Public Notices



PAGES 21-40

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY, FLORIDA

PROBATE DIVISION

FILE NO. 2016CP3004AX

IN RE: ESTATE OF

MARY LOUISE GORMAN, **Deceased.**The administration of the estate of

MARY LOUISE GORMAN, deceased,

File No. 2016CP3004AX, is pending in the Circuit Court for Manatee County,

Florida, Probate Division, the address

of which is Post Office Box 25400, Bradenton, Florida 34206. The names and

addresses of the personal representative

and the personal representative's attorney are set forth below.

er 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 AF-

TER THE DATE OF SERVICE OF A

COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

and persons having claims or demands

against decedent's estate, including un-

matured, 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 NOT SO FILED

The date of first publication of this

Personal Representative:

John Buckley 2104 West First Street , #704

Fort Myers, Florida 33901

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

PROBATE DIVISION

File No.: 2016-CP-2461-AX

IN RE: ESTATE OF

FLORIDA

17-00013M

Attorney for Personal Representative:

WILL BE FOREVER BARRED.

Notice is January 6, 2017.

Judy A. Romano, Esq.

Florida Bar No. 881200

Ft. Myers, Florida 33919

January 6, 13, 2017

6719 Winkler Rd., Suite 118

Telephone: (239) 437-5378

All creditors of the decedent and oth-

JANUARY 6 - JANUARY 12, 2017 PAGE 21

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE is hereby given that the undersigned, desiring to engage in business under the fictitious name of R. V. World of Bradenton, at 6120 State Road 64, Bradenton, Florida 34208, in Manatee County, and intends to register and said name in compliance with Florida Statutes Section 865.09 Chapter 90-267 Laws of Florida with the Florida Department of State Division of Corporations, Tallahassee, Florida.

Signed R.V. WORLD, INC. OF NOKOMIS By: s/ Matthew Gerzeny, Vice-President January 6, 2017 17-00001M

FIRST INSERTION

NOTICE OF PUBLIC SALE Insurance Auto Auctions, Inc gives Notice of Foreclosure of Lien and intent to sell these vehicles on 01/31/2017, 09:00 am at 1208 17th St. E., Palmetto, FL $34221, pursuant to subsection 713.78\,$ of the Florida Statutes, IAA INC reserves the right to accept or reject any and/or

1FTNW21P24EA44702 2004 FORD 5GTDN136968275880 2006 HUMM $KNDKG3A41A7709150\ 2010\ KIA$ JM3ER2B55B0398431 2011 MAZD 17-00015M January 6, 2017

FIRST INSERTION

Notice of Public Auction Pursuant to Ch 713.585(6) F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve

Inspect 1 week prior @ lienor facility; cash or cashier check; 18% buyer premium; any person interested ph (954) 563-1999

Sale date January 27, 2017 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL

30229 2015 Kawasaki VIN#: JKBZXJE15FA014835 Lienor: L & M Motors 5712 15th St E Bradenton 941-592-0034 Lien Amt \$7167.93

Licensed Auctioneers FLAB422 FLAU

January 6, 2017

17-00002M

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit Application number 734956 from TR Investor, LLC, 1651 Whitfield Avenue, Sarasota, FL 34243. Application received: September 23, 2016. Proposed activity: Residential Subdivision Development. Project name: Twin Rivers Subdivision. Project size: 100.35 Ac. Location: Section(s) 2, Township 34 South, Range 19 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

January 6, 2017

17-00017M

HOW TO PUBLISH YOUR

IN THE BUSINESS OBSERVER

FIRST INSERTION

REQUEST FOR PROPOSAL (RFP) CONSULTANT/PROFESSIONAL ENGINEERING SERVICES

TO: ALL PROSPECTIVE PROPOS-

FROM: CITY OF ANNA MARIA SUBJECT: REQUEST FOR PROPOS-

Engineering Services

ALS FOR:

DATE: December 28, 2016 The City of Anna Maria, Manatee County, Florida, hereby gives notice that it will accept written proposals from qualified and properly licensed firms or individuals interested in providing consultant/professional engineering services to the City of Anna Maria for the restoration of the Anna Maria City Pier.

Selection of the firm or individual will be made in accordance with Florida Statutes, Section 287.055 -Consultants' Competitive Negotiations

Proposals shall be accepted until 2:00 p.m. on Tuesday February 14, 2017. A total of six (6) copies of the proposal must be submitted and clearly marked "Proposal for Engineering Services, Anna Maria City Pier," on the lower left-hand corner of the front of the envelope and mailed or hand delivered to the City Clerk, City of Anna Maria, City Hall, 10005 Gulf Drive, Anna Maria, FL 34216 or, if sent by United States Mail, P.O. Box 779, Anna Maria, FL, 34216. A Public Proposal Opening of the submitted proposals will be held at 2:00 p.m. on February 14, 2017, at the Anna Maria City Hall, 10005 Gulf Drive, Anna Maria, FL 34216, Florida. Any proposals received after the specified date and time will not be considered. The City of Anna Maria, Florida, reserves the right to reject any and all proposals, whenever such rejection is the best interest of the City.

If not attached to the URL hosting this summary, the full Request for Proposals is available on the City's website at www.cityofannamaria.com under the Building Department.

January 6, 2017

17-00016M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

FILE NO.: 2016-CP-2886 IN RE: ESTATE OF EDDIE LEE BRADLEY Deceased.

The administration of the estate of ED-DIE LEE BRADLEY, deceased, whose date of death was August 25, 2016, is pending in the Circuit Court for Mana-tee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The name and addresses of the personal representative and the personal repre-

sentative'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 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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 January 6. 2017.

BENNIE JOHNSON, PERSONAL REPRESENTATIVE

1819 French Creek Road, Apt. 6 Tampa, FL 33613 LAYON F. ROBINSON, II, ESQUIRE Florida Bar No.: 157875 442 Old Main Street

Bradenton, FL 34205 PHONE: (941) 748-0055 LrobinsoniiPA@aol.com Attorney for Personal Representative January 6, 13, 2017 17-00014M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2016 CP3114 **Division Probate** IN RE: ESTATE OF

ESTELLE L. FRYBURG Deceased.

The administration of the estate of ES-TELLE L. FRYBURG, deceased, whose date of death was June 1, 2016, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR 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 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

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

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 January 6, 2017.

Personal Representative:

MARC H. FRYBURG

35 Brook Street Croton On Hudson, New York 10520 Attorney for Personal Representative: JASON M. DEPAOLA Attorney Florida Bar Number: 0180040

PORGES HAMLIN KNOWLES & HAWK PA 1205 Manatee Avenue West BRADENTON, FL 34205 Telephone: (941) 748-3770 Fax: (941) 746-4160

E-Mail: jmd@phkhlaw.com 17-00018M January 6, 13, 2017

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA Case No. 2016-CP-003012 Probate DIVISION IN RE: ESTATE OF ARDEN L. LERFALD, Deceased.

The administration of the estate of ARDEN L. LERFALD, deceased, whose date of death was November 30, 2016, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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: January 6, 2017.

Signed on this 27 day of December,

ADRIENNE L. LERFALD **Personal Representative** 7820 17th Avenue W

Bradenton, FL 34209 Joseph L. Najmy Attorney for Personal Representative Florida Bar No. 0847283 Najmy Thompson, P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999

Email: jnajmy@najmythompson.comSecondary Email: $kwest@\,najmythompson.com$

17-00003M January 6, 13, 2017

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2016CP002851AX

IN RE: ESTATE OF JAMES L. BURNE, III, Deceased.

The administration of the estate of JAMES L. BURNE, III, deceased, whose date of death was October 26, 2016, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN 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 January 6, 2017.

Personal Representative: MATTHEW J. BURNE c/o Klingbeil & Roberts, P.A.

341 Venice Avenue West Venice, Florida 34285 Attorney for Personal Representative: Gregory C. Roberts Florida Bar Number: 0438782 Klingbeil & Roberts, P.A. 341 Venice Avenue West Venice, Florida 34285 Telephone: (941) 485-2900 Fax: (941) 486-8565 E-Mail: greg@k-rlaw.com

deanna@k-rlaw.com

January 6, 13, 2017

\$1.174.74 with a per diem

amount of \$0.58 from August

\$1,050.89 with a per diem

amount of \$0.52 from August

\$1,841.04 with a per diem amount of \$0.91 from August

\$1,573.77 with a per diem

amount of \$0.78 from August

\$2,203.48 with a per diem

amount of \$1.09 from August 17,

The assessment lien created by the

Claims of Lien was properly created

and authorized pursuant to the time-

share instrument and applicable law,

and the amounts secured by said liens

prior to the public auction by paying the

amount due, as set forth in this notice,

to the undersigned Trustee at the ad-

THIS NOTICE OF PUBLIC AUC-

TION/SALE is dated this 4th day of

JANUARY, 2017.

I HEREBY CERTIFY that a true

and correct copy of this NOTICE OF

PUBLIC AUCTION/SALE FOR NON-

JUDICIAL TIMESHARE FORECLO-

SURE has been furnished by regular

First Class U.S. Mail to each of the ob-

You may cure the default at any time

17, 2016

17, 2016

17, 2016

17, 2016

are as set above.

dress set forth below.

16/47

04/28

07/27

07/26

17-00020M

RUTH RUECKERT,

Deceased. The administration of the Estate of Ruth Rueckert, deceased, whose date of death was September 5, 2016, is pending in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, Probate Division, the

address of which is: Manatee County Clerk of Court and Comptroller

Probate Department 1115 Manatee Avenue West Bradenton, Florida 34205

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

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

ALL CLAIMS NOT FILED WITH-IN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLOR-IDA PROBATE CODE WILL BE FOR-EVER 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 January 6, 2017.

