

MANATEE COUNTY LEGAL NOTICES

BUSINESS OBSERVER FORECLOSURE SALES

MANATEE COUNTY

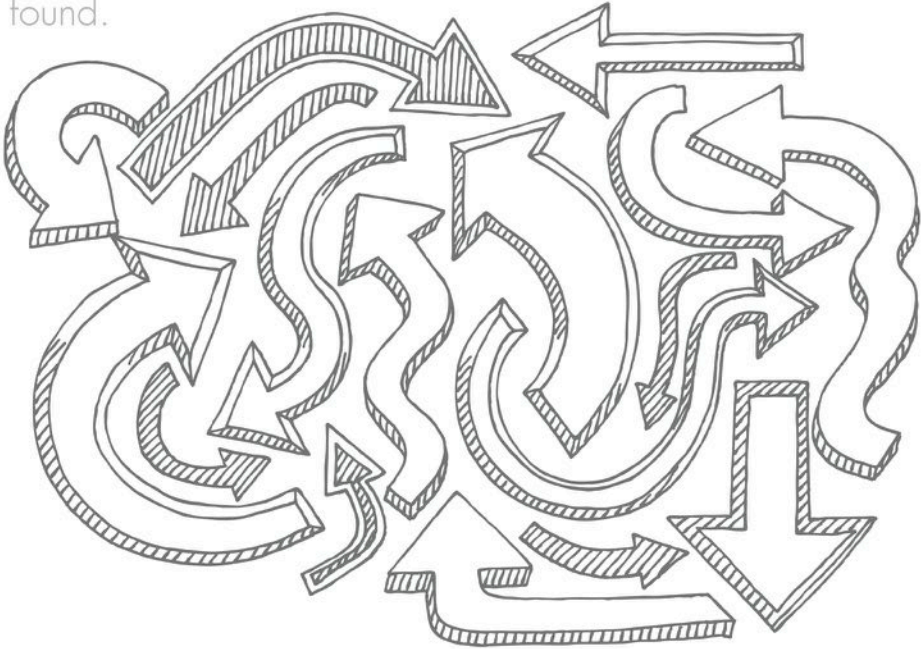
Case No.	Sale Date	Case Name	Sale Address	Firm Name
2017-CA-002053 Div D	05/22/2018	Nationstar Mortgage vs. Ainslie Taylor et al	Lot 6, Blk 1, Village Green, PB 16/85	Shapiro, Fishman & Gaché, LLP (Tampa)
41 2016CA004001AX	05/22/2018	Federal National vs. Lyanne Ly et al	Lot 34, Creekside Oaks, Phs I, PB 43/41	Kahane & Associates, P.A.
2017CA001211AX	05/22/2018	Federal National vs. Teresa M Martin etc et al	Lot 4, Blk H, Cape Vista First Unit, PB 12/73	Kahane & Associates, P.A.
41 2012CA005039AX	05/22/2018	Bank of New York vs. Karl A Kimmer et al	4705 E 78th Ct, Bradenton, FL 34203	Robertson, Anschutz & Schneid
2017 CC 3035	05/22/2018	Manatee Oaks vs. Jorge N Londono et al	Lot 54, Manatee Oaks, PB 22/107	Najmy Thompson PL
2015-CA-000861 Div B	05/23/2018	Nationstar Morgage vs. Donald G Gordon et al	Lot 28, Blk B, Lakewood Ranch, PB 39/134	Shapiro, Fishman & Gaché, LLP (Tampa)
41 2016CA001529AX	05/23/2018	U.S. Bank vs. Marie J Paul et al	Lot 38, Hammock Place II, PB 34/23	SHD Legal Group
2015CA003508	05/24/2018	U.S. Bank vs. Coney, Koteta et al	3315 98th St E, Palmetto, FL 34221	Albertelli Law
2015CA005539AX	05/24/2018	Nationstar Mortgage vs. Estate of Ruby M Pruden etc et al	2510 5th Ave E., Palmetto, FL 34221	Robertson, Anschutz & Schneid
2017-CA-001685 Div D	05/24/2018	Bank of America vs. Andrew Jason Bear etc et al	Parcel in Scn 35, TS 32 S, Rng 19 E	Shapiro, Fishman & Gaché, LLP (Tampa)
412016CA002466CAAXMA	05/25/2018	The Bank of New York vs. Frederick Jackson et al	1020 Tropical Dr., Bradenton, FL 34208	Albertelli Law
41 2016CA000511AX	05/30/2018	Liberty Savings vs. John M Todd et al	Lot 663, Braden Woods Subn, PB 23/35	Phelan Hallinan Diamond & Jones, PLC
2016 CC 1374	05/31/2018	River Sound vs. Kathryn MacDougall etc et al	Lot 75, River Sound, PB 53/135	Porges, Hamlin, Knowles & Hawk, P.A.
2017-CC-4148	06/01/2018	Casa Loma vs. Kenneth A Braley et al	#1, Blk D, Lot 1, Casa Loma Mobile Home, PB 15/58	Atlas Law
41-2015-CA-005864	06/06/2018	Ditech Financial vs. Dorothy Fakih-Kelm etc et al	Lot 16, Blk 8, Welsh's Addn to Palmetto, PB 1/299	Phelan Hallinan Diamond & Jones, PLC
2017CA003594AX	06/06/2018	Ditech Financial vs. Annetta J Hopf et al	Bayshore on the Lake Condo #105C	Phelan Hallinan Diamond & Jones, PLC
41 2017CA004479AX	06/06/2018	Ditech Financial vs. Vincent Cosentino et al	6323 Cornell Rd., Bradenton, FL 34207	Padgett Law Group
2017CA001716AX	06/06/2018	U.S. Bank vs. Jose Rodriguez et al	2812 31st Ave E, Bradenton, FL 34208	Albertelli Law
2016CA002062AX	06/07/2018	Wells Fargo Bank vs. Laverne M Sampson et al	Lot 25, E 1/2 Lot 2, Blk 58, Whitfield Estates, PB 4/48	Brock & Scott, PLLC
41 2012CA006968AX	06/11/2018	JPMorgan Chase Bank vs. James P Hill et al	Lot 632, Braden Woods Subn, PB 23/35	Phelan Hallinan Diamond & Jones, PLC
2017 CC 1209	06/12/2018	White Sands of Longboat vs. Timeshare Alternative LLC et al	Wk #15, Prcl 111, White Sands of Longboat, ORB 986/330	Hankin & Hankin
2017 CC 1209	06/12/2018	White Sands of Longboat vs. Timeshare Alternative LLC et al	Wk #16, Prcl 111, White Sands of Longboat, ORB 986/330	Hankin & Hankin
2016CA001365	06/29/2018	Federal National vs. Donna M Kopp-Trudeau et al	Lot 60, Riverbay Townhomes Subn, PB 45/29	Choice Legal Group P.A.
2017CA004986AX	07/03/2018	HMC Assets vs. Gregory Shrimplin et al	6872 Whitman Ct., Sarasota, FL 34243	Ashland Medley Law, PLLC


