputy Clerk
Zimmennan., Kiser & Sutcliffe, P.A.
315 E. Robinson St., Ste 600
Orlando, FL 32802
[10140-214/5756341/1]
December 23, 30, 2016 16-00879T

SECOND INSERTION

FT S 355 FT TO POB 133/30 325/839 520/533 756/698 798/2109 994/2110 1036/423 CS1062/1682 E1070/569 E1298/2082 E1298/2090 1305/854 1553/9&12 E1553/16553/12 E1553/16 E3847/601 RES4064/1419 ZZZZ 214120 P21 21 41 20 P-21 30.9 AC. M/L BEG AT INTX OF S SEC LINE SEC 21 & W R/W SR 775 TH W ALG S SEC LINE 1665 FT TH N 263 FT NE 444 FT N 189 FT E 16 FT NE ALG A CURVE 78 FT E ALG A CURVE 82 FT NW 225 FT M/L TO MHWL BUCK CREEK TH E/LY ALG MHWL TO A PT 250 FT M/L FROM W R/W SR 775 TH S 885 FT TH E 300 FT TH S 135 FT TO POB AKA PART LOTS 28-31 40 41 GROVE CITY LAND 133-32 133-433 666-683 1012-1663 1036-442 1036-444 1036-441 E1298/2088 E1298/2080 1305/854 COR1341/969 E1353/2053 RES2902/1107 E3847/601 RES4064/1419

Also known as 9600 Eagle Preserve Drive, Englewood, Florida 34224

Parcel ID #: 412028201001
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED December 14, 2016.
BARBARA T. SCOTT,
Clerk of Circuit Court
(SEAL) By: S. Martella
Deputy Clerk

Howard Freidlin, Esq.
Freidlin & Inglis, P.A.
2245 McGregor Boulevard
Fort Myers, FL 33901
December 23, 30, 2016 16-00859T

court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated in Charlotte County, Florida this 19th day of December, 2016.

Clerk of the Circuit Court Charlotte County, Florida (SEAL) By: S. Martella
Deputy Clerk

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
MA - 14-147233
December 23, 30, 2016 16-00882T

SECOND INSERTION

NOTICE OF RESCHEDULED SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 16001155CA
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.
WILLIAM G. CARLSON, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 16, 2016, and entered in Case No. 16001155CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Freedom Mortgage Corporation, is the Plaintiff and William G. Carlson, Ford Motor Credit Company, LLC, Gardens of Gulf Cove Property Owner's Association, Inc., are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 30th day of January, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 10, BLOCK 4303, PORT CHARLOTTE SUBDIVISION, SECTION SIXTY SIX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 4A THROUGH 4G, INCLUSIVE,

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 16001481CA
Federal National Mortgage Association ("Fannie Mae") Plaintiff, vs.

Salvatore R. Gomes a/k/a S. Richard Gomez a/k/a Salvatore Gomes, et al, Defendants.

TO: The Unknown Spouse of Salvatore R. Gomes a/k/a S. Richard Gomez a/k/a Salvatore Gomes and Salvatore R. Gomes a/k/a S. Richard Gomez a/k/a Salvatore Gomes
Last Known Address: 26080 Tattersall Lane, Punta Gorda, FL 33983

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

LOT 3, BLOCK 747, PUNTA GORDA ISLES, SECTION 23, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 2A THROUGH 2Z41, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Samuel F. Santiago, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.
082012CA000167XXXXXX
ENCORE FUND TRUST 2013-1 Plaintiff, vs.
MARGARET PEDRAZA, et al, Defendants/

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment of Foreclosure dated June 9, 2015, and entered in Case No. 082012CA000167XXXXXX of the Circuit Court of the TWENTIETH JUDICIAL Circuit in and for Charlotte County, Florida, wherein Encore Fund Trust 2013-1, is the Plaintiff and MARGARET PEDRAZA, EQUABLE ASCENT FINANCIAL, LLC, and UNKNOWN TENANT #1 N/K/A BEN PAGAN the Defendants. Barbara T. Scott, Clerk of the Circuit Court in and for Charlotte County, Florida will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, the Clerk's website for on-line auctions at 11:00 A.M. on 13th day of January, 2017, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 4, BLOCK 993, PORT CHARLOTTE SUBDIVISION, SECTION FOURTEEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 3A THROUGH 3E, INCLUSIVE, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWNER OF RECORDS AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to any return of the sale deposit less any applicable fees and

OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

A/K/A 13551 SANTA ROSA AVE PORT CHARLOTTE FL 33981

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated in Charlotte County, Florida this 20th day of December, 2016.