Robert Rueckert Personal Representative

Elizabeth G. Lutz Esquire Florida Bar No. 105344 Jonathan P. Whitney, Esquire Florida Bar No. 014874 Attorneys for Personal Representative LUTZ, BOBO, TELFAIR, DUNHAM, EASTMAN, GABEL, GORDON & LEE 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 Telephone: (941) 951-1800 E-mail: eglutz@lutzbobo.com jwhitney@lutzbobo.com January 6, 13, 2017 17-00011M

FIRST INSERTION

NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE RE: LITTLE GULL CONDOMINIUM ASSOCIATION,

INC. MANATEE County, Florida Non-Judicial Timeshare foreclosure

 $\begin{array}{c} \textbf{process} \\ \text{NOTICE IS HEREBY GIVEN that,} \end{array}$ pursuant to an action for non-judicial foreclosure of timeshare units on the Claim of Lien, which is dated October 20, 2016 and recorded October 24, 2016 in the Official Records Book 2644, Page 4985 of the Public Records of

Manatee County, Florida as Instrument Number 201641050684 of the Public Records of Manatee County, Florida, I will sell, to the highest and best bidder for cash, at Little Gull Cottages Manager's Office, 5330 Gulf of Mexico Drive, Longboat Key, FL 34228 on the 2nd day of February, 2017, at 11:00 a.m., the following described real property located in Manatee County, Florida, to-wit: Week Numbers in Units as set

forth below in LITTLE GULL COTTAGES, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1020, Page 3206, as amended described in Condominium Book 12, Pages 177 through 186, and as amended, of the Public Records of Manatee County, Florida.

Week Number: 02 35 28, 5204 05 51 06 39

26, 27

10 13 12 06 05 47 TO: Owner(s)

07

Address

Unit /Week Number(s) Amount due: Cyrus M Barnes and Patricia A Barnes 18778 Maverick Ranch Dr E Magnolia, TX 77355

06/39\$2,712.20 with a per diem amount of \$1.34 from August 17, 2016

Korhan Mutlu P.O. Box 8544 Madeira Beach, FL 3373804/52 \$2,703.81 with a per diem amount of \$1.33 from August

Gerald J McDermed and Shelley T McDermed 3423 Downer Avenue Sarasota, FL 34240

10/33 \$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 \$2,156.81 with a per diem amount of \$1.06 from August 17, 2016

Virginia Lamb 7230 Shepperd Street Sarasota, FL 34243 And

1723 S Oval Drive

Sarasota, FL 34239 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 3941 Old Sulpher Spring Wellington, AL 36279

ligors at the above listed addresses on this 4th day of JANUARY, 2017. ROBERT P WATROUS, CHARTERED ROBERT P WATROUS, ESQUIRE TRUSTEE FOR LITTLE GULL CON-

DOMINIUM ASSOCIATION, INC 1 S School Avenue, Suite 500 Sarasota, FL 34237 Telephone (941) 953-9771 Facsimile (941) 953-9426 January 6, 13, 2017

CALL 941-906-9386

and select the appropriate County name from the menu option OR

e-mail legal@businessobserverfl.com

17-00021M

FIRST INSERTION

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

CASE NO.: 2016CA004536AX THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, **SERIES 2006-12,**

Plaintiff, vs. LUIS MANUEL HERNANDEZ-PONCE AKA LUIS PONCE , et al, Defendant(s).

To: LUIS MANUEL HERNANDEZ-PONCE AKA LUIS PONCE Last Known Address: 218 10th East Bradenton, FL 34208 Current Address: Unknown

ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE. WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

Last Known Address: Unknown Current Address: Unknown

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

BEGIN 345 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUAR-TER OF SECTION 36, TOWN-SHIP 34 SOUTH, RANGE 17 EAST FOR A POINT OF BE-GINNING; THENCE SOUTH 140 FEET, WEST 100 FEET, NORTH 140 FEET, EAST 100 FEET, TO THE POINT OF BEGINNING, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA.

BEGIN 345 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 34 SOUTH RANGE 17 EAST FOR A POINT OF BEGIN-

NING; THENCE SOUTH 140 FEET, WEST 50 FEET, NORTH 140 FEET, EAST 50 FEET, TO THE POINT OF BEGINNING, OF THE PUBLIC RECORDS MANATEE, COUNTY, FLORIDA

A/K/A 218 10TH AVE EAST, BRADENTON, FL 34208

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 service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief de-

manded in the Complaint or petition.

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

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.

**See the Americans with Disabilities

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 the seal of this court on this 3 day of January, 2017. Angelina Colonneso Manatee County Clerk of The Circuit Court (SEAL) By: Kris Gaffney Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 -15-175413 January 6, 13, 2016

17-00019M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2016 CP 2967 **Division Probate** IN RE: ESTATE OF

Deceased. The administration of the estate of ALDA P. HAMLIN, deceased, whose date of death was November 26, 2016, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth

ALDA P. HAMLIN

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

The date of first publication of this

notice is January 6, 2017.

Personal Representative: CURTIS D. HAMLIN 805 Hillcrest Drive Bradenton, Florida 34209

Attorney for Personal Representative: Jason M. DePaola Attorney Florida Bar Number: 0180040 PORGES HAMLIN KNOWLES & HAWK PA 1205 Manatee Avenue West BRADENTON, FL 34205 Telephone: (941) 748-3770 Fax: (941) 746-4160 E-Mail: jmd@phkhlaw.com

January 6, 13, 2017

FIRST INSERTION

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

CASE No. 2014CA005115AX REVERSE MORTGAGE SOLUTIONS, INC., PLAINTIFF, VS. THE UNKNOWN HEIRS, DEVISES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND OTHER UNKNOWN PERSONS OR UNKNOWN SPOUSES CLAIMING BY, THROUGH, UNDER OR AGAINST LAURIE CHRISTMAN. DECEASED, ET AL. DEFENDANT(S).
NOTICE IS HEREBY GIVEN pursuant

to the Final Judgment of Foreclosure dated December 28, 2016 in the above action, the Manatee County Clerk of Court will sell to the highest bidder for cash at Manatee, Florida, on February 2, 2017, at 11:00 AM, at WWW.MANA-TEE.REALFORECLOSE.COM for the

following described property:
LOT 1, GUBODY SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 49, PUBLIC RECORDS OF MANA-

TEE 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 sixty (60) days after the sale. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in or-der 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. Gladstone Law Group, P.A. Attorney for Plaintiff

1499 W. Palmetto Park Road, Suite 300 Boca Raton, FL 33486 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@gladstonelawgroup.com

By: Princy Valiathodathil, Esq. FBN 70971 Our Case #: 15-001585-FHA-FNMA-FIH-REV\2014CA005115AX\USD-MGT

January 6, 13, 2017

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. 2015CA003204AX U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-KS3, Plaintiff, vs.

SUSAN T. HOWARD A/K/A S. HOWARD, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 19, 2016, and entered in 2015CA003204AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-KS3 is the Plaintiff and SUSAN T. HOWARD A/K/A S. HOWARD; are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose. com, at 11:00 AM, on February 02, 2017, the following described property as set forth in said Final Judgment, to

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 17 EAST, SAID POINT BEING ON THE SOUTHERLY R/W OF WHITFIELD AV-ENUE; THENCE WESTER-LY ALONG THE SOUTH-ERLY R/W LINE OF SAID WHITFIELD AVENUE AND ALONG THE ARC OF A CURVE TO THE LEFT, HAV-ING A RADIUS OF 231.50 FEET AND A DELTA ANGLE OF 60 DEG. 02' 56" A DIS-TANCE OF 242.62 FEET TO THE P.T. OF SAID CURVE; THENCE SOUTH 30 DEG. 00' 10" WEST, ALONG THE SOUTHEASTERLY R/W LINE OF SAID WHITFIELD AVE-NUE, 1121.59 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 928.59 FEET A DISTANCE OF 27.02 FEET TO A POINT ON THE SOUTHERLY R/W LINE OF WEE BURN STREET (50 FOOT R/W) THENCE SOUTH 56 DEG. 37' 42" EAST, ALONG SAID RIGHT OF WAY LINE 275.99 FEET TO THE NORTHERLY R/W LINE OF CHEVY CHASE DRIVE; THENCE SOUTH-

WESTERLY ALONG THE NORTHERLY R/W LINE OF CHEVY CHASE DRIVE AND ALONG A TO THE RIGHT, HAV-ING A RADIUS OF 1203.59 FEET, A DISTANCE OF 800.00 FEET FOR A P.O.B.; THENCE NORTH 19 DEG. 51' 17" WEST, 140.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING DIUS OF 1063.59 FEET A DISTANCE OF 83.37 FEET; THENCE SOUTH 15 DEG. 05' 40" EAST, 140.00 FEET TO THE NORTHERLY R/W LINE OF AFOREMEN-TIONED CHEVY CHASE DRIVE; THENCE NORTH-DRIVE; THENCE NORTH-EASTERLY ALONG SAID R/W LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1203.59 FEET A DISTANCE OF 100.00 FEET TO THE P.O.B. LYING AND BEING IN SECTION 25, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. SOMETIMES KNOWN AS LOT I IN MENGHINI ADJOINING WHITFIELD COUNTY COUNTRY CLUB ESTATES, UNIT 1, MANA-TEE COUNTY, FLORIDA.

Property Address: 507 CHEVY CHASE DRIVE, 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 60 days after the sale.

IMPORTANT

If you are a person with a disability who needs any accommodation in or-der 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 30 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: tioseph@rasflaw.com

15-027291 - MaM January 6, 13, 2017

17-00010M

FIRST INSERTION

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

FLORIDA CASE NO.: 2015CA005503AX DITECH FINANCIAL, LLC, UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ELIZABETH A.