CHARLOTTE COUNTY

08-2017-CA-000856	05/21/2018	U.S. Bank vs. Frances Perrella Unknowns et al	6063 Gillot Blvd., Port Charlotte, FL 33981	Kass, Shuler, P.A.
17000727CA	05/23/2018	Specialized Loan vs. Kyna A Denny etc et al	10502 Euston Ave., Englewood, FL 34224	Kass, Shuler, P.A.
08-2017-CA-000904	05/23/2018	U.S. Bank vs. Iris A Gillies etc Unknowns et al	488 Northview St., Port Charlotte, FL 33954	Kass, Shuler, P.A.
16001592CA	05/25/2018	Wells Fargo Bank vs. Nancy L Bell et al	3630 San Sebastian Ct., Punta Gorda, FL 33950	Albertelli Law
16001572CA	05/25/2018	U.S. Bank vs. Carl Lange et al	Lot 179, Blk 1176, Port Charlotte Subn, PB 5/53A	Kahane & Associates, P.A.
17000376CA	05/25/2018	Wells Fargo Bank vs. Rose Ann Hobert et al	1601 Palace Ct., Port Charlotte, FL 33980	Albertelli Law
15001831CA	05/30/2018	Wells Fargo Bank vs. Kimberly Hardesty etc et al	Lot 51, Rotonda West Broadmoor, PB 8/18A	Brock & Scott, PLLC
17000152CA	05/30/2018	The Bank of New York vs. Grant E Pogan et al	Lot 21, Blk 848, Pt Char Subn, Scn 26, PB 5/19A	Deluca Law Group
17000040CA	05/30/2018	Wilmington Savings vs. Eduard A Baeumlisberger et al	# C-3, Lyme Terrace Condo, ORB 803/326	Aldridge Pite, LLP
17000356CA	05/31/2018	The Bank of New York vs. Yanique Chery etc et al	1501 Capricorn Blvd., Unit A & B, Punta Gorda, FL 33983	Albertelli Law
17000058CA	05/31/2018	U.S. Bank vs. Timothy V Holloway et al	6221 Magee St., Englewood, FL 34224	Albertelli Law

# WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.






2 OUT OF 3

U.S. adults read a newspaper in print or online during the week.

?

Why try to fix something that isn't broken?

Keep Public Notices in Newspapers.




www.newsmediaalliance.org

SP13858

# NEW NEIGHBORS

WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house...






# WOULDN'T YOU WANT TO KNOW?


# BE INFORMED

Read public notices to find out what's going on in your community.

FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE







FloridaPublicNotices.com



FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC MEETING

The Lakewood Ranch Stewardship District's (the "District") Board of Supervisors (the "Board") will hold a public hearing at 9:00 a.m., on June 8, 2018, at the offices of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida, to consider the adoption of an assessment roll, the imposition of special assessments on certain benefited lands within the District known as the "Lake Club Phase 4" project (the "Project Area"), and to provide for the levy, collection and enforcement of assessments securing bonds and/or notes issued to finance a portion of the cost of the acquisition and/or construction of the Lake Club Phase 4 Project (hereinafter defined). The public hearing is being conducted pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2005-338, *Laws of Florida*.

The Project Area is geographically depicted below, and is generally bounded by Masters Avenue and University Parkway, approximately 1.5 miles east of Lorraine Road. The streets and areas to be improved are more specifically depicted in the Engineer's Report (hereinafter defined) and in the map below. The "Lake Club Phase 4" project contemplates that construction and/or acquisition of drainage and stormwater management systems, water and wastewater distribution systems, irrigation facilities, landscaping and entry features, and other improvements, all as more fully described in the *Master Engineer's Report for the Lake Club Phase 4 Project* (the "Engineer's Report") dated May 4, 2018 (collectively, the "Lake Club Phase 4 Project").

The District intends to impose assessments on benefited lands within the Project Area in the manner set forth in its *Master Assessment Methodology Report of the Lakewood Ranch Stewardship District Lake Club Phase 4*, dated May 4, 2018 (the "Assessment Report"), which is on file with the District and available during normal business hours at the address provided below.

The District expects to collect sufficient revenues to retire no more than **\$16,880,000** in principal amount of debt to be incurred by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The annual assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 12051 Corporate Blvd., Orlando, Florida 32817 and at the local records office located at 14400 Covenant Way, Lakewood Ranch, Florida 34202.

The proposed schedule of maximum principal debt to be allocated to the properties within the Project Area based on lot frontage as follows:

Lot Size	Lot Count	Front Feet	% Front Feet	Par Debt
65	130	8,450	35%	\$8,228,308
84	102	8,568	35%	\$8,343,212
95	47	4,465	18%	\$4,347,858
105	27	2,835	12%	\$2,760,622
	=====	=====	=====	=====
Total	306	24,318	100%	\$23,680,000

Lot Size	Par Debt/Unit	Annual Assessment	Administrative Charges*	Total Annual Assessment
65	\$63,295	\$4,598	\$368	<b>\$4,966</b>
84	\$81,796	\$5,942	\$475	<b>\$6,418</b>
95	\$92,508	\$6,721	\$538	<b>\$7,258</b>
105	\$102,245	\$7,428	\$594	<b>\$8,022</b>

\*Includes 8% gross up for 4% early payment discount and Manatee County Property Appraiser and Tax Collector fees.

The assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also at 9:00 a.m. on June 8, 2018, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida, the Board will hold a public meeting to consider any other business that may lawfully be considered by the District. This Board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. This Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

LAKEWOOD RANCH STEWARDSHIP DISTRICT

**WHEREAS**, the Lakewood Ranch Improvement District (the "District") is a local unit of special-purpose government located in Sarasota and Manatee Counties, and established pursuant to Chapter 2005-338, *Laws of Florida*, as amended (the "Act") for the purposes of constructing, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") within the portion of the District known as the Lake Club Phase 4 Project as more particularly described in that certain **Master Engineer's Report for Lake Club Phase 4 Project** dated May 2018, attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefited lands within the Lake Club Phase 4 Project pursuant to Section 13 of the Act (hereinafter, the "Assessments"); and

**WHEREAS**, the District is empowered by the Act, and Chapters 170 and 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Lake Club Phase 4 Project of the District as set forth in that certain *Master Assessment Methodology Report of the Lakewood Ranch Stewardship District Lake Club Phase 4*, dated May 4, 2018 attached hereto as Exhibit B and incorporated herein by reference and on file at 14400 Covenant Way, Lakewood Ranch, Florida 34202 (the "District Records Office"); and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved; and

**WHEREAS**, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, *Florida Statutes*, for the assessment lien(s) levied against the property as described in **Exhibits A and B** that secure the Assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT:

- The Assessments shall be levied to defray the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, and are on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$12,485,101 (the "Estimated Cost").
- The Assessments will defray approximately \$16,880,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**.
- The Assessments shall be levied, within the Lake Club Phase 4 Project of the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to the Act and Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee and Sarasota Counties and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 4th day of May, 2018.