Clerk of the Circuit Court Charlotte County, Florida (SEAL) By: S. Martella
Deputy Clerk

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028 Tampa, FL 33623
(813) 221-4743
(813) 221-9174
December 23, 30, 2016 16-00886T

SECOND INSERTION

is 1501 N.W. 49th Street, Suite 200, Ft. Lauderdale, FL. 33309, within thirty (30) days of the first date of publication on or before 01/19/2017, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED on December 15, 2016.
Barbara Scott
As Clerk of the Court
(SEAL) By J. Kern
As Deputy Clerk

Samuel F. Santiago, Esquire
Brock & Scott, PLLC
Plaintiff's attorney
1501 N.W. 49th Street,
Suite 200
Ft. Lauderdale, FL 33309
Case No. 16001481CA
File # 15-F01209
December 23, 30, 2016 16-00865T

SECOND INSERTION

costs and shall have no further recourse against the Mortgagee, Mortgagee or the Mortgagee's Attorney.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Charlotte County, 350 East Marion Ave., Punta Gorda, FL 33950, Telephone (941) 505-4716 via Florida Relay Service".

Apré ako ki fet avek Americans With Disabilities Act, tout moun kin ginyin yun bézwen spésyal pou akomodasyon pou yo patisipé nan pwogram sa-a dwé, nan yun tan rézónan an ninpot aranjanman kapab fet, yo dwé kontakte Administrative Office Of The Court i nan niméro, Charlotte County, 350 East Marion Ave., Punta Gorda FL 33950, Telephone (941) 505-4716 i pasan pa Florida Relay Service.

En accordance avec la Loi des "Americans With Disabilities". Les personnes en besoin d'une accommodation speciale pour participer a ces procedures doivent, dans un temps raisonnable, avant d'entreprendre aucune autre démarche, contacter l'office administrative de la Corte situe au, Charlotte County, 350 East Marion Ave., Punta Gorda, FL 33950, Telephone (941) 505-4716 Via Florida Relay Service.

De acuerdo con el Acto o Decreto de los Americanos con Impedimentos, Inhabilitados, personas en necesidad del servicio especial para participar en este procedimiento debrán, dentro de un tiempo razonable, antes de cualquier procedimiento, ponerse en contacto con la oficina Administrativa de la Corte , Charlotte County, 350 East Marion Ave., Punta Gorda, FL 33950, Telephone (941) 505-4716 Via Florida Relay Service DATED at Charlotte County, Florida, this 15th day of December, 2016.

Barbara T. Scott, Clerk
Charlotte County, Florida
(SEAL) By: S. Martella
Deputy Clerk

GILBERT GARCIA GROUP, P.A.
Attorney for Plaintiff(s)
2313 W. Violet St.
Tampa, FL 33603
11102.11661-FORO/SNB
December 23, 30, 2016 16-00873T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY
FLORIDA

CIRCUIT CIVIL DIVISION
CASE NO.: 15 002531 CA
QUAIL RUN TECHNOLOGIES,
LLC,

Plaintiff, v.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF JOHN MISEK,
JR., DECEASED; et al.,
Defendants.

TO: Defendant, JUDY FULLER A/K/A
JUDY MISEK A/K/A JUDITH FULLER
A/K/A JUDITH MISEK, and all
parties having or claiming to have any
right, title or interest in the property
herein described.

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

LOT 272, RIDGE HARBOR
ADDITION NO. 2, ACCORDING
TO THE MAP OR PLAT
THEREOF AS RECORDED
IN PLAT BOOK 3, PAGE 66,
PUBLIC RECORDS OF CHAR-
LOTTE COUNTY, FLORIDA.

including the buildings, appur-
tenances, and fixtures located
thereon.