BLACK, DECEASED; 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 December 15, 2016 in Civil Case No. 2015CA005503AX, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, DITECH FINAN-CIAL, LLC is the Plaintiff, and UN-KNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN IN-FEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ELIZA-BETH A. BLACK, DECEASED; COR-TEZ PLAZA APARTMENTS, BUILD-ING A, ASSOCIATION, INC.; CALVIN EUGENE JOHNSON A/K/A GENE JOHNSON; KIMBERLY LEIGH BENITEZ A/K/A KIMBERLY L. BENITEZ A/K/A KIMBERLY JOHN-SON BROOME: ANY AND ALL UN-KNOWN 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 PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS 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 19, 2017 at 11:00 AM the following described real

APARTMENT A-9, BUILDING BOOK 4, PAGE 29, OF THE PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM DAYS AFTER THE SALE. IMPORTANT

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE MANATEE COUN-TY JURY OFFICE, P.O. BOX 25400, BRADENTON, FLORIDA (941) 741-4062, AT LEAST SEVEN DAYS BEFORE YOUR SCHED-ULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED AP-PEARANCE IS LESS THAN SEVEN

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:

January 6, 13, 2017

property as set forth in said Final Judgment, to wit:

A, OF CORTEZ PLAZA APART-MENTS, AS PER DECLARA-TION OF CONDOMINIUM RECORDED AT OFFICIAL RECORDS BOOK 620, PAGES 195 THROUGH 220, AS PER CONDOMINIUM PLAT RE-CORDED AT CONDOMINIUM

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

(7) DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

Dated this 29 day of December, 2016. Service Mail@aldridge pite.com

17-00004M

FIRST INSERTION

17-00012M

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

CASE NO. 41 2015CA005917AX JPMORGAN CHASE BANK. NATIONAL ASSOCIATION Plaintiff, vs. UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DANA G BRACKEN A/K/A DANA GWEN BRACKEN, DECEASED: JODY F. PAPP; CAMBRIDGE VILLAGE ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY;

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 15, 2016, and entered in Case No. 41 2015CA005917AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFI-CIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN IN-TEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DANA G. BRACKEN A/K/A DANA GWEN BRACKEN, DECEASED; JODY F. PAPP; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CAMBRIDGE VILLAGE ASSOCIATION, INC.; are defendants. ANGELINA (ANGEL) COLONNESO. the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. MANATEE.REALFORECLOSE.COM, at 11:00 A.M., on the 19 day of January, 2017, the following described property as set forth in said Final Judgment, to

UNIT 6. BLOCK "A". OF CAM-BRIDGE VILLAGE, A CON-DOMINIUM, AS PER PLAT RECORDED IN CONDO-MINIUM BOOK 3, AT PAGES 52 THROUGH 58, INCLU-SIVE, AND DECLARATION OF CONDOMINIUM AS RE-CORDED IN OFFICIAL RE-CORDS BOOK 588, PAGES 543 THROUGH 602, AS AMEND-ED, ALL OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY, 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

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 28 day of December, 2016.

Fla. Bar No.: 100413 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.: 15-00776 CHAL V3.20160920 17-00007M January 6, 13, 2017

days after the sale.

By: Sandy Tysma, Esq.

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. 41 2016CA000530AX JPMORGAN CHASE BANK N.A. Plaintiff, vs. SEAN MURPHY; UNKNOWN SPOUSE OF SEAN MURPHY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY - UNIT A; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY - UNIT

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 27, 2016, and entered in Case No. 41 2016CA000530AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein JPMORGAN CHASE BANK N.A. is Plaintiff and SEAN MUR-PHY; UNKNOWN SPOUSE OF SEAN MURPHY: UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY - UNIT A; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY - UNIT B; are defendants. ANGELINA (ANGEL) COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MANATEE.REAL-FORECLOSE.COM, at 11:00 A.M., on the 25 day of January, 2017, the following described property as set forth in said Final Judgment, to wit: LOT 25, BLOCK 35, HOLIDAY

HEIGHTS, 2ND ADDITION, AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 9, PAGE 27, PUBLIC RECORDS OF MANATEE FLORIDA. COUNTY,

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.

Dated this 30 day of December,

17-00008M

2016. By: Eric Knopp, Esq Fla. Bar No.: 709921 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.: 15-04723 CHAL V3.20160920

January 6, 13, 2017

SUBSCRIBE TO THE BUSINESS OBSERVER

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FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2015-CA-3971 FIFTH THIRD MORTGAGE COMPANY,

Plaintiff, vs. CHRISTOPHER R. JOYNER, ET

Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 8, 2016 in Civil Case No. 2015-CA-3971 of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Bradenton, Florida, wherein FIFTH THIRD MORTGAGE COMPANY is Plaintiff and CHRISTOPHER R. JOYNER, ET AL., are Defendants, the Clerk of Court will sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 27TH day of January, 2017 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The following described real estate located in Manatee County,

Lot 13, Lamp Post Place, Phase I, as per plat thereof recorded in

Plat Book 31, Pages 114 through 117, 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. Lisa Woodburn, Esq.

Lisa Woodburn, Esq. McCalla Raymer Pierce, LLC Attorney for Plaintiff 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301

Phone: (407) 674-1850 Fax: (321) 248-0420 Email:

MRService@mccallaraymer.com Fla. Bar No.: 11003 5253396 15-04924-2

January 6, 13, 2017 17-00023M

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. 2016CA003633AX NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs.

ALLAN W. HOLLAR AND BETHANY A. HOLLAR, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 15, 2016, and entered in 2016CA003633AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the Plaintiff and BETH-ANY A. HOLLAR; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MANSON ROOFING, INC. are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee. realforeclose.com, at 11:00 AM, on January 31, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 11, HOLIDAY HEIGHTS, FIRST ADDITION, AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 9, PAGE 8, OF THE PUBLIC RE- CORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 4607 W 19TH ST, BRADENTON, FL 34207

ST, 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.

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 29 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: \\$\ Thomas Joseph
Thomas Joseph, Esquire
Florida Bar No. 123350
Communication Email:
tjoseph@rasflaw.com
16-111752 - MaM

January 6, 13, 2017

FIRST INSERTION

NOTICE OF ACTION ASTR IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT BECK IN AND FOR MANATEE COUNTY, FLORIDA 2901 S

GENERAL JURISDICTION DIVISION

CASE NO. 2016CC003747AX
BAYSHORE GARDENS
CONDOMINIUM APARTMENTS
ASSOCIATION, INC., A
FLORIDA NOT FOR PROFIT
CORPORATION,
PLAINTIFF, V.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES,
AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE
ESTATE OF ERNEST G. COTTON;
UNKNOWN SPOUSE OF SUSAN S.
SOLOMON N/K/A THEODORE M.
ROBBINS; SUSAN S. SOLOMON
AND UNKNOWN TENANTS
IN POSSESSION OF SUBJECT

PROPERTY, DEFENDANTS.

TO:
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE ESTATE OF ERNEST G. COTTON
1581 Leisure Drive, #M7
Bradenton, FL 34207

UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF ERNEST G. COTTON 3547 53rd Ave, #124

Bradenton, FL 34210 and any unknown parties who are or may be interested in the subject matter of this action whose names and residences, after diligent search and inquiry, are unknown to Plaintiff and which said unknown parties may claim

inquiry, are unknown to Plaintiff and which said unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants claiming by, through, under or against the Said Defendant(s) either of them, who are not known to be dead or alive.

YOU ARE HEREBY NOTIFIED

YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:

tinit M-7, BAYSHORE GARDENS CONDOMINIUM APARTMENTS, SECTION 12, a condominium according to the Declaration of Condominium as recorded in Official Records Book 363, Page 391, and amendments thereto, and as per Plat thereof, recorded in condominium Book 1, Page 42, and amendments thereto, of the Public Records of Manatee County, Florida.

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

ASTRID GUARDADO, ESQ. (MZ) Plaintiffs attorney, whose address is: BECKER & POLIAKOFF, P.A. Huntington Centre Corporate Park 2901 SW 149 Avenue, Suite 140 Miramar, Florida 33027 Primary:

SARservicemail@bplegal.com on or before a date which is within 30 days of the first publication of this notice in the Business Observer, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.

In and for Manatee County:
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastle-gal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaid-ofmanasota.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 incapacitate que necesita cualquier accomodacion en orden de participar en el procedimiento, Usted esta intitulado, 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 imediantemente al recibir esta notificacion si su audiencia tribunates menos de siete dias: si usted tiene una incapacidad de oir o hablar llame al 711

WITNESS my hand and the seal of said Court 12-29-16.

ANGELINA "ANGEL"

COLONNESO

as Clerk of said Court

(SEAL) By: Susan M Himes

As Deputy Clerk
BECKER & POLIAKOFF, P.A.

BECKER & POLIAKOFF, P.A. Huntington Centre Corporate Park 2901 SW 149 Avenue,

Suite 140 Miramar, Florida 33027

Primary:
SARservicemail@bplegal.com
ACTIVE: B00744/377909:9232737

_I_MZAMORA January 6, 13, 2017 17-00005M

FIRST INSERTION

17-00009M

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

GENERAL JURISDICTION DIVISION

CASE NO. 41 2014CA004732AX
FANNIE MAE ("FEDERAL
NATIONAL MORTGAGE
ASSOCIATION"),
Plaintiff, vs.
THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES LIENORS,
CREDITORS, TRUSTEES AND
OTHER UNKNOWN PERSONS OR
UNKNOWN SPOUSES
CLAIMING BY, THROUGH,
UNDER OR AGAINST BARBARA J.
GILTNER, DECEASED, ET AL.,

Defendants

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 29, 2016 in Civil Case No. 41 2014CA004732AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Bradenton, Florida, wherein FANNIE MAE ("FEDERAL NATIONAL MORT-GAGE ASSOCIATION") is Plaintiff and THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES LIENORS, CREDITORS, TRUSTEES AND OTHER UNKNOWN PERSONS OR UNKNOWN SPOUSES CLAIM-ING BY, THROUGH, UNDER OR AGAINST BARBARA J. GILTNER, DECEASED, ET AL., are Defendants, the Clerk of Court will sell to the highest and best bidder for cash electroni $cally \quad at \quad www.manatee.real foreclose.$ com in accordance with Chapter 45,

Florida Statutes on the 2ND day of February, 2017 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, towit.

Lot 40, Block A, The Townhouses of Lakeside South, according to the Plat thereof as recorded in Plat Book 20, Page 72, inclusive, of the Public Records of Manatee County, Florida.