ATTEST:

BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

\_\_\_\_\_/s/Hank Fishkind  
Secretary

\_\_\_\_\_/s/Rex Jensen  
Rex Jensen, Chairman

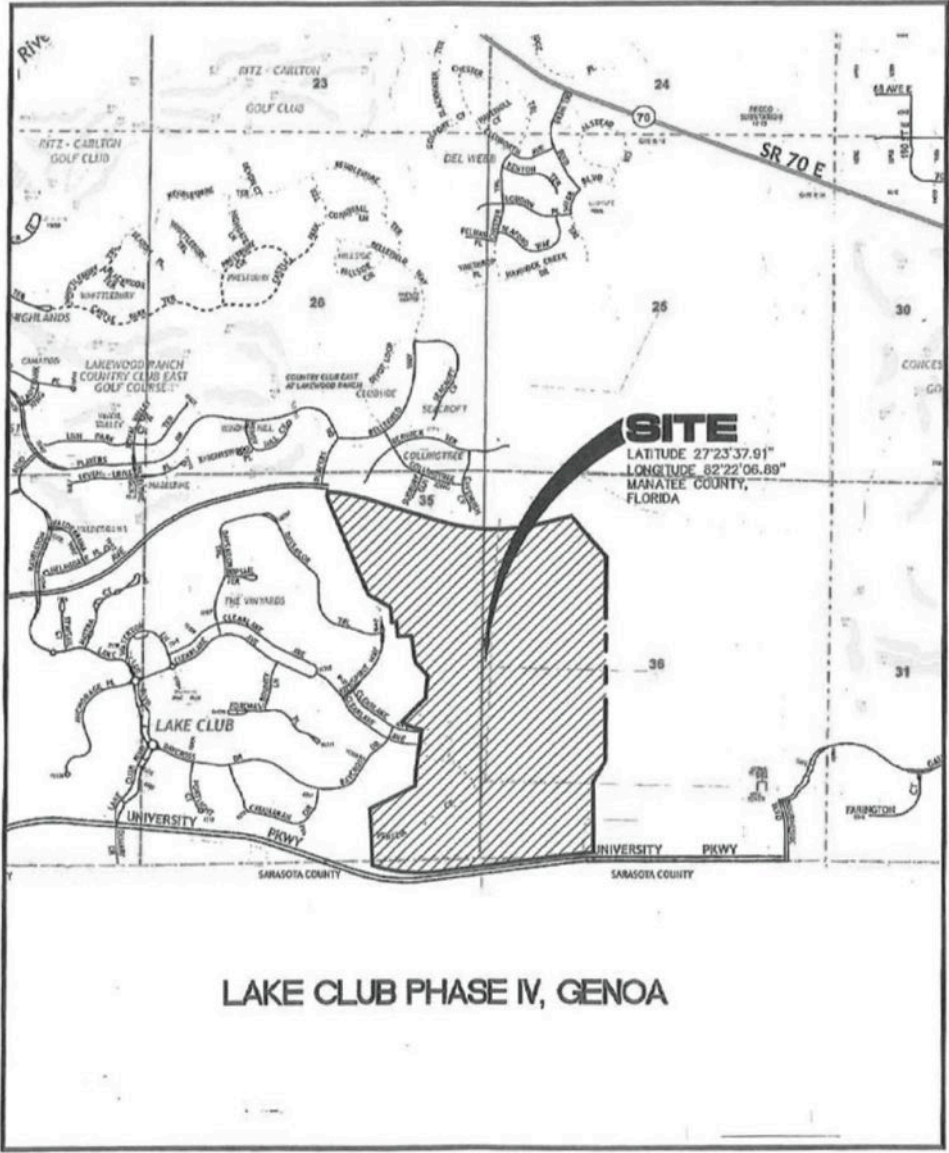
**Exhibit A:** *Master Engineer's Report for Lake Club Phase 4 Project*, dated May 2018  
**Exhibit B:** *Master Assessment Methodology Report of the Lakewood Ranch Stewardship District Lake Club Phase 4*, dated May 4, 2018

May 18, 25, 2018

18-00670M

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2018CP000962AX Division: PROBATE IN RE: ESTATE OF MARY LOU HAMM, Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 18-CP-664 Division Probate IN RE: ESTATE OF WYOMA I. BEST AKA WYOMA BEST Deceased.	NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA Case No. 2017 CC 964 RIVER SOUND HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, Plaintiff, v. JULIEN J. MANUSAMA, UNKNOWN SPOUSE OF JULIEN J. MANUSAMA, MANATEE COUNTY, UNKNOWN TENANT #1, and UNKNOWN TENANT #2 Defendants.
The administration of the Estate of MARY LOU HAMM, deceased, whose date of death was March 11, 2018 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	The administration of the estate of Wyoma I. Best aka Wyoma Best, deceased, whose date of death was August 25, 2017, 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.	NOTICE IS HEREBY GIVEN that, pursuant to the Final Summary Judgment of Foreclosure entered on May 19, 2017 in Case No. 2017 CC 964 the undersigned Clerk of Court of Manatee County, Florida, will, on June 1, 2018 at 11:00 a.m., via the internet at <a href="http://www.manatee.realforeclose.com">www.manatee.realforeclose.com</a> offer for public sale, to the highest and best bidder for cash, the following described property located in Manatee County, Florida:
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 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.	Lot 76, River Sound, a subdivision, according to the plat thereof as recorded in Plat Book 53, Page 135, of the Public Records of Manatee County, Florida.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	ANY PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, 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.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS 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.	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.
The date of first publication of this notice is May 18, 2018.	The date of first publication of this notice is May 18, 2018.	DATED on May 9, 2018.
Personal Representative: REBECCA S. DECKER, Petitioner 313 2ND St Box 567 South Peking, IL 61564 Attorney for Personal Representative: SHELLY A. GALLAGHER, ESQ., Attorney for Personal Representative Florida Bar No. 0046371 Shelly A. Gallagher PA 3411 Magic Oak Lane Sarasota, FL 34232 P: 941-312-5202 F: 941-952-1094 Email: <a href="mailto:sgesq@shellygallagherlaw.com">sgesq@shellygallagherlaw.com</a> May 18, 25, 2018	Robert P. Best 7994 Dryer Drive Victor, New York 14564 Lowell S. Schoenfeld Attorney Florida Bar Number: 980099 GREEN SCHOENFELD & KYLE LLP 1380 Royal Palm Square FORT MYERS, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: <a href="mailto:lowellschoenfeld@gskattorneys.com">lowellschoenfeld@gskattorneys.com</a> 00479001 May 18, 25, 2018	Mary R. Hawk FBN: 0162868 Post Office Box 9320 Bradenton, Florida 34206 Telephone: (941) 748-3770 Attorney for Plaintiff May 18, 25, 2018
18-00675M	18-00668M	18-00645M

continued on next column



RESOLUTION 2018-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.



FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

**NOTICE OF PUBLIC MEETING**

The Lakewood Ranch Stewardship District’s (the “District”) Board of Supervisors (the “Board”) will hold a public hearing at 9:00 a.m., on June 8, 2018, at the offices of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida, to consider the adoption of an assessment roll, the imposition of special assessments on certain benefited lands within the District known as the “Indigo Project” (the “Project Area”), and to provide for the levy, collection and enforcement of assessments securing bonds and/or notes issued to finance a portion of the cost of the acquisition and/or construction of the Indigo Project (hereinafter defined). The public hearing is being conducted pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2005-338, *Laws of Florida*.

The Project Area, geographically depicted below, is extension to an existing community within the District and otherwise generally bounded by White Eagle Boulevard on its west side and 44th Avenue East on its south side. The streets and areas to be improved are more specifically depicted in the Engineer’s Report (hereinafter defined) and in the map below. The Indigo Project contemplates that construction and/or acquisition of drainage and stormwater management systems, and water and wastewater distribution systems, and other improvements, all as more fully described in the *Master Engineer’s Report for the Indigo Project* (the “Engineer’s Report”) dated May 4, 2018 (collectively, the “Indigo Project”).

The District intends to impose assessments on benefited lands within the Project Area in the manner set forth in its *Master Assessment Methodology Report of the Lakewood Ranch Stewardship District NE Sector Expansion Area (Indigo Project)*, dated May 4, 2018 (the “Assessment Report”), which is on file with the District and available during normal business hours at the address provided below.

The District expects to collect sufficient revenues to retire no more than **\$4,030,000** in principal amount of debt to be incurred by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The annual assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 12051 Corporate Blvd., Orlando, Florida 32817 and at the local records office located at 14400 Covenant Way, Lakewood Ranch, Florida 34202.

The proposed schedule of maximum principal debt to be allocated to the properties within the Project Area is as follows:

Lot Area	Lot Count	% Lots	Par Debt
Phase 7A	50	41%	\$1,638,211
Phase 7B	48	39%	\$1,572,683
Phase 6B	17	14%	\$556,992
Phase 6C	8	7%	\$262,114
	=====	=====	=====
Total	123	100%	\$4,030,000

Lot Area	Par Debt/Unit	Annual Assessment	Administrative Charges*	Total Annual Assessment
Phase 7A	\$32,764	\$2,444	\$196	<b>\$2,640</b>
Phase 7B	\$32,764	\$2,444	\$196	<b>\$2,640</b>
Phase 6B	\$32,764	\$2,444	\$196	<b>\$2,640</b>
Phase 6C	\$32,764	\$2,444	\$196	<b>\$2,640</b>

\*Includes 8% gross up for 4% early payment discount and Manatee County Property Appraiser and Tax Collector fees.

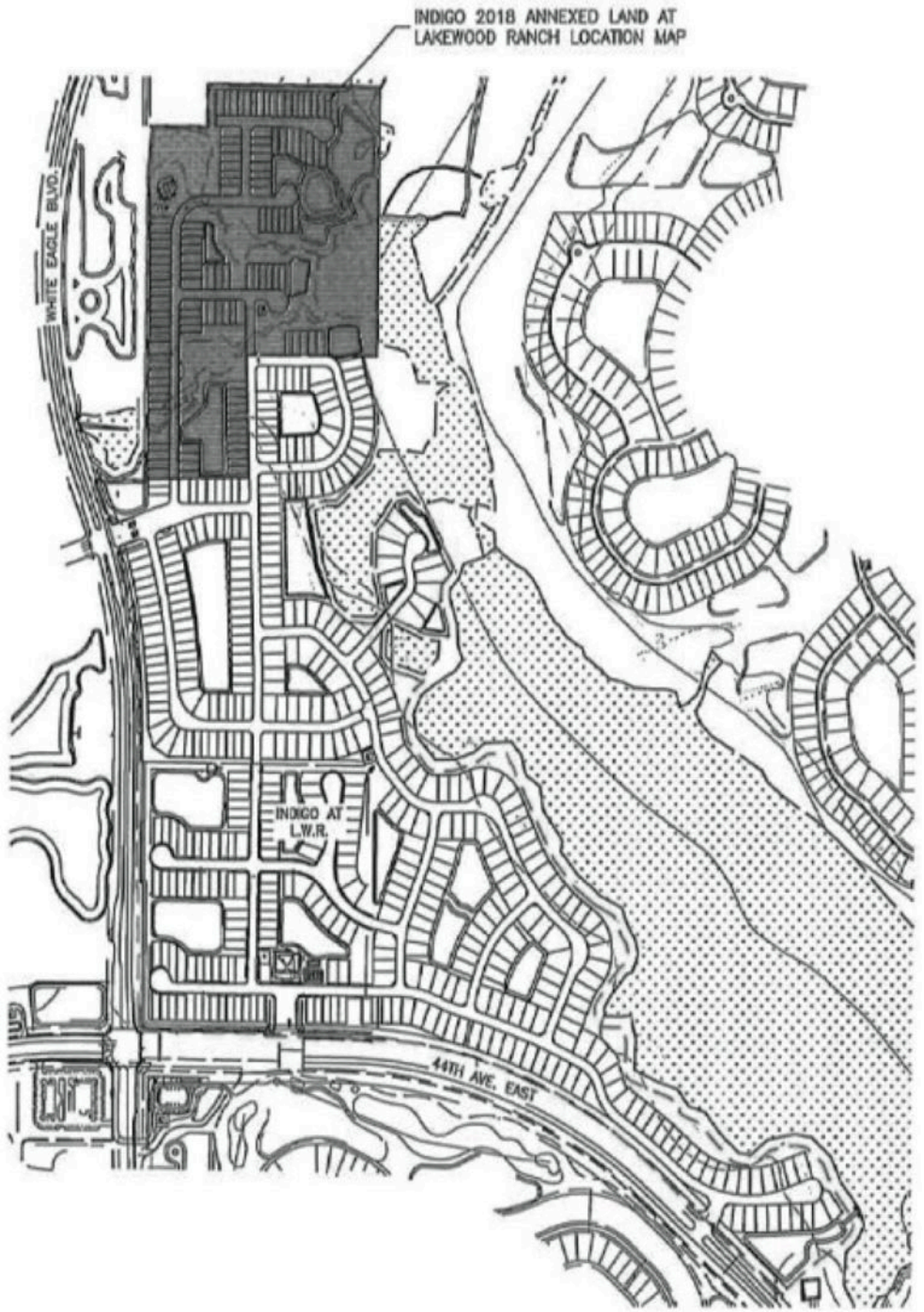
The assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also at 9:00 a.m. on June 8, 2018, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida, the Board will hold a public meeting to consider any other business that may lawfully be considered by the District. This Board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. This Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