Property Address: 30175 Alder
Road, Punta Gorda, Florida

33982.
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on HARRIS S.
HOWARD, ESQ., of HOWARD LAW
GROUP, Plaintiff's attorney, whose ad-
dress is 450 N. Park Road, #800, Hol-
lywood, Florida 33021 on or before
January 20, 2017 (no later than 30 days
from the date of the first publication of
this notice of action) and file the origi-
nal with the Clerk of this court either
before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the Complaint
or petition filed herein.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the pro-
vision of certain assistance. Please con-
tact the Sarasota County Jury Office,
P.O. Box 3079, Sarasota, Florida
34230-3079, (941)861-7400, at least
seven (7) days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than seven (7) days; if you are hearing
or voice impaired, call 711.

WITNESS my hand and seal of this
Court at CHARLOTTE County, Florida
on this 16th day of December 2016.

CLERK OF THE CIRCUIT COURT
(SEAL) BY: J. Kern
Deputy Clerk

HARRIS S. HOWARD, ESQ.
HOWARD LAW GROUP
Plaintiff's Attorney
450 N. Park Road, #800
Hollywood, Florida 33021
December 23, 30, 2016 16-00877T

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA

CIVIL ACTION
Case No. 16-1608 CA
JONATHAN E. BRONER,
Plaintiff, v.

MARISOL GUZMAN
if alive, and if dead, unknown
widows, widowers, heirs, devisees,
grantees, and all other persons
claiming by, through, under or
against them, and all other parties
claiming by, through, under or
against the foregoing Defendants,
and all parties having or claiming to
have any right, title, or interest in the
property herein described,
Defendant.

TO: MARISOL GUZMAN, whose last
known address is UNKNOWN, his/
her/their devisees, grantees, credi-
tors, and all other parties claiming by,
through, under or against it and all
unknown natural persons, if alive and
if not known to be dead or alive, their
several and respective spouses, heirs,
devisees grantees, and creditors or
other parties claiming by, through, or
under those unknown natural persons
and their several unknown assigns, suc-
cessors in interest trustees, or any other
persons claiming by through, under or
against any corporation or other legal
entity named as a defendant and all
claimants, persons or parties natural
or corporate whose exact status is un-
known, claiming under any of the above
named or described defendants or par-
ties who are claiming to have any right,
title or interest in and to the lands here-
after described, situate, lying and being
in Charlotte County, Florida,

Lot 11, Block 1388 of PORT
CHARLOTTE SUBDIVISION
SECTION TWENTY-EIGHT,
according to the Plat thereof as

recorded in Plat Book 5, Pages
21A through 21B, of the Public
Records of Charlotte County,
Florida

Commonly Known As: 21244
Burkhart Drive, Port Charlotte,
FL

AND ALL OTHERS WHOM IT MAY
CONCERN:

YOU ARE HEREBY NOTIFIED that
an action to quiet title on the above-
described real property has been filed
against you and you are required to
serve a copy of your written defenses,
if any, to it on ERNEST W. STURGES,
ESQ., JR., ESQ., GOLDMAN, TISEO &
STURGES P.A., 701 JC Center Court,
Suite 3, Port Charlotte, FL 33954, and
file the original with the Clerk of the
above-styled Court on or before Janu-
ary 17, 2017; otherwise, a judgment may
be entered against you for the relief de-
manded in the Complaint.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the pro-
vision of certain assistance. Please con-
tact Jon Embury, Administrative
Services Manager, whose office is lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
telephone number is (941) 637-2110,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

WITNESS my hand and seal of said
Court this 13th day of December, 2016.

BARBARA T. SCOTT, CLERK
(SEAL) BY: J. Kern
Deputy Clerk

Ernest W. Sturges, Jr., Esq.,
Goldman, Tiseo & Sturges, P.A.
Dec. 16, 23, 30, 2016; Jan. 6, 2017
16-00855T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH JUDICIAL
CIRCUIT COURT IN AND FOR
CHARLOTTE COUNTY,
FLORIDA

PROBATE DIVISION
File No.
2016 CP 1834
Division Probate
IN RE: ESTATE OF
ELISABETH LAMARRE
Deceased.