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

or voice impaired, call 711. Lisa Woodburn, Esq. McCalla Raymer Pierce, LLC Attorney for Plaintiff 110 SE 6th Street, Suite 2400

Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420

Email: MRService@mccallaraymer.com Fla. Bar No.: 11003

Fla. Bar No.: 11003 5289545 15-02915-3

15-02915-3 January 6, 13, 2017

17-00022M

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

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

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

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Wednesday 2_{PM} Deadline Friday Publication

Business Observer

SUBSEQUENT INSERTIONS

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.: 2016CA002607 FEDERAL NATIONAL MORTGAGE ASSOCIATION,

Plaintiff, vs.
REBECCA J. GRAMLIN;
UNKNOWN TENANT 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. 2016CA002607. of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein FEDERAL NATION-AL MORTGAGE ASSOCIATION is the Plaintiff and REBECCA J. GRAM-LIN; and UNKNOWN TENANT (S) IN POSSESSION OF THE SUBJECT PROPERTY are defendants. ANGE-LINA 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

THE EAST 70 FEET OF LOT 25 AND THE EAST 70 FEET OF THE SOUTH 49.4 FEET OF LOT 24, BLOCK C, BIDWELL HEIGHTS, AS PER PLAT THEREOF RECORDED IN

PLAT BOOK 4, PAGE 132 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-DA

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 21 day of December, 2016 By: Steven Force, Esq. Bar Number: 71811 Submitted by: Choice Legal Group, P.A. P.O. Box 9908

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@clegalgroup.com

15-02566 Dec. 30, 2016; Jan. 6, 2017

16-01666M

BUSINESS OBSERVER

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

GENERAL JURISDICTION DIVISION

 $\pmb{\text{CASE NO. 2016CA003389AX}}\\$ FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

Plaintiff, vs. KATHERINE CARLSON, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 15, 2016, and entered in 2016CA003389AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FAN-NIE MAE"), A CORPORATION ORGANIZED AND EXISTING UN-DER THE LAWS OF THE UNITED STATES OF AMERICA is the Plaintiff and KATHERINE CARLSON; are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on January 19, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BAY PALMS ADDITION 10TH UNIT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 59, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-DA, EXCEPT THE AREA BE-GINNING AT THE NORTH-WESTERLY CORNER OF LOT 6, SAID CORNER BEING THE NORTHEASTERLY CORNER OF LOT 5 OF BAY PALMS SUB-DIVISION, THENCE N 48° 48' 30" E, 39.88 FEET; THENCE S 37° 12' 45" E, 35 FEET; THENCE S 52°28'30" W 39.9 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 6; THENCE N 37° 00' 45" W ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 32.48 FEET TO POINT OF BEGINNING.

Property Address: 512 70TH ST, HOLMES BEACH, FL 34217 Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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., 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 16-032170 - MaM Dec. 30, 2016; Jan. 6, 2017

16-01682M

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWELFTH HIDICIAL 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 COUN-TY COURT OF THE TWELFTH JU-DICIAL CIRCUIT in and for Manatee County, Florida, wherein THE INLETS AT RIVERDALE NEIGHBORHOOD ASSOCIATION, INC. is Plaintiff, and DENNIS CHENAULT; DONNA M. CHENAULT; MORTGAGE ELEC-TRONIC 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 RE-VISED, 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 re-ferred 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 $S72^{\circ}29'56$ "E, a distance of 56.55feet; thence S62°30'00"W, a distance of 34.18 feet; thence

 $N27^{\circ}30'00"W$, 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,

A/K/A: 4752 Compass Drive, Lot 324, Bradenton, FL 34208 A PERSON CLAIMING AN INTER-EST 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 or der 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,

DATED this 22 day of December,

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: I11618/322178:9237447 1

Dec. 30, 2016; Jan. 6, 2017

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

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

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

Check out your notices on: www.floridapublicnotices.com



SECOND INSERTION

MANATEE COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY,

FLORIDAPROBATE DIVISION CASE NO.: 2016-CP-002976 IN RE: ESTATE OF FRANK T. KERNUSZ,

Deceased.

The administration of the estate of FRANK T. KERNUSZ, deceased, whose date of death was November 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 FOREV-ER 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:

JOYCE KERNUSZ

1518 Bradford Terrace

Union, NJ 07083 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:

jackmanpleadings@gmail.com Dec. 30, 2016; Jan. 6, 2017

16-01690M

SECOND INSERTION

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

CASE NO. 41-2015-CA-000717 WELLS FARGO BANK, NA Plaintiff, v. JAMES E TINDALL; UNKNOWN SPOUSE OF JAMES E. TINDALL;

UNKNOWN TENANT 1; UNKNOWN TENANT 2; AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ABOVE NAMED DEFENDANT(S), WHO (IS/ARE) NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES CLAIM AS HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES, SPOUSES, OR OTHER CLAIMANTS;

Defendants. Notice is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on September 22, 2016, in this cause, in the Circuit Court of Manatee County, Florida, the office of Angelina "Angel" Colonneso, Clerk of the Circuit Court, shall sell the property situated in Manatee County, Florida, described as:

COMMENCE AT SE COR-NER OF THE NE ¼ OF SE ¼ OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY FLORIDA; THENCE WEST 73.62 FEET; THENCE NORTH 226.96 FEET TO POINT OF BEGINNING; THENCE CON-TINUE NORTH 100 FEET; THENCE WEST 400 FEET; THENCE SOUTH 100 FEET; THENCE EAST 400 FEET TO THE POINT OF BEGIN-NING. LESS THAT CERTAIN RIGHT OF WAY DESCRIBED IN ORDER OF TAKING RE-CORDED IN OFFICIAL RE-

CORDS BOOK 970, PAGES 865 THROUGH 873, SPECIFICAL-LY PAGE 867, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA.

a/k/a 3616 27TH ST E, BRA-DENTON, FL 34208-7339 at public sale, to the highest and best bidder, for cash, online at www.manatee.realforeclose.com, on January 24, 2017 beginning at 11:00 AM.

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.

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

Dated at St. Petersburg, Florida, this 22nd day of December, 2016. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff By: DAVID REIDER FBN 95719 888150063 Dec. 30, 2016; Jan. 6, 2017

16-01679M

SECOND 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-007538 U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST,

NOTICE IS HEREBY GIVEN Pursu-

Plaintiff, vs. TERRY R DEPAOLA, et al, Defendant(s).

ant to a Final Judgment of Foreclosure dated December 15, 2016, and entered in Case No. 41-2013-CA-007538 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Terry R. DePaola a/k/a Terry R. Depaola a/k/a Terry Russell DePaola.

deceased, Alec T. DePaola, as an Heir of the Estate of Terry R. DePaola a/k/a Terry R. Depaola a/k/a Terry Russell DePaola, deceased, Ryan Adam De-Paola a/k/a Ryan A. DePaola, as an Heir of the Estate of Terry R. DePaola a/k/a Terry R. Depaola a/k/a Terry Russell DePaola, deceased, Tyler Robert De-Paola a/k/a Tyler R. DePaola, as an Heir of the Estate of Terry R. DePaola a/k/a Terry R. Depaola a/k/a Terry Russell DePaola, deceased, Tyler Robert De-Paola a/k/a Tyler R. DePaola, as Personal Representative of the Estate Terry R. DePaola a/k/a Terry R. Depaola a/k/a Terry Russell DePaola, deceased, City of Palmetto, 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: LOT A, BLOCK D, W.H. GIL-LETT'S ADDITION TO PAR-RISH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 328, OF THE PUBLIC RECORDS MANATEE COUNTY, FLORIDA.

A/K/A 12230 US HIGHWAY 301 N. PARRISH, FL 34219-8658

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,

Dated in Hillsborough County, Florida this 21st day of December, 2016. /s/ Kari Martin Kari Martin, Esq FL Bar # 92862 Albertelli Law Attorney for Plaintiff

P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile

servealaw@albertellilaw.com JR - 13-122624 Dec. 30, 2016; Jan. 6, 2017

16-01669M

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45IN 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 Pursu-

ant 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, 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 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 RECORDS OF MANATEE COUN-

TY, 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

SECOND 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 Genera Insurancy 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 Ernesto Inchautegui, The Unknown Spouse of Nestor Enchautegui also known 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, 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 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 COUN-TY, 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 eService:

servealaw@albertellilaw.com JR- 019820F01 Dec. 30, 2016; Jan. 6, 2017

16-01675M

SECOND 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 Pursu-

ant 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, 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 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.

6021 27TH STREET A/K/A BRADENTON, WEST. 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 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

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

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

34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. $\mathbf{MARGARET}\,\mathbf{G.}\,\mathbf{REXRODE}\,\mathbf{SMITH}$

All creditors of the decedent and other persons having claims or demands

against decedent's estate on whom a

whose date of death was October 21.

2016, is pending in the Circuit Court for

Manatee County, Florida, Probate Divi-

sion, the address of which is 1115 Mana-

tee Avenue West, Bradenton, Florida

copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER

ALL CLAIMS NOT FILED WITHIN OF 3 MONTHS AFTER THE TIME THE TIME PERIODS SET FORTH OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER OF THIS NOTICE ON THEM. All other creditors of the decedent

NOTICE.

MANATEE COUNTY

SECOND INSERTION

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY and other persons having claims or de-CLAIM FILED TWO (2) YEARS OR file their claims with this court WITH-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

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 repre-

sentative's attorney are set forth below.
All creditors of the decedent and oth-

er 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

All other creditors of the decedent and other persons having claims or de-

OF THIS NOTICE ON THEM.

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

SECOND INSERTION

NOTICE TO CREDITORS N THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2016CP3029 IN RE: ESTATE OF LIVINGSTON B. CARMICHAEL Deceased

The administration of the Estate of LIVINGSTON B. CARMICHAEL, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS: December 30, 2016.

MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED.

Personal Representative: ALAN CARMICHAEL

2206 14th St W, Palmetto, FL 34221 Attorney for Personal Representative: JAMES WM, KNOWLES Florida Bar No. 0296260 2812 Manatee Ave W Bradenton, FL 34205 941-746-4454

SECOND 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 FOREV-ER 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,

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: jack manple adings@gmail.com

Dec. 30, 2016; Jan. 6, 2017

16-01692M

SECOND 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 2016CA001430AX WELLS FARGO BANK, N.A., 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 2016CA001430AX 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 electroni-

cally/online at www.manatee.realfore-

close.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 WATER-

FRONT 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 PUB-LIC RECORDS OF MANATEE COUNTY FLORIDA THIS CONVEYANCE INCLUDES PARKING SPACE NUMBER 20 WITH A STREET ADDRESS OF 1510 FIRST AVENUE WEST APARTMENT 205 BRADEN-TON 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 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

mands against decedent's estate must

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

BARRED.

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

Personal Representative:

Sarasota, FL 34236 Attorney for Personal Representative: WAYNÉ F. SEITL

Florida Bar Number: 184074 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION File No. 2016-CP-2763 **Division: Probate** IN RE: ESTATE OF HARRY SMILES Deceased.

The administration of the estate of Harry Smiles, deceased, whose date of death was October 9, 2016, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office 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 STATUES 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 Dec 30, 2016.

Personal Representative: **Mathew Christopher DeLillo** 12935 Limberlost Drive

Carmel, IN 46033 Attorney for Personal Representative: Teresa K. Bowman, Esq. Attorney for Petitioner Florida Bar Number: 0021453 Teresa K. Bowman, P.A. 1800 2nd St, Ste 735 Sarasota, Florida 34236 Telephone: (941) 735-0811 Fax: (941) 308-0202 E-Mail: tkbowman@tkbowmanpa.com Secondary E-Mail:

prowland@tkbowmanpa.com Dec. 30, 2016; Jan. 6, 2017 16-01684M

SECOND INSERTION

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

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

Dec. 30, 2016; Jan. 6, 2017 16-01685M NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER NOTWITHSTANDING THE TIME

DATE OF DEATH IS BARRED.