LAKEWOOD RANCH STEWARDSHIP DISTRICT



continued on next column

RESOLUTION 2018-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Lakewood Ranch Improvement District (the “District”) is a local unit of special-purpose government located in Sarasota and Manatee Counties, and established pursuant to Chapter 2005-338, *Laws of Florida*, as amended (the “Act”) for the purposes of constructing, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

**WHEREAS**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (“Improvements”) within the portion of the District known as the Indigo Project as more particularly described in that certain *Master Engineer’s Report for Indigo Project* dated May 4, 2018, attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefitted lands within the Indigo Project pursuant to Section 13 of the Act (hereinafter, the “Assessments”); and

**WHEREAS**, the District is empowered by the Act, and Chapters 170 and 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Indigo Project of the District as set forth in that certain *Master Assessment Methodology Report of the Lakewood Ranch Stewardship District NE Sector Expansion Area (Indigo Project)*, dated May 4, 2018 attached hereto as Exhibit B and incorporated herein by reference and on file at 14400 Covenant Way, Lakewood Ranch, Florida 34202 (the “District Records Office”); and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved; and

**WHEREAS**, this Resolution shall serve as the “resolution required to declare special assessments” contemplated by Section 170.03, *Florida Statutes*, for the assessment lien(s) levied against the property as described in **Exhibits A and B** that secure the Assessments.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT:**

- The Assessments shall be levied to defray the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, and are on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$3,016,849 (the “Estimated Cost”).
- The Assessments will defray approximately \$4,030,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**.
- The Assessments shall be levied, within the Indigo Project of the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to the Act and Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District’s preliminary assessment roll.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee and Sarasota Counties and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 4th day of May, 2018.

ATTEST:	<b>BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT</b>
 _____/s/Hank Fishkind Secretary	 _____/s/Rex Jensen Rex Jensen, Chairman
 <b>Exhibit A:</b> <b>Exhibit B:</b>	 <i>Master Engineer’s Report for Indigo Project</i> , dated May 4, 2018 <i>Master Assessment Methodology Report of the Lakewood Ranch Stewardship District NE Sector Expansion Area (Indigo Project)</i> , dated May 4, 2018
May 18, 25, 2018	18-00669M

FIRST INSERTION

**NOTICE OF ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (“Board”) of the North River Ranch Community Development District will hold its organizational meeting on June 13, 2018 at 1:45 p.m. at 8141 Lakewood Main Street, Suite 209, Bradenton, FL 34202. The purpose of the meeting is to consider the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board; to consider the services to be provided by the District and the financing plan for same; to consider certain documents related to the issuance of special assessment bonds; and, to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Fishkind & Associates, Inc., 12051 Corporate Boulevard, Orlando, Florida 32817.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Vivian Carvalho  
District Manager  
May 18, 25, 2018

18-00650M

FIRST INSERTION

**NOTICE OF LANDOWNERS’ MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within North River Ranch Community Development District (the “District”), containing approximately 1,295.51 acres in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: June 13, 2018  
TIME: 1:45 p.m.  
PLACE: 8141 Lakewood Main Street, Suite 209, Bradenton, FL 34202

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 12051 Corporate Blvd., Orlando, Florida 32817. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District, for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 12051 Corporate Blvd., Orlando, Florida 32817. There may be an occasion where one or more supervisors will participate in the meeting by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (407) 382-3256 at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

Vivian Carvalho  
District Manager  
May 18, 25, 2018

18-00651M



FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Emiline's Antique and Collectible Mall located at 1250 10th Street E. in the County of Manatee, in the City of Palmetto, Florida 34221 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Largo, Florida, this 15th day of May, 2018.
Douglas Automotive Group, Inc.
May 18, 201818-00667M

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of PELICAN VINYL PRODUCTS located at 4504 30th STREET WEST, in the County of MANATEE in the City of BRADENTON, Florida 34207 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at MANATEE, Florida, this 11th day of MAY, 2018.
SMGR, LLC
May 18, 201818-00659M

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of A & A Auto Recycling located at 5507 9th St. E, in the County of Manatee in the City of Bradenton, Florida 34203 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Manatee, Florida, this 9 day of May, 2018.
Wreck - A - Mended Vehicle Recycling
May 18, 201818-00652M

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Healing Center located at 5203 Cortez Rd W Suite 3, in the County of Manatee, in the City of Bradenton, Florida 34210 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Bradenton, Florida, this 11th day of May, 2018.
DASH MEDICAL, INC.
May 18, 201818-00654M

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Express Oil Change & Tire Engineers located at 3015 E 53rd Avenue, in the County of Manatee in the City of Bradenton, Florida 34203 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, Hillsborough County, this 14th day of May, 2018.
TIC TAC TIRE & TOTAL CAR CARE, LLC
May 18, 201818-00664M

OFFICIAL  
COURT HOUSE  
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: [floridapublicnotices.com](http://floridapublicnotices.com)



FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Georgia Carpet & Floors located at 5425 14th Street W, Bradenton, FL 34207, in the County of Manatee in the City of Bradenton, Florida 34207 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Manatee, Florida, this 9th day of May, 2018.
Georgia Carpet World of Florida, Inc
May 18, 201818-00655M

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of ELITE VINYL PRODUCTS located at 4504 30th STREET WEST, in the County of MANATEE in the City of BRADENTON, Florida 34207 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at MANATEE, Florida, this 11th day of MAY, 2018.
SMGR, LLC
May 18, 201818-00658M

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of ARROW FENCE SYSTEMS located at 4504 30th STREET WEST, in the County of MANATEE in the City of BRADENTON, Florida 34207 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at MANATEE, Florida, this 11th day of MAY, 2018.
SMGR, LLC
May 18, 201818-00657M

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Bayshore Gardens Family & Cosmetic Dentistry located at 1805 Bayshore Gardens Pkwy, in the County of Manatee in the City of Bradenton, Florida 34207 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Manatee, Florida, this 9 day of May, 2018.
Shepherd M Frenchman DMD PA
May 18, 201818-00653M

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Express Oil Change & Tire Engineers located at 3015 E 53rd Avenue, in the County of Manatee in the City of Bradenton, Florida 34203 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, Hillsborough County, this 14th day of May, 2018.
TIC TAC TIRE & TOTAL CAR CARE, LLC
May 18, 201818-00664M