The administration of the estate of
Elisabeth LaMarre, deceased, whose
date of death was July 13, 2016,
is pending in the Circuit Court for
Charlotte County, Florida, Probate Di-
vision, the address of which is 350
E. Marion Ave, Punta Gorda, Florida
33950. The names and addresses of the
personal representative and the
personal representative's attorney are
set forth below.

All creditors of the decedent and
other persons having claims or de-
mands against decedent's estate on
whom a copy of this notice is re-
quired to be served must file their
claims with this court ON OR BE-
FORE THE LATER OF 3 MONTHS
AFTER THE TIME OF THE FIRST
PUBLICATION OF THIS NOTICE
OR 30 DAYS AFTER THE DATE OF
SERVICE OF A COPY OF THIS NO-
TICE ON THEM.

All other creditors of the decedent

and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

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

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

The date of first publication of this
notice is December 23, 2016.

Sonia LaMarre
Personal Representative
11895 Leeward Walk Circle
Alpharetta, Georgia 30005

MICHAEL T. HEIDER, CPA
Attorney for

Personal Representative
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
10300 49th Street North
Clearwater, Florida 33762
Telephone: (888) 483-5040
Fax: (888) 615-3326

E-Mail:
michael@heiderlaw.com
Secondary E-Mail:
admin@heiderlaw.com
December 23, 30, 2016 16-00862T

SECOND INSERTION

NOTICE OF ANCILLARY
ADMINISTRATION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA

PROBATE DIVISION
FILE NO. 16-001788 CP
In re: ESTATE OF
JUDITH E. LUSK,
Deceased.

The undersigned, SEAN LUSK, as per-
sonal representative of the above estate,
hereby gives notice that an ancillary
administration and notice to creditors
for the estate of the above-named de-
cedent was commenced on November 2,
2015 in Case No. 2015 P 006549 in the
Circuit Court of Cook County, Illinois
Probate Division.

The name and residence address of
the ancillary personal representative is:
Sean Lusk
10616 S. Fairfield
Chicago, Illinois 60655
and the nature of the ancillary assets are:

Unit 105, Building "F" of LA
COQUINA BEACH CONDO-
MINIUM, a condominium ac-
cording to the plat thereof re-
corded in Condominium Book
2, Page 8A-8C, 9A-9C, and as
amended in Condominium Book
2, pages 21A-21G, also pursuant

to the Declaration of Condo-
minium recorded in O.R. Book
592, Pages 2128-2182 which
is amended in O.R. Book 631,
Pages 1317-1339, O.R. Book 637,
pages 1732-1733, and O.R. Book
644, Page 570, all of the Pub-
lic Records of Charlotte County,
Florida, together with an un-
divided 1/48th interest in the
common elements and all other
appurtenances set forth in the
Declaration of Condominium as
provided by law.

Under penalties of perjury, I declare
that I have read the foregoing and the
facts alleged are true, to the best of my
knowledge and belief.

Dated this 2 day of November, 2016.

Sean Lusk
10616 S. Fairfield
Chicago, Ill, 60655
O'HALLORAN & O'HALLORAN
By /s/ Roger E. O'Halloran
Florida Bar Number: 138494

Attorney for the
Ancillary Personal Representative
Post Office Box 540
Fort Myers, FL 33902-0540
Tel: (239) 334-7212
e-mail:
documents@ohalloranfamilylaw.com
secondary:
roger@ohalloranfamilylaw.com
December 23, 30, 2016 16-00876T

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION
File No. 16001905CP
Division: Probate
IN RE: ESTATE OF
WILLIAM KENNETH KERFOOT
Deceased.

TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE:

You are hereby notified that an Order
of Summary Administration has
been entered in the estate of WILLIAM
KENNETH KERFOOT, deceased, File
Number 16001905CP, by the Circuit
Court for Charlotte County, Florida,
Probate Division, the address of which
is 350 E. Marion Avenue, Punta Gorda,
Florida 33950; that the decedent's date
of death was May 21, 2016; that the to-
tal value of the estate is \$10,000.00 and
that the names and addresses of those
to whom it has been assigned by such
order are:

Name Address
Carol Kerfoot Hall c/o Mazzeo &
Staaas, P.L., 4140 Woodmere Park
Blvd., Ste. 4, Venice, FL 34293

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:
All creditors of the estate of the de-
cedent and persons having claims or

demands against the estate of the de-
cedent other than those for whom pro-
vision for full payment was made in the
Order of Summary Administration
must file their claims with this court
WITHIN THE TIME PERIODS SET
FORTH IN FLORIDA STATUTES
SECTION 733.702. ALL CLAIMS AND
DEMANDS NOT SO FILED WILL BE
FOREVER BARRED. NOTWITH-
STANDING ANY OTHER APPLI-
CABLE TIME PERIOD, ANY CLAIM
FILED TWO (2) YEARS OR MORE
AFTER THE DECEDENT'S DATE OF
DEATH IS BARRED.