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

BANK OF AMERICA, N.A. 50 Central Ave., Suite 750

WOOD, SEITL & ANDERSON, P.A.

mands against decedent's estate must file their claims with this court WITH-

notice is December 30, 2016.

Personal Representative:

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

Designation of Email Addresses

for service: Primary: rfrano@williamsparker.comSecondary: tpanozzo@williamsparker.com

Dec. 30, 2016; Jan. 6, 2017

16-01662M

SECOND 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 FOREV-ER 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

JAMES D. JACKMAN, P.A. 5008 Manatee Avenue West, Suite A

No. 521663

Bradenton, Florida 34209 Telephone: (941) 747-9191 Email:

jackmanpleadings@gmail.com

Dec. 30, 2016; Jan. 6, 2017

16-01693M

SECOND 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.: 412016CA002898CAAXMA WELLS FARGO BANK, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, EARILEEN V. PEARCEY A/K/A VIRGINIA PEARCEY, DECEASED et al.

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 15, 2016, and entered in Case No. 412016CA002898CAAX-MA 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 The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Earileen V. Pearcey a/k/a Virginia Pearcey, deceased, Lakeridge Falls Community Association, Inc., Vickie Raeann Pearcey, as an Heir of the Estate of Earileen V. Pearcey a/k/a Virginia Pearcey, 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 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 19th day of January, 2017, the following

described property as set forth in said Final Judgment of Foreclosure: LOT 3, BLOCK 33, LAK-ERIDGE FALLS, PHASE 1C, ACCORDING TO MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 40, PAGES 132 THROUGH 137, INCLU-SIVE OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY, FLORIDA.

A/K/A 8215 SIMPSON FALLS COURT, 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 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 23rd 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) 221-9171 facsimile eService: servealaw@albertellilaw.com

Dec. 30, 2016; Jan. 6, 2017 16-01676M



CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

JR - 16-007932

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. DARIN DECLARK; HARBORAGE

ON BRADEN RIVER CONDOMINIUM ASSOCIATION I, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUNTRUST MORTGAGE, INC.; DEBRA L. DE CLARK; UNKNOWN TENANT; 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. 2013CA004044, of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein FEDERAL NATION-AL MORTGAGE ASSOCIATION is the Plaintiff and DARIN DECLARK; DEBRA L. DE CLARK; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SUNTRUST MORTGAGE, INC.; HARBORAGE ON BRADEN RIVER CONDOMINIUM ASSOCIATION I, INC.; and UNKNOWN TENANT (S) IN POSSESSION OF THE SUBJECT PROPERTY are defendants. The Clerk of this 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: UNIT B-02, HARBORAGE ON

BRADEN I, PHASE II, A CON-

DOMINIUM, ACCORDING TO THE DECLARATION OF

CONDOMINIUM THEREOF,

AS RECORDED IN OFFICIAL

SECOND INSERTION RECORDS BOOK 2094, PAGE 5091, AS AMENDED BY FIRST AMENDMENT TO DECLARA-TION RECORDED IN OFFI-CIAL RECORDS BOOK 2102. PAGE 1358, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 34, PAGE 191, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDED OF MANATEE

COUNTY, FLORIDA ANY PERSON CLAIMING AN IN-TEREST 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 21 day of December, 2016. By: Steven Force, Esq. Bar Number: 71811

Submitted by: Choice Legal Group, P.A. 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 2.516eservice@clegalgroup.com 13-00447

Dec. 30, 2016; Jan. 6, 2017

16-01668M

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 Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on January 18, 2017, the following described property as set forth in said Final Judgment,

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, FLORI-

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.

FERMAN RICHARD, II AND

VERONICA D. RICHARD, et al.

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated December 15, 2016, and en-

tered 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

FERMAN RICHARD, II; VERONICA

D. RICHARD are the Defendant(s).

Angelina Colonneso as the Clerk of the

Circuit Court will sell to the highest and

best bidder for cash at www.manatee.

realforeclose.com, at 11:00 AM, on Jan-

uary 18, 2017, the following described

property as set forth in said Final Judg-

LOT 25 AND THE EAST 38 FEET OF LOT 26, OF BELLE

CHASE, AS PER PLAT THERE-

OF RECORDED IN PLAT BOOK 29, PAGES 183 AND 184,

OF THE PUBLIC RECORDS

NOTICE OF FORECLOSURE SALE

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 Cir-

cuit in and for Manatee County, Florida,

wherein U.S. BANK NATIONAL ASSO-

CIATION 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). An-

gelina Colonneso as the Clerk of the

Circuit Court will sell to the highest and

best bidder for cash at www.manatee.

realforeclose.com, at 11:00 AM, on Jan-

uary 18, 2017, the following described

property as set forth in said Final Judg-

LOT 9 AND 10, BLOCK 4. HAR-

ment, to wit:

COUNTY,

OF MANATEE FLORIDA.

Plaintiff, vs.

Defendant(s).

ment, to wit:

Defendant(s).

Property Address: 300 42ND

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

IMPORTANT

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.

Dec. 30, 2016; Jan. 6, 2017

SECOND INSERTION

MANATEE COUNTY

RECORDED IN PLAT BOOK 51, PAGES 20 THROUGH 29, INCLUSIVE, OF THE PUB-LIC 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45IN 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, 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 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 IN-TEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF

MENTS THERETO.

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 vour scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you

arehearingorvoiceimpaired,call711. da 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

THE SOUTH 40 FEET OF LOT

SECOND 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, FLORI-

NORTHAMPTON 6724 PLACE, BRADENTON, FL

34207Any 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

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.: 2016CA003082 FEDERAL NATIONAL MORTGAGE ASSOCIATION,

Plaintiff, vs.
THERESA L. MCCARTHY A/K/A THERESA 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 LE-GAL TITLE TRUST II, BY U.S. BANK NATIONAL ASSOCIATION, AS LE-GAL TITLE TRUSTEE is the Plaintiff and THERESA L. MCCARTHY A/K/A THERESA MCCARTHY A/K/A THERESA L. HO; UNKNOWN TENANT #1 N/K/A RICK MCDONALD; UN-KNOWN TENANT #2 N/K/A DANI-ELLE 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

scribed property as set forth in said Final Judgment, to wit:

day of January, 2017, the following de-

40 AND THE NORTH 32 FEET OF LOT 39, BLOCK C, HAZELHURST SUBDIVISION, AS PER PLAT THEREOF RE-CORDED IN PLAT BOOK 4, PAGE 31 OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY, FLORIDA

ANY PERSON CLAIMING AN IN-TEREST 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 or-der 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: Aamir Saeed, Esq. Bar Number: 102826 Submitted by: Choice Legal Group, P.A. 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@clegalgroup.com

Dec. 30, 2016; Jan. 6, 2017

16-01667M

SECOND INSERTION

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

CASE NO.: 41-2016-CA-001314

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 Property Owners Association, Inc., Paul 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

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 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.

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

NOTICE OF SALE

CIVIL ACTION

CIT BANK, N.A., Plaintiff, vs.

BOHNENKAMPER, RICHARD et

Defendant(s).

bidder for cash in/on online at www.

/s/ Andrea Alles Andrea Alles, Esq.

JR-15-208687 Dec. 30, 2016; Jan. 6, 2017

BOR HILLS SUBDIVISION, AS PER PLAT THEREOF RE-CORDED IN PLAT THEREOF. RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBIC RE-CORDS OF MANATEE COUN-TY, 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.

days after the sale.

If you are a person with a disability who

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

16-01680M

SECOND INSERTION 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 re-ceiving 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: tioseph@rasflaw.com 16-038310 - MaM

Dec. 30, 2016; Jan. 6, 2017 16-01681M

SECOND INSERTION

OF LOT 9 25 FEET; THENCE NORTHEASTERLY TO A POINT ON THE NORTH-EASTERLY LINE OF LOT 9 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA WHICH IS EQUI-DISTANCE FROM THE SIDE LOT LINES OF SAID LOT; THENCE GENERAL JURISDICTION DIVISION CASE NO. 2014CA000189AX ALONG THE PLATTED LINE

OF SAID LOT 9, 35 FEET TO THE MOST EASTERLY COR-U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR RESIDENTIAL NER OF SAID LOT 9; THENCE LOAN TRUST 2008-AH1 MORTGAGE-BACKED NOTES, ON A LINE BETWEEN LOTS 8 AND 9 SOUTHWESTERLY TO POINT OF BEGINNING. BE-SERIES 2008-AH1, Plaintiff, vs.
JOSE NEGRON, et al. ING 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 re-ceiving 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

NOTICE OF SALE PURSUANT TO CHAPTER 45IN 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, 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 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

> 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-

A/K/A 3790 PINEBROOK CIR-CLE, UNIT 604, BRADENTON,

Any person claiming an interest in the

Dated in Hillsborough County, Flori-

Dec. 30, 2016; Jan. 6, 2017

SECOND 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. GREGGORY 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 cover-

ing the following real and personal

property described as follows, to-wit: LOT 20, MCKINLEY OAKS AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED 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 Hummel, 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-

16-01671M

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-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.

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

Angelina Colonneso Manatee County Clerk of The Circuit Court (SEAL) BY: Kris Gaffney

16-01691M



PUBLIC NOTICES

An American Tradition

Public notice is an important tool in assuring an informed citizenry. Notices are mandated by legislatures to make sure there is a public window into the activities of governments, officers of the court and others holding a public trust. There are four key elements to a valid public notice. It should be executed by an entity outside the one mandated to provide notice, so proper checks and balances are in place.

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements:

- Independent: A public notice is published in a forum independent of the government, typically in a local newspaper.
- Archivable: A public notice is archived in a secure and publicly available format.
- Accessible: A public notice is capable of being accessed by all segments of society.
- Verifiable: The public and the source f the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:

• Citizen participation notices inform the public about proposed government action and allow the public time to react to such proposals.

One such example is a public hearing notice.

• Business and commerce notices

relate to government contracts and purchases. Notices of contract bids allow citizens to ensure that the government is operating in accordance with principles of equal opportunity and is acting responsibly in spending taxpayer money.