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that ABHJIT SANDHU, owner, desiring to engage in business under the fictitious name of MOST HIGH TRUCKING located at 13571 LUXE AVE #205, LAKEWOOD RANCH, FL 34211 in MANATEE County intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 18, 201818-00665M

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that TSC PROPERTIES, LLC, JEFFREY UNDERWOOD AND GARY JACKSON, owners, desiring to engage in business under the fictitious name of PRESTIGE SELF STORAGE located at 4706 S. WASHINGTON AVE, TITUSVILLE, FL 32780 in MANATEE County intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 18, 201818-00656M

FIRST INSERTION
NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.:
2017 CC 2591
LAKERIDGE FALLS COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.
THE ROBERT LEE HUMMEL REVOCABLE TRUST U/T/A DATED JUNE 24, 2014, UNKNOWN TRUSTEES OF THE ROBERT LEE HUMMEL REVOCABLE TRUST U/T/A DATED JUNE 24, 2014, UNKNOWN BENEFICIARIES OF THE ROBERT LEE HUMMEL REVOCABLE TRUST U/T/A DATED JUNE 24, 2014, and TENANT IN POSSESSION YVENS G. MAYALA, Defendants.
NOTICE is hereby given pursuant to the Summary Final Judgment of foreclosure entered in the above styled Case that I will sell the property situated in Manatee County, Florida, described as: Lot 20, Block K, LAKERIDGE FALLS, PHASE 1B, according to the map or plat thereof as recorded in Plat Book 39, Page 182, Public Records of Manatee

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2018-CP-906
Twelfth Judicial Circuit
IN RE: ESTATE OF ANDRAS K. FABRY, Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Andras K. Fabry, deceased, Case No.: 2018-CP-906, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was October 1, 2017, and whose social security number is xxx-xx-9813; that the total value of the estate is \$7,941.61, and that the names and addresses of those to whom it has been assigned by such order is: Nancy Fortunato, as Trustee of the Andras Fabry Trust u/a dtd 10/5/1999 35 Cummings Lane Flemington, NJ 08822

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and persons having claims or demands against decedent's estate other than those for whom provision for full payment was

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 2015CA003361AX
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.
RYAN D. BODIE; ERIN D. BODIE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; Defendants,
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 8, 2018, and entered in Case No. 41 2015CA003361AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and RYAN D. BODIE; ERIN D. BODIE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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 8th day of June, 2018, the following described property as set forth in said Final Judgment, to wit:
LOT 18, BLOCK "A", PINE LAKES SUBDIVISION, AS PER PLAT THEREOF, AS RE-

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that ISOIST, LLC AND GARRY O'NEIL, owners, desiring to engage in business under the fictitious name of VAL.NET SYSTEMS located at 5300 OAKBROOK PKWY, SUITE 370, NORCROSS, GA 30093 in MANATEE County intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 18, 201818-00676M

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that TSC PROPERTIES, LLC, JEFFREY UNDERWOOD AND GARY JACKSON, owners, desiring to engage in business under the fictitious name of PRESTIGE SELF STORAGE located at 4706 S. WASHINGTON AVE, TITUSVILLE, FL 32780 in MANATEE County intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 18, 201818-00656M

FIRST INSERTION
NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.:
2017 CC 2591
LAKERIDGE FALLS COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.
THE ROBERT LEE HUMMEL REVOCABLE TRUST U/T/A DATED JUNE 24, 2014, UNKNOWN TRUSTEES OF THE ROBERT LEE HUMMEL REVOCABLE TRUST U/T/A DATED JUNE 24, 2014, UNKNOWN BENEFICIARIES OF THE ROBERT LEE HUMMEL REVOCABLE TRUST U/T/A DATED JUNE 24, 2014, and TENANT IN POSSESSION YVENS G. MAYALA, Defendants.
NOTICE is hereby given pursuant to the Summary Final Judgment of foreclosure entered in the above styled Case that I will sell the property situated in Manatee County, Florida, described as: Lot 20, Block K, LAKERIDGE FALLS, PHASE 1B, according to the map or plat thereof as recorded in Plat Book 39, Page 182, Public Records of Manatee

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2018-CP-1260
Division PROBATE
IN RE: ESTATE OF ALAN M. FISHER Deceased.

The administration of the estate of ALAN M. FISHER, deceased, whose date of death was April 2, 2018; File Number 2018CP001188AX, 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 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 May 18, 2017.

<b>Petitioner:</b>
<b>Nancy Fortunato</b>
35 Cummings Lane
Flemington, NJ 08822
John M. Compton (FL Bar #128058)
Attorney for Petitioner
Primary Email:
jcompton@nhslslaw.com
Secondary Email:
tpayne@nhslslaw.com
Norton, Hammersley,
Lopez & Skokos, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236
Telephone: (941) 954-4691
13001-1
May 18, 25, 201818-00649M

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE 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 the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 14 day of May, 2018.
Eric Knopp
Eric Knopp, Esq.
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.: 15-02332 BSI
V3.20160920
May 18, 25, 201818-00663M

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2018 CP 001181 AX
Division PROBATE
IN RE: ESTATE OF THELMA G. MOORE Deceased.
The administration of the estate of Thelma G. Moore, deceased, whose date of death was March 19, 2018, 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

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2018CP001188AX
IN RE: ESTATE OF MAX H. MATTHES, III, Deceased.
The administration of the estate of MAX H. MATTHES, III, deceased, whose date of death was April 2, 2018; File Number 2018CP001188AX, 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

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2018-CP-1260
Division PROBATE
IN RE: ESTATE OF ALAN M. FISHER Deceased.
The administration of the estate of ALAN M. FISHER, deceased, whose date of death was April 27, 2018, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or de-

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.
2017CA002453AX
MIDWEST LOAN SOLUTIONS, INC., Plaintiff, vs.
KRISTAL DIAZ-ANTUNEZ, ET. AL., Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 8, 2018 in Civil Case No. 2017CA002453AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Bradenton, Florida, wherein MIDWEST LOAN SOLUTIONS, INC. is Plaintiff and KRISTAL DIAZ-ANTUNEZ, ET. AL., are Defendants, the Clerk of Court ANGELINA M. COLONNESO, 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 8th day of June, 2018 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 36, Block 3, Palmetto Country Club Estates, First Unit, ac-

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

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

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

The date of first publication of this notice is May 18, 2018.