The date of first publication of this
Notice is December 23, 2016.

Person Giving Notice:
CAROL KERFOOT HALL
c/o Mazzeo & Staaas, P.L.,
4140 Woodmere Park Blvd., Ste. 4
Venice, FL 34293

Attorney for Person Giving Notice
JULIE A. COLLINS
Attorney

Florida Bar Number: 0151483
Mazzeo & Staaas, P.L.
4140 Woodmere Park Blvd., Ste. 4
Venice, FL 34293
Telephone: (941) 408-8555
Fax: (941) 408-8556
E-Mail: jcollins@veniceelderlaw.com
Secondary E-Mail:
e-service@veniceelderlaw.com
December 23, 30, 2016 16-00864T

legal@businessobserverfl.com

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION

CASE NO.: 16-002052-CA
REAL ESTATE ACQUISITION &
LIQUIDATION COMPANY,
Plaintiff, VS.

DORIS J. TARNOW, CARL
J. VERNETTI, SR., LUCY M.
VERNETTI, RANDY J. MICHELL,
ROBERT HUNT, MARJAN
R. KMIEC, DONNA KMIEC,
STEVE HUNT, a/k/a Steven Hunt,
PATRICK SMITH, DONALD F.

BACON, BOARD OF COUNTY
COMMISSIONERS OF CHARLOTTE
COUNTY, FLORIDA, c/o
Christopher Constance,
Chairman, CHARLOTTE COUNTY,
c/o Janette S. Knowlton, County
Attorney,
Defendants.

TO: DORIS J. TARNOW, CARL J.
VERNETTI, SR., LUCY M. VERNET-
TI, RANDY J. MICHELL, ROBERT
HUNT, MARJAN R. KMIEC, DONNA
KMIEC, STEVE HUNT, a/k/a Steven
Hunt, PATRICK SMITH, DONALD
F. BACON, BOARD OF COUNTY
COMMISSIONERS OF CHARLOTTE
COUNTY, FLORIDA, c/o Christopher
Constance, Chairman, CHARLOTTE
COUNTY, c/o Janette S. Knowlton,
County Attorney, if alive, or if dead,
their unknown spouses, widows, wid-
owers, heirs, devisees, creditors, grant-
ees, and all parties having or claiming
by, through, under, or against them,
and any and all persons claiming any
right, title, interest, claim, lien, estate
or demand against the Defendants in re-
gards to the following-described prop-
erty in Charlotte County, Florida:

Lot 24, Block 50, PORT CHAR-
LOTTE SUBDIVISION, Sec-
tion 4, according to the plat
thereof, recorded in Plat Book
3, Pages 87A thru 87D, of the

Public Records of Charlotte
County Florida. Parcel ID No.:
402227280012.

Notice is hereby given to each of you
that an action to quiet title to the
above-described property has been
filed against you and you are required
to serve your written defenses on Plain-
tiff's attorney, Sandra A. Sutliff, 3440
Conway Blvd., Suite 1-C, Port Charlotte,
FL 33952, and file the original with the
Clerk of the Circuit Court, Charlotte
County, 350 E. Marion Avenue, Punta
Gorda, FL 33950, on or before January
20, 2017, or otherwise a default judg-
ment will be entered against you for the
relief sought in the Complaint.

THIS NOTICE will be published
once each week for four consecutive
weeks in a newspaper of general circula-
tion published in Charlotte County,
Florida.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the pro-
vision of certain assistance. Please contact
Jon Embury, Administrative Services
Manager, whose office is located at 350
E. Marion Avenue, Punta Gorda, Florida
33950, and whose telephone number
is (941) 637-2110, at least 7 days before
your scheduled court appearance, or
immediately upon receiving this notifi-
cation if the time before the scheduled
appearance is less than 7 days; if you are
hearing or voice impaired, call 711.