• Court notices are required of many non-governmental entities that

use public powers or institutions in some way. Examples include notices of home mortgage foreclosures, which can provide a public alert of widespread credit problems, fraud in underwriting and a basis for analyses of housing trends.

This notice allows the public to object to an appointment based on any conflict of interest.

The history of public notices

Public notices existed long before the emergence of newspapers. The concept itself began when early civilizations posted notices in public squares. This crude method was eventually refined with the publication of the first English language newspaper in 1665 — a court newspaper called the Oxford Gazette. After being renamed The London Gazette, this official newspaper carried notices from the King's Court, London

officials and outlying regions.

The American system is modeled after the British system. State governments published public notices before America's founding, and the newly-created federal government followed suit. In 1789, the Acts of the First Congress required the Secretary of State to publish all bills, orders, resolutions and congressional votes in at least three publicly available newspapers.

An important premise both in federal

and local governments of the United States, as well as in many republics around the world, is that information about government activities must be accessible for the electorate to make well-informed decisions.

Public notices in newspapers still provide this accessibility to citizens who want to know more about government activities. Public notice laws serve to outline the most effective method of reaching the public.

Public notice supports due process

Public notices are integral to democratic governance and stem from the right to "due process of law" guaranteed by the federal and state constitutions. Due process of law protects Americans' rights from arbitrary or wrongful violations. This concept has two parts: substantive due process and procedural due process.

Substantive due process refers to the

types of rights that are protected. Procedural due process refers to the means of protecting those rights.

Substantive due process ensures that certain basic rights are not violated, while procedural due process may require suitable notice and a hearing before a government or court-appointed body can act in a way that may affect those basic rights.

Public notices play a vital role in

substantive and procedural due process because they provide a window into government actions and also afford notice to citizens of actions about to take place so they may exercise their constitutional right to be heard. Notification not only informs the individual or entity most directly affected, but it also informs the public, which has an interest in knowing how public powers are being used.

THE RISKS OF NOTICES ONLY ON THE INTERNET

Although it has been part of American society for a quarter-century as a network for scholars and government agencies, the Internet has been widely used by citizens for about 15 years.

Because of its structure with computer clients and servers, information packets and open-network codes, the Internet remains vulnerable and sometimes unstable. Power surges, corrupted software and downed servers can disrupt access. Government agencies cannot ensure that information located on a server is secure.

Even a highly technological site like that of the Pentagon's has been affected. In June 2007, the Pentagon was forced to take about 1,500 computers off-line because of a cyberattack. Then-Defense Department Secretary Robert Gates stated that the Pentagon sees hundreds of attacks every day.

Public notices guard our constitutional right to due process of law by informing citizens of government action and providing proof of publication via notarized affidavits of publication. Unlike the time-tested and trusted local newspapers that citizens have come to rely on for public notices, the Internet is an unstable medium for information. While it is valuable tool in disseminating information, it has not yet reached a level of sophistication and technological stability that would justify its supplanting newspapers as the primary venue for public notices.

It is still uncertain how a "Net" affidavit could show proof of a public notice publication when constant technological change makes any attempt at archiving and accessing such a document online for any significant time dubious.

No less problematic for the Internet is its reach. Those who live in rural areas where broadband does not exist and others who simply cannot afford the Internet cannot access web public notices. In situations where foreclosures are on the rise due, in part, to predatory mortgage lending, more, not less, access to public notices is needed to better inform citizens about their rights and their choices.

It is difficult to justify, then, moving public notices from newspapers only to public-notice Web sites administered either by already over-burdened state governments or by third-party vendors who lack the experience and long-term viability newspapers have proven in publishing notices.

So far in the Internet age, newspapers remain the most trusted and primary method for providing citizens access to public notices.

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since precolonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapers remain the primary source for publishing public notices.

Upholding the public's right to know is essential to our country's way of life. Our government governs with the consent of the people, and this consent must be informed. Local newspapers keep the public informed about the inner workings of their respective state and local governments, thereby allowing citizens to participate more fully in the democratic process. Without this participation, the potential for misguided policies increases.

Newspaper tradition

Newspapers allow the government to notify the public of government actions. The government has a fundamental responsibility to ensure adequate notification to the public of its actions. Therefore, the government has a duty to make sure the methods used in satisfying this responsibility are the most effective.

Newspapers provide neutrality from government and credible distance from political pressures or partisan disagreements. Local and community newspapers serve as third-party reporters to the public, publishing information that can be beneficial or sometimes detrimental to the government's public image. They provide an environment for notices that the

public traditionally has regarded as neutral. Public notices in this print environment gain credibility because of the long history of trust in the local newspaper.

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

On the other hand, public notices in independent newspapers increase government transparency by opening up the decision-making process to the public's eyes. Without this oversight, local governments could enact controversial policies without input from the public.

Newspapers serve as effective monitors of governments and ensure that they publish information as required by law. Public notices are typically required by a statute or a regulation. The independent press can provide a valuable civic role by helping to monitor that the notices were published when required. If governments were responsible for publishing their own notices, no neutral and independent entity would have the incentive and the means to track public-notice publication.

Newspapers: The best medium for public notices

Newspapers, for the most of the republic's history, have been the accepted medium for public notices. This is exactly where the public, even infrequent readers, expects to find them. In addition, specialized publications, such as legal newspapers, are well known for

providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public business. Furthermore, the

Business

Observer

vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content).

Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership.

Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

Notices become historical records

The newspaper as paper of record is an important factor in the public policy of notices. Government Web sites cannot provide a secure archival history the way newspapers can. Electronic records lack permanence and can easily be intentionally or accidentally erased. Even the Library of Congress has recognized this shortcoming and has embarked upon a major project to attempt to archive digital records that are in danger of being "forever lost" due to Internet impermanence.

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, ac-

cessible, archivable notices.

While Internet web pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with a date on every page. They cannot be deceptively altered after printing as a web page could. Historians, judges, lawyers, genealogists and researchers, to name only a few, use newspapers and public notices in particular as sources for records.

Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted

by courts, generally requires an individual to receive notice and a hearing before he or she is deprived of certain rights or property. For example, before a person's home is sold by a county sheriff at a foreclosure sale, he or she must receive notice of the foreclosure sale and an opportunity to save the house from foreclosure. If the owner does not receive the notice, he may challenge the sale in court. The court may then void the sale or prevent the sale from happening to protect due process.

Newspapers are generally paid to run public notices, which recognizes that their publication creates a cost in paper, ink and delivery.

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

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

CASE NO. 2016CC000964 BURNT STORE LAKES PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff, v. ALEKSEY VIKTOROV aka IGOR ALEKSEYEVICH VIKTOROV, AS AN HEIR TO THE ESTATE OF IYA VIKTOROVA, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, PERSONAL REPRESENTATIVE(S), DEVISEES, GRANTEES ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF IYA VIKTOROVA, DECEASED; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES,

TO DEFENDANTS: ALEKSEY VIK-TOROV aka IGOR ALEKSEYEVICH VIKTOROV, AS AN HEIR TO THE ESTATE OF IYA VIKTOROVA, DE-CEASED, THE UNKNOWN HEIRS, PERSONAL. BENEFICIARIES, REPRESENTATIVE(S), DEVISEES, GRANTEES ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF IYA VIKTOROVA, DECEASED, and ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDU-AL DEFENDANTS WHO ARE NOT

SUCCESSORS, BENEFICIARIES,

OR OTHER CLAIMANTS,

Defendants.

KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES. GRANTEES, SUCCESSORS, BENEFI-CIARIES, OR OTHER CLAIMANTS,

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

Lot 26, Block 918, PUNTA GOR-DA ISLES, Section 21, according the Plat thereof, as recorded in Plat Book 13, Pages 1A through 1Z21, Public Records of Char-

lotte County, Florida has been filed against you and you are required to serve a copy of your written defenses and answer to the complaint on the Plaintiffs attorney, KEITH H. HAGMAN, ESQ., The Pavese Law Firm, P.O. Drawer 1507, Fort Myers, ${\rm FL}$ 33902 and file the original in the offices of the Clerk of the Circuit Court within thirty (30) days after the first publication of the Notice, otherwise, the allegations of the complaint will be taken as confessed.

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 Dec 27, 2016. BARBARA T. SCOTT, Clerk of Courts (SEAL) By: C. Larkin Deputy Clerk

Keith H. Hagman, Esq. PAVESE LAW FIRM P.O. Drawer 1507 Fort Myers, FL 33902-1507 January 6, 13, 2017 17-00004T

FIRST INSERTION

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

Case #: 2016-CA-000316 Nationstar Mortgage LLC Plaintiff, -vs.-

Sonia O. Waters a/k/a Sonia Waters, Surviving Spouse of Robert Waters, Deceased; Unknown Spouse of Sonia O. Waters a/k/a Sonia Waters; The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWHEQ, Inc., Home Equity Loan Asset Backed Certificates, Series 2007-S1; Suncoast Credit Union f/k/a Suncoast Schools Federal Credit Union; 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,

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2016-CA-000316 of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Sonia O. Waters a/k/a Sonia Waters, Surviving Spouse of Robert Waters, Deceased are defendant(s), I, Clerk of Court, Barbara T. Scott, will sell to the highest and best bidder for cash AT WWW.CHARLOTTE.REALFORE-

NOTICE

IN THE

BUSINESS OBSERVER

Heirs, Devisees, Grantees, or Other

Claimants

CLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STAT-UTES at 11:00AM on April 13, 2017, the following described property as set

forth in said Final Judgment, to-wit: LOT 9, BLOCK 1399, PORT CHARLOTTE SUBDIVISION, SECTION 28, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 5, PAGE 21A AND 21B, IN THE PUBLIC RECORDS OF CHAR- ${\bf LOTTE\ COUNTY,\ FLORIDA.}$

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: December 27, 2016 Submitted By:

ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431

(561) 998-6700 (561) 998-6707 15-290047 FC01 CXE

January 6, 13, 2017 17-00001T

HOW TO **PUBLISH YOUR**

941-906-9386 and select the appropriate County

name from the menu option

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OR

e-mail legal@businessobserverfl.com



FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION Case No. 16 001908 CP IN RE: ESTATE OF EDWARD PIERCY CLOSE, JR.

Deceased. The administration of the estate of Edward Piercy Close, Jr., deceased, whose date of death was September 3, 2016 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East 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 on whom a copy of this notice is required to be served 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 PUB-LICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORI-DA STATUTES WILL BE FOREVER 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 first publication date of this no-

tice is January 6, 2017.