<b>Personal Representative:</b>
<b>Sharon Moore Yorke</b>
7528 Abbey Glen
Lakewood Ranch, Florida 34202
Attorney for Personal Representative:
Fredric C. Jacobs
Attorney
Florida Bar Number: 0027969
Bach & Jacobs, P.A.
240 S. Pineapple Avenue, Suite 700
Sarasota, FL 34236
Telephone: (941) 906-1231
Fax: (941) 954-1185
E-Mail: fred@sarasotaelderlaw.com
Secondary E-Mail:
sherry@sarasotaelderlaw.com
May 18, 25, 201818-00662M

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2018CP001188AX
IN RE: ESTATE OF MAX H. MATTHES, III, Deceased.
The administration of the estate of MAX H. MATTHES, III, deceased, whose date of death was April 2, 2018; File Number 2018CP001188AX, 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

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2018-CP-1260
Division PROBATE
IN RE: ESTATE OF ALAN M. FISHER Deceased.
The administration of the estate of ALAN M. FISHER, deceased, whose date of death was April 27, 2018, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or de-

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.
2017CA002453AX
MIDWEST LOAN SOLUTIONS, INC., Plaintiff, vs.
KRISTAL DIAZ-ANTUNEZ, ET. AL., Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 8, 2018 in Civil Case No. 2017CA002453AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Bradenton, Florida, wherein MIDWEST LOAN SOLUTIONS, INC. is Plaintiff and KRISTAL DIAZ-ANTUNEZ, ET. AL., are Defendants, the Clerk of Court ANGELINA M. COLONNESO, 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 8th day of June, 2018 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 36, Block 3, Palmetto Country Club Estates, First Unit, ac-



FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2018-CP-1268</b> <b>IN RE: ESTATE OF</b> <b>ISOBEL A. O'CONNOR</b> <b>(AKA: Isabel O'Connor,</b> <b>Isabelle Anne Moody)</b> <b>Deceased.</b> The administration of the estate of Iso- bel A. O'Connor, deceased, whose date of death was April 13, 2018, is pending in the Circuit Court for Manatee Coun- ty, Florida, Probate Division, the ad- dress of which is 1051 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal represen- tative and the personal representative'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 OF THIS NOTICE ON THEM. All other creditors of the decedent

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 41-2016-CA-002839</b> <b>BANK OF AMERICA, N.A.,</b> <b>Plaintiff, vs.</b> <b>LEONARD A. DENT, et al,</b> <b>Defendant(s).</b> To: LEONARD A. DENT Last Known Address: 3807 Bayside Circle Bradenton, FL 34210 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 Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an ac- tion to foreclose a mortgage on the following property in Manatee County, Florida: LOT 160, GILLEY AND PAT- TEN'S ADDITION TO THE CITY OF BRADENTON, KNOWN AS THE 2ND AD- DITION TO EDGEWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 301, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLOR- IDA. A/K/A 2211 13TH STREET WEST, BRADENTON, FL 34205 has been filed against you and you are required to serve a copy of your written defenses within 30 days after the first

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 41-2018-CA-000592</b> <b>U.S. BANK, N.A., SUCCESSOR</b> <b>TRUSTEE TO LASALLE BANK</b> <b>NATIONAL ASSOCIATION, ON</b> <b>BEHALF OF THE HOLDERS OF</b> <b>BEAR STEARNS ASSET BACKED</b> <b>SECURITIES I TRUST 2007-HE7,</b> <b>ASSET-BACKED CERTIFICATES</b> <b>SERIES 2007-HE7,</b> <b>Plaintiff, vs.</b> <b>MICHAEL O'NEILL A/K/A</b> <b>MICHAEL JOHN O'NEILL A/K/A</b> <b>MICHAEL JOHN O'NEIL, et al,</b> <b>Defendant(s).</b> To: TAMMY JEAN FAZIOLI Last Known Address: 4719 4TH AVE E. PALMETTO, FL 34221 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 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: THE EAST 1/2 OF THE FOL- LOWING DESCRIBED LAND: BEGIN 330 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 34 SOUTH RANGE 17 EAST; THENCE SOUTH 105 FEET; THENCE WEST 410 FEET; THENCE NORTH 105 FEET; THENCE EAST 410 FEET TO THE POINT OF BEGINNING. A/K/A 4719 4TH AVE E, PAL-

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

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

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

The date of first publication of this  
notice is May 18, 2018.

**Personal Representative:**  
**Norman R. Striker**  
1424 56th Street West  
Bradenton, Florida 34209

Attorney for  
Personal Representative: Erika Dine,  
Esquire/FBN: 0634581 Dine Elder  
Law, PLLC  
1101 6th Avenue West, Suite 218  
Bradenton, FL 34205  
Telephone: (941) 746-3900  
Fax: (941) 240-2132  
E-Mail: erika@dinelaw.com  
May 18, 25, 2018 18-00647M

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 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.

In and for Manatee County:  
If you cannot afford an attorney, con-  
tact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org,  
or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org.  
If you do not qualify for free legal as-  
sistance 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 Disabili-  
ties Act

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, Braden-  
ton, 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 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 15 day of AY, 2018.

Angelina Colonnese,  
Clerk of the Circuit Court  
(SEAL) By: JoAnn P. Kersey  
Deputy Clerk

Albertelli Law  
P.O. Box 23028 Tampa, FL 33623  
NL- 16-010958  
May 18, 25, 2018 18-00671M

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 41-2017-CA-001305</b> <b>NATIONSTAR MORTGAGE, LLC</b> <b>D/B/A CHAMPION MORTGAGE</b> <b>COMPANY,</b> <b>Plaintiff, vs.</b> <b>THE UNKNOWN HEIRS,</b> <b>DEVISEES, GRANTEES,</b> <b>ASSIGNEES, LIENORS,</b> <b>CREDITORS, TRUSTEES,</b> <b>OR OTHER CLAIMANTS</b> <b>CLAIMING BY, THROUGH,</b> <b>UNDER, OR AGAINST, WILLIE</b> <b>MAE HAISLEY, DECEASED, et al,</b> <b>Defendant(s).</b> To: KAARE WESTBY Last Known Address: 6090 Medici Court, Sarasota, FL 34243 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. 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: LOT 69, LESS THE NORTH 16 FEET, AND THE NORTH 36 FEET OF LOT 26, LINCOLN TERRACE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI- DA. A/K/A 2212 15TH ST E, BRA-