DATED this 16th day of December,
2016

BARBARA T. SCOTT
Clerk of the Court
(SEAL) By: J. Kern
Deputy Clerk

SANDRA A. SUTLIFF, ESQ.
3440 Conway Blvd., Suite 1-C
Port Charlotte, FL 33952
(941) 743-0046 -
E-mail: SSutlaw@aol.com
FL Bar # 0857203
Dec. 23, 30, 2016; Jan. 6, 13, 2017
16-00878T

SECOND INSERTION

NOTICE OF ACTION
FORECLOSURE
PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION

Case #: 2016-CA-001854
U.S. Bank National Association as
Trustee for JP ALT 2006-S2
Plaintiff, vs.-

Barbara S. Lyons a/k/a Barbara
Lyons; Unknown Spouse of Barbara
S. Lyons a/k/a Barbara Lyons;
Unknown Parties in Possession

#1, If living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s) who are not known
to be dead or alive, whether said
Unknown Parties may claim an
interest as Spouse, Heirs, Devisees,
Grantees, or Other Claimants;
Unknown Parties in Possession
#2, If living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s) who are not known
to be dead or alive, whether said
Unknown Parties may claim an
interest as Spouse, Heirs, Devisees,
Grantees, or Other Claimants
Defendant(s).

TO: Barbara S. Lyons a/k/a Barbara
Lyons; LAST KNOWN ADDRESS,
288 Fletcher Street, Port Charlotte, FL
33954 and Unknown Spouse of Barbara
S. Lyons a/k/a Barbara Lyons; LAST
KNOWN ADDRESS, 288 Fletcher
Street, Port Charlotte, FL 33954
Residence unknown, if living, includ-
ing any unknown spouse of the said
Defendants, if either has remarried and
if either or both of said Defendants are
dead, their respective unknown heirs,
devisees, grantees, assignees, credi-
tors, lienors, and trustees, and all other
persons claiming by, through, under
or against the named Defendant(s);
and the aforementioned named
Defendant(s) and such of the aforemen-
tioned unknown Defendants and such
of the aforementioned unknown Defen-
dants as may be infants, incompetents
or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that
an action has been commenced to fore-
close a mortgage on the following real

property, lying and being and situated
in Charlotte County, Florida, more par-
ticularly described as follows:

LOT 6, BLOCK 1482, PORT
CHARLOTTE SUBDIVISION,
SECTION 34, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 5,
PAGE(S) 38A THROUGH 38H,
INCLUSIVE, OF THE PUBLIC
RECORDS OF CHARLOTTE
COUNTY, FLORIDA.

more commonly known as 288
Fletcher Street, Port Charlotte,
FL 33954.

This action has been filed against you
and you are required to serve a copy
of your written defense, if any, upon
SHAPIRO, FISHMAN & GACHÉ, LLP,
Attorneys for Plaintiff, whose address
is 2424 North Federal Highway, Suite
360, Boca Raton, FL 33431, within
thirty (30) days after the first publica-
tion of this notice and file the original
with the clerk of this Court either before
service on Plaintiff's attorney or im-
mediately thereafter; otherwise a default
will be entered against you for the relief
demanded in the Complaint.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the pro-
vision of certain assistance. Please con-
tact Jon Embury, Administrative
Services Manager, whose office is lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
telephone number is (941) 637-2110,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

WITNESS my hand and seal of this
Court on the 16th day of December,
2016.

Barbara T. Scott
Circuit and County Courts
(SEAL) By: J. Kern
Deputy Clerk

SHAPIRO, FISHMAN & GACHÉ, LLP
Attorneys for Plaintiff
2424 North Federal Highway, Suite 360
Boca Raton, FL 33431,
16-302676 FCO1 SUT
December 23, 30, 2016 16-00881T



**SAVE
TIME**

E-mail your Legal Notice
legal@businessobserverfl.com

W0077

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY: manateclerk.com | SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com | LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com | HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com | PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net | ORANGE COUNTY: myorangeclerk.com

LV10268

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