Charles A. Close Personal Representative 407 Verona Street

Port Charlotte, FL 33948 Sandra A. Sutliff, Esq. Attorney for Personal Representative Florida Bar No.: 0857203 3440 Conway Blvd. Suite 1-C Port Charlotte, FL 33952 Tel. 941-743-0046 ssutlaw@aol.com January 6, 13, 2017 17-00005T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR $CHARLOTTE\ COUNTY,\ FLORIDA$ PROBATE DIVISION File No. 2016 CP 001995

Division Probate IN RE: ESTATE OF WILLIAM EDWARDS PAINTER Deceased.

The administration of the estate of William Edwards Painter, deceased, whose date of death was October 22, 2016, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950, The names and addresses of the personal representatives and the personal repre-

sentatives' 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 AF-TER THE DATE OF SERVICE OF A

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 FOREV-ER 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 January 6, 2017.

Personal Representatives: William E. Painter Karen L. Senf Barbara L. Kelly c/o Boyer & Boyer, PA 46 N. Washington Blvd., Ste. 21

Sarasota, FL 34236 Attorney for Personal Representative: Andrew R. Bover

Attorney Florida Bar Number: 0035409 BOYER & BOYER PA 46 N. Washington Blvd., Ste. 21 SARASOTA, FL 34236 Telephone: 941-365-2304 Fax:941-364-9896 E-Mail: aboyer@boyer.com Secondary E-Mail: service@boyerboyer.com January 6, 13, 2017 17-00008T FIRST INSERTION

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

PROBATE DIVISION Case No.: 16-1901 IN RE: ESTATE OF

CLYDE CHARLES WALTON, Deceased.

The Administration of the Estate of CLYDE CHARLES WALTON, deceased, whose date of death was March 20, 2015; is pending in the Circuit Court for CHARLOTTE COUNTY, Fl. Probate Division: File Number 16-1901-CP-00; 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 her attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedents estate, including unmatured, contingent or uliquidated claims, on whom a copy of this notice is 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 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 decedent's estate, must file their claims with this court WITH-IN THREE (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 FOREV-ER 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 January 6, 2017.

Personal Representative: KOURTNEY LEAH HENRY

42 Woods Drive Blue Ridge, Georgia 30513 Attorney for Personal Representative: CHARLES VERES, ESQ CHARLES VERES, P.A. 9055 S.W. 87th Ave., Suite 306 Miami, Florida 33176 Tel: (305) 665-8696 Fax: (305) 665-6577 Email: Charles@Charlesvereslaw.com

January 6, 13, 201717-00009T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2016-2035-CP **Division Probate** IN RE: ESTATE OF Joseph P. Ontko, Jr.

Deceased. The administration of the estate of Joseph P. Ontko, Jr., deceased, whose date of death was September 1, 2016, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 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 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 January 6, 2017.

Personal Representative: Tina Gullett

5463 Grace Circle North Ridgeville, OH 44039 Attorney for Personal Representative: Robert C. Benedict Florida Bar No: 0361150 rbenedict@bigwlaw.com Wideikis, Benedict & Berntsson, LLC The BIG W Law Firm 18401 Murdock Circle, Suite C Port Charlotte, FL 33948 (941) 627-1000 (941) 255-0684 Facsimile January 6, 13, 2017 17-00010T

FIRST INSERTION

CLERK'S NOTICE OF SALE UNDER E.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE

COUNTY, FLORIDA Case No. 16000777CA WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-14BTT, Plaintiff, vs.

MARILYN L. PATCHETT; ET. AL,

Defendant(s).NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated December 14, 2016, in the abovestyled cause, I will sell to the highest and best bidder for cash at the www. charlotte.realforeclose.com beginning at 11:00 a.m. on January 30, 2017, the following described property:

LOT(S) 7, BLOCK 3259 OF PORT CHARLOTTE SUBDI-VISION AS RECORDED IN PLAT BOOK 7, PAGE 29A TO 29C, ET SEQ., OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-

TEREST 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.

This Notice of Sale shall be published for two (2) consecutive weeks in the Business Observer.

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 (SEAL) By: S. Martella Deputy Clerk DATED: 12/29/16

IRA SCOT SILVERSTEIN, PLLC ATTORNEYS FOR PLAINTIFF 2900 West Cypress Creek Road, Suite 6 Fort Lauderdale, Florida 33309 (954) 773-9911

(954) 369-5034 fax 124.539 (WILMINGTON SAVINGS FUND v. PATCHETT)

January 6, 13, 2017 17-00007T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY,

FLORIDA GENERAL JURISDICTION DIVISION

CASE NO: 16000909CA BANK OF AMERICA, N.A., Plaintiff, vs. KERI ANNE FRYE A/K/A KERI PIEFFER; DANIEL B. PIEFFER; JOHN R. GARGIS; DELORES K. GARGIS; CLERK OF THE COURT CHARLOTTE COUNTY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE-CHILD SUPPORT DISBURSEMENT UNIT; UNKNOWN TENANT #1; UNKNOWN TENANT#2,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Mortgage Foreclosure dated 12/14/16 entered in Civil Case No. 16000909CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County. Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and PIEFFER, DANIEL, et al, are Defendants. The clerk, Barbara T. Scott shall sell to the highest and best bidder for cash at Charlotte County's On Line Public Auction website: www. charlotte.realforeclose.com, at 11:00 AM on April 13, 2017, in accordance with Chapter 45, Florida Statutes, the following described property located in CHARLOTTE County, Florida as set forth in said Final Judgment of Mortgage Foreclosure, to-wit:

LOT 9, BLOCK 2819, PORT CHARLOTTE SUBDIVISION, SECTION 45, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5 PAGES 56A THRU 56E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PROPERTY ADDRESS: 21155 IONIA AVE PORT CHAR-LOTTE AREA, FL 33952-0000

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 28th day of December,

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

Frenkel Lambert Weiss Weisman & Gordon, LLP One East Broward Blvd., Suite 1430 Fort Lauderdale, FL 33301 04-079963-F00 January 6, 13, 201717-00006T

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE. COUNTY, FLORIDA CIVIL ACTION Case #: 2015-CA-002918

Wells Fargo Bank, N.A. Plaintiff, -vs.-Rachelle Beauchamn: Daniel Bedard; Cape Haze Windward Property Owners Association, Inc.; Windward Patio Association, Inc.; 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). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2015-CA-002918 of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Rachelle Beauchamp are defendant(s), I, Clerk of Court, Barbara T. Scott, will sell to the highest and best bidder for cash AT WWW.CHAR-LOTTE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES at 11:00AM on April 13, 2017, the following described property as set forth in said Final JudgLOT 140, CAPE HAZE WIND-WARD, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 59A THROUGH 590, OF THE PUB-LIC 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: December 27, 2016

Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 15-293201 FC01 WNI

January 6, 13, 2017

17-00003T

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 16 000467 CC

Division: Civil BAYSHORE VENTURES, LTD., a Florida limited partnership, Plaintiff, and

HARRY WALIA, Defendant.

TO: Harry Walia a/k/a Harbhajan Ahluwalia

639 Cornwell on the Gulf, Venice, FL 34285

YOU ARE NOTIFIED that an action for unlawful detainer and damages as to the folloiwng property:

the folloiwng property:
Units 2A, 2B, 2C and 2D of
Edgewater Suites located at 1460
S. McCall Road, Englewood,
Florida 34223

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Robert W. Segur, the Plaintiff's attorney, whose address is 1460 S. McCall Road, Suite 2-E, Englewood, Florida 34223 on or before 2/9/17, 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.

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 4th day of January, 2017.

RODGER D. EATON,
as Clerk of said Court
(SEAL) By: Wendy Dettman
as Deputy Clerk

Robert W. Segur the Plaintiff's attorney 1460 S. McCall Road, Suite 2-E Englewood, Florida 34223 Jan. 6, 13, 20, 27, 2017 17-00011

FIRST INSERTION

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

CASE NO.: 16002006CA FREEDOM MORTGAGE CORPORATION, Plaintiff, VS.

TIERNAN CORRIGAN; et al., Defendant(s).

TO: Tiernan Corrigan Last Known Residence:

18343 Lingerlon Avenue, Port Charlotte, FL 33948

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO-WIT:

LOT 14, BLOCK 336, PORT CHARLOTTE SUBDIVISION, SECTION 21, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 12A THROUGH 12G, 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 ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445 (Phone Number: (561) 392-6391), within 30 days of the first date of publication of this notice, and file the original with the clerk of this court either before 02/01/2017 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.

Dated on December 28, 2016.

BARBARA T. SCOTT

As Clerk of the Court

(SEAL) By: J. Kern

As Deputy Clerk

ALDRIDGE | PITE, LLP
Plaintiff's attorney
1615 South Congress Avenue, Suite 200
Delray Beach, FL 33445
Phone Number: (561) 392-6391
1221-11716B
January 6, 13, 2017
17-00002T

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

LEE COUNTY: leeclerk.org

collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

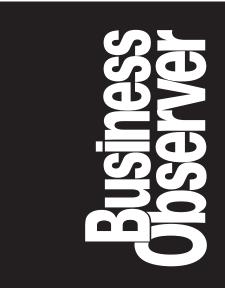
PASCO COUNTY:
pasco.realforeclose.com

PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com



LV10183

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
GENERAL JURISDICTION

DIVISION
CASE NO.
15002150CA
U.S. BANK NATIONAL
ASSOCIATION AS

U.S. BANK NATIONAL
ASSOCIATION, AS
SUCCESSOR OR TRUSTEE TO
LASALLE BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
BEAR STEARNS ASSET BACKED
SECURITIES I TRUST, ASSETBACKED 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 BANK NATIONAL ASSOCIA-TION, AS SUCCESSOR OR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SE-CURITIES I TRUST, ASSET-BACKED CERTIFICATES, SERIES 2007-HE4 is the Plaintiff and ROBERT L. WOM-BOLT, 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

SAWE 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 2_{PM} Deadline Friday Publication

Business Observer

CONCERN:

FOURTH 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, successors 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 unknown, claiming under any of the above named or described defendants or parties 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,

Commonly Known As: 21244 Burkhart Drive, Port Charlotte, FL AND ALL OTHERS WHOM IT MAY

YOU ARE HEREBY NOTIFIED that an action to quiet title on the abovedescribed 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. STURG-ES, 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 January 17, 2017; otherwise, a judgment may 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 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 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

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.: 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 27I, 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

Sarasota & Manatee counties

Pinellas County | Polk County

Lee County | Collier County

Hillsborough County | Pasco County

SAVE TIME

E-mail your Legal Notice

legal@businessobserverfl.com

SECOND INSERTION

CHARLOTTE COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FI ORIDA

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 AF-TER 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

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

SECOND 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

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, deviseees, 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.REALFORE-CLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA

Defendant(s).

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,

> 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 & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 15-287064 FC02 KCC

16-00904T

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.: 16000840CA NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS,

DEVISEES, GRANTEES, 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, RE-CORDED IN PLAT BOOK 6. PAGES 43A THRU 43J, OF THE PUBLIC RECORDS OF CHAR-LOTTE 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

SECOND 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.

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 jmallonee@jameswmallonee.com Secondary E-Mail: jcarter@jameswmallonee.com Dec. 30, 2016; Jan. 6, 2017

James W. Mallonee

16-00906T

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.: 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 RE-CORDED 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

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.: 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 R. ALLEN, JR. A/K/A WILLIAM RICHARD ALLEN, DECEASED,

et al.

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, Tammy Allen Johnston a/k/a Tammy J. Johnston a/k/a Tammy Johnston, as Personal Representative 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 R. Allen, Jr. a/k/a William Richard Allen, deceased, Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender. Tammv 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 hidder 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,

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 notifi-cation 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

Wednesday 2PM Deadline **Friday Publication**



Charlotte County

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. 082016CA001053XXXXXX 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,

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 14, 2016, and entered in Case No. 082016CA001053XXXXXX of the Circuit Court in and for Charlotte County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIA-TION is Plaintiff and JEAN M. CHAM-BERLAIN A/K/A JEAN CHAMBERLAIN; WILLIAM J. CHAMBERLAIN; EMERALD POINTE CONDOMIN-UNKNOWN TENANT NO. 1; UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-DER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, 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,

UNIT NO. B-302 OF EMER-ALD POINTE, PHASE 1, A CONDOMINIUM, ACCORD-ING 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 IN-TEREST 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.com1440-157807 PS1 Dec. 30, 2016; Jan. 6, 2017

16-00905T SECOND INSERTION

SECOND INSERTION

NOTICE OF

FLORIDA

CASE NO.

16000618CA

JAMES B. NUTTER

Plaintiff, vs. THE UNKNOWN HEIRS,

DEVISEES, GRANTEES,

ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR

BY, THROUGH, UNDER, OR

AGAINST JAMES BATESON

BATESON A/K/A BONNIE J.

OF BONNIE BATESON A/K/A

A/K/A JAMES EDWIN

OTHER CLAIMANTS CLAIMING

BATESON A/K/A JAMES E. BATESON, DECEASED; BONNIE

BATESON; UNKNOWN SPOUSE

BANNON; DONNA D. BRISCOE; ROBERT J. BATESON; UNITED

BEHALF OF THE SECRETARY

STATES OF AMERICA ON

OF HOUSING AND URBAN

DEVELOPMENT,

Defendants.

BONNIE J. BATESON; BRENDA A.

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure

dated December 13, 2016, entered in Case No. 16000618CA of the Cir-

cuit 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, Grant-ees, Assignees, Lienors, Creditors,

Trustees, Or Other Claimants Claim-

ing By, Through,Under, Or Against James Bateson a/k/a James Edwin

Bateson a/k/a James E. Bateson, De-

ceased; Bonnie Bateson a/k/a Bonnie J. Bateson; Unknown Spouse of Bon-

nie Bateson a/k/a Bonnie J. Bateson;

Brenda A. Bannon; Donna D. Briscoe;

& COMPANY,

CHARLOTTE COUNTY

Robert J. Bateson; United States of FORECLOSURE SALE America on Behalf of the Secretary of Housing and Urban Development are the Defendants, that I will sell to the PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL highest and best bidder for cash by CIRCUIT IN AND FOR CHARLOTTE COUNTY, electronic sale at www.charlotte.realforeclose.com, beginning at 11:00 AM on the January 12, 2017, the following GENERAL JURISDICTION DIVISION described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK B, ALLA-PATCHEE SHORES ADDITION, AS PER PLAT THERE-OF RECORDED IN PLAT BOOK 4, PAGE 39, OF THE PUBLIC RECORDS OF CHAR-LOTTE 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 or-der 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 sched-uled 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

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 POSSES-SION 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 fol-

lowing described property:

LOT 12, BLOCK 665, PUNTA
GORDA ISLES SECTION
TWENTY THREE, ACCORDING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 2A, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

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 com-

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, 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

WITNESS my hand and the seal of this Court this 22ND day of December,

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

voice impaired, call 711.

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

SECOND 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 CHAR-LOTTE 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

SECOND 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).

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

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

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 im-mediately 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

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

HEREIN 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.

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:

SECOND INSERTION

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, Cane 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,

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 Said complaint has been filed against vou and vou 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 / eholtey@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

der to participate in this proceeding, contact Jon Embury, Administrative Services Manager, whose office is lo-Gorda, Florida 33950, and whose court appearance, or immediately upon than 7 days; if you are hearing or voice impaired, call 711.

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 / eholtey@trenam.com (813) 223-7474

each property.

the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in oryou are entitled, at no cost to you, to the provision of certain assistance. Please cated at 350 E. Marion Avenue, Punta telephone number is (941) 637-2110, at least 7 days before your scheduled receiving this notification if the time before the scheduled appearance is less

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

Dec. 30, 2016; Jan. 6, 2017

THIRD INSERTION

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

CIVIL ACTION
CASE NO.: 16-002052-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 COMMISIONERS 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. 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 COMMISIONERS 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, widowers, heirs, devisees, creditors, grantees, 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 regards to the following-described property in Charlotte County, Florida:

Lot 24, Block 50, PORT CHAR-LOTTE SUBDIVISION, Section 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 Plaintiff'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 judgment 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 circulation 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 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 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

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 ("FAN-NIE MAE"), A CORPORATION OR-GANIZED AND EXISTING UN-DER 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, AC CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED 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

Dated this 20th day of December,

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

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.: 16001550CA DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, Plaintiff, vs.

GEORGE E. BUCK GARDIEN A/K/A GEROGE 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 Geroge B. Gardien , Unknown Party #2 nka Čathy 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 ADDI-TION TO CHARLOTTE HAR-BOR AS RECORDED IN PLAT BOOK 1, PAGE 22, OF THE OF-FICIAL RECORDS OF CHAR-LOTTE COUNTY, FLORIDA, SAID PARCEL BEING THAT PART OF SAID BLOCK 7 LY-ING WESTERLY OF THE WEST LINE OF THE FORMERLY UNNAMED STREET NOW KNOWN AS JACKSON STREET, JACKSON AND SEWARD'S AD-DITION TO CHARLOTTE HAR-BOR AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE OF-FICIAL RECORDS OF CHAR-LOTTE COUNTY, FLORIDA, CONTINUED SOUTHERLY IN A STRAIGHT LINE. AND

A PART OF BLOCK 8, JACKSON AND SEWARD'S ADDITION TO CHARLOTTE HARBOR, DE-SCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH-EAST COMER OF SAID BLOCK 8; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 8; 100 FEET TO A POINT; THENCE WEST, PAR-ALLEL 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 EASTER-LY LINE OF SAID TRACT 8: 100 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID BLOCK 8; THENCE EAST, ALONG 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 $8\ \mathrm{IN}\ \mathrm{THE}\ \mathrm{SOUTHEAST}\ \mathrm{COMER}$ OF BLOCK 8, JACKSON AND SEWARD'S ADDITION TO

CHARLOTTE HARBOR, AS PER PLAT RECORDED IN THE PUB-

LIC RECORDS OF CHARLOTTE

COUNTY, FLORIDA.

AND

A PART OF BLOCK 8, JACKSON AND SEWARD'S ADDITION TO CHARLOTTE HARBOR, DE-SCRIBED 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 COMER 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 AD-DITION TO CHARLOTTE HAR-BOR, AS PER PLAT RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR-

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 RESOLU-TION OF BOARD OF COUNTY COMMISSIONERS RECORDED IN OFFICIAL RECORD BOOK 86, PAGES 83 AND 84, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR-IDA. TAX PARCEL NUMBER 0086631-000000-6.

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.

Albertelli Law

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

16-00892T

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

SECOND INSERTION

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

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

Deceased.
TO ALL PERSONS HAVING CLAIMS 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:

Address Trustee of the Richard W. Knapp Revocable Trust uta 2/21/199225192 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. 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 30, 2016.

Person Giving Notice: Susan E. Caster, Personal Representative 7580 Fintry 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@pizzolatolaw.com Secondary E-Mail: rlm@pizzolatolaw.com 11024.00

Dec. 30, 2016; Jan. 6, 2017

16-00896T

SECOND INSERTION

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.: 08-2015-CA-002745 BANK OF AMERICA, N.A., Plaintiff, vs.

CRAIG P. HAINES, et al, Defendant(s).
NOTICE IS HEREBY GIVEN Pursu-

ant 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 HAR-

BOR SUBDIVISION, A SUBDI-VISION 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

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

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

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 Easement

Parcel PIP-724D - Drainage, Slope and Utility Easement

Punta Gorda Acquisition II, LLC, a Florida limited liability company a/k/a Punta Gorda Acquisitions 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

3629 Madaca Lane Tampa, FL 33618

NOTICE IS HEREBY GIVEN TO THE ABOVE NAMED DEFENDANT(S) AND TO ALL WHOM IT MAY CON-CERN, INCLUDING ALL PARTIES CLAIMING ANY INTEREST BY, THROUGH, UNDER, OR AGAINST THE NAMED DEFENDANT(S); AND TO ALL HAVING OR CLAMING TO HAVE ANY RIGHT, TITLE, OR IN-TEREST IN THE PROPERTY DE-SCRIBED IN EXHBIT "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 BE-GINNING.

From said POINT OF BEGIN-NING 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 BEGIN-NING 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.

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

Containing 20,247 square feet or

Parcel PIP-724B - Drainage Easement

East to bear S 02° 48' 35" E.

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 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 $88^{\rm o}$ 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 BEGIN-NING 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 $02^{\rm o}$ 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 BÉGINNING.

From said POINT OF BEGIN-NING 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,

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

Subject to: Any Interest of Primerica 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.Skonie@arlaw.com Attorney for Petitioner, Charlotte County Board of County Commissioners Dec. 30, 2016; Jan. 6, 2017

16-00887T