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION: <b>CASE NO.: 2017CA002503</b> <b>REVERSE MORTGAGE</b> <b>SOLUTIONS, INC.,</b> <b>Plaintiff, vs.</b> <b>MARILYN E. TREVETHAN;</b> <b>PERICO BAY CLUB</b> <b>ASSOCIATION, INC.; COURTYARD</b> <b>HOMES ASSOCIATION, INC.,</b> <b>A/K/A SPOONBILL LANDINGS</b> <b>AT PERICO BAY CLUB, A</b> <b>SUBDIVISION; UNITED STATES</b> <b>OF AMERICA ACTING THROUGH</b> <b>SECRETARY OF HOUSING AND</b> <b>URBAN DEVELOPMENT; ANY</b> <b>AND ALL UNKNOWN PARTIES</b> <b>CLAIMING BY, THROUGH,</b> <b>UNDER, AND AGAINST THE</b> <b>HEREIN NAMED INDIVIDUAL</b> <b>DEFENDANT(S) WHO ARE NOT</b> <b>KNOWN TO BE DEAD OR ALIVE,</b> <b>WHETHER SAID UNKNOWN</b> <b>PARTIES MAY CLAIM AN</b> <b>INTEREST AS SPOUSES, HEIRS,</b> <b>DEVISEES, GRANTEES, OR</b> <b>OTHER CLAIMANTS; UNKNOWN</b> <b>PARTY #1, UNKNOWN PARTY</b> <b>#2, UNKNOWN PARTY #3 AND</b> <b>UNKNOWN PARTY #4, THE</b> <b>NAMES BEING FICTITIOUS</b> <b>TO ACCOUNT FOR PARTIES IN</b> <b>POSSESSION,</b> <b>Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 10th day of May, 2018, and entered in Case No. 2017CA002503, of the Cir- cuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein REVERSE MORTGAGE SO- LUTIONS, INC., is the Plaintiff and MARILYN E. TREVETHAN; COURT- YARD HOMES ASSOCIATION, INC. A/K/A SPOONBILL LANDINGS AT PERICO BAY CLUB, A SUBDIVI- SION; PERICO BAY CLUB ASSO- CIATION, INC.; UNITED STATES OF AMERICA ACTING THROUGH SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and UN- KNOWN TENANT (S) IN POSSES- SION OF THE SUBJECT PROPERTY

DENTON, 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 within  
30 days service on Plaintiff's attorney  
; 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.

In and for Manatee County:  
If you cannot afford an attorney, contact  
Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Le-  
gal 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  
Act If you are a person with a disabili-  
ty 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, Braden-  
ton, 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 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 MAY day of 11, 2018.

Angelina Colonnese,  
Clerk of the Circuit Court  
(SEAL) By: JoAnn P. Kersey

Albertelli Law  
P.O. Box 23028 Tampa, FL 33623  
- 17-001763  
May 18, 25, 2018 18-00660M

FIRST INSERTION
are defendants. ANGELINA M. COL- ONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www. manatee.realforeclose.com in ac- cordance with Chapter 45 at, 11:00 AM on the 10th day of July, 2018, the following described property as set forth in said Final Judgment, to wit: LOT 74, SPOONBILL LAND- INGS AT PERICO BAY CLUB, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 38 THRU 41, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI- DA. A/K/A 1268 SPOONBILL LANDINGS CIRCLE, BRAN- DENTON, FL 34209 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 15 day of May, 2018. By: Scott Weiss, Esq. Bar Number: 0710910 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 17-00946 May 18, 25, 2018 18-00672M

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 2016CA002398AX</b> <b>THE BANK OF NEW YORK</b> <b>MELLON F/K/A THE BANK OF</b> <b>NEW YORK, AS TRUSTEE FOR</b> <b>CWABS, INC., ASSET-BACKED</b> <b>CERTIFICATES, SERIES 2002-2,</b> <b>Plaintiff, vs.</b> <b>ALEXANDER L. PRESH;</b> <b>BRANDIA S. PRESH;</b> <b>ALONDA J. SCOTT; TAMIKA</b> <b>SCOTT; TAMIKA PRESH;</b> <b>CLERK OF THE CIRCUIT COURT OF</b> <b>MANATEE COUNTY, FLORIDA;</b> <b>STATE OF FLORIDA; UNKNOWN</b> <b>TENANT NO. 1; UNKNOWN</b> <b>TENANT NO. 2; and ALL</b> <b>UNKNOWN PARTIES CLAIMING</b> <b>INTERESTS BY, THROUGH,</b> <b>UNDER OR AGAINST A NAMED</b> <b>DEFENDANT TO THIS ACTION, OR</b> <b>HAVING OR CLAIMING TO HAVE</b> <b>ANY RIGHT, TITLE OR INTEREST</b> <b>IN THE PROPERTY HEREIN</b>

**INTEREST IN THE PROPERTY**  
**HEREIN DESCRIBED,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant  
to an Order or Summary Final Judgment  
of foreclosure dated May 8, 2018, and  
entered in Case No. 2016CA002398AX  
of the Circuit Court in and for Manatee  
County, Florida, wherein THE BANK  
OF NEW YORK MELLON F/K/A  
THE BANK OF NEW YORK, AS  
TRUSTEE FOR CWABS, INC., ASSET-  
BACKED CERTIFICATES, SERIES  
2002-2 is Plaintiff and ALEXANDER  
L. PRESH; BRANDIA S. PRESH;  
ALONDA J. SCOTT; TAMIKA  
PRESH; CLERK OF THE CIRCUIT  
COURT OF MANATEE COUNTY,  
FLORIDA; STATE OF FLORIDA;  
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

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.:</b> <b>2017CA005090AX</b> <b>U.S. BANK TRUST, N.A., AS</b> <b>TRUSTEE FOR LSF9 MASTER</b> <b>PARTICIPATION TRUST,</b> <b>Plaintiff, vs.</b> <b>JONATHAN BONDS A/K/A</b> <b>JONATHAN M. BONDS; MICHELE</b> <b>J. BONDS; TARA GOLF AND</b> <b>COUNTRY CLUB, INC.; TARA</b> <b>MASTER ASSOCIATION, INC;</b> <b>UNKNOWN TENANT(S) IN</b> <b>POSSESSION #1 and #2, and ALL</b> <b>OTHER UNKNOWN PARTIES,</b> <b>et.al.,</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pur- suant to a Uniform Final Judgment of Mortgage Foreclosure dated May 8, 2018, entered in Civil Case No.: 2017CA005090AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPA- TION TRUST, Plaintiff, and JONA- THAN BONDS A/K/A JONATHAN M. BONDS; MICHELE J. BONDS; TARA GOLF AND COUNTRY CLUB, INC.; TARA MASTER ASSOCIATION, INC., are Defendants. ANGELINA COLONNESO, The Clerk of the Circuit Court, will sell to the highest bidder for cash, www. manatee.realforeclose.com, at 11:00 AM, on the 8th day of June, 2018, the following described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit: LOT 30, TARA PHASE I, UNIT 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE(S) 22- 24, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH A "CLASS A" MEMBERSHIP IN

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>Case #: 2017-CA-001461</b> <b>DIVISION: D</b> <b>Wells Fargo Bank, National</b> <b>Association, as Trustee for</b> <b>Carrington Mortgage Loan Trust,</b> <b>Series 2007-RFC1, Asset-Backed</b> <b>Pass-Through Certificates</b> <b>Plaintiff, -vs.-</b> <b>Robert W. Leffler; Erica L. Leffler;</b> <b>Unknown Parties in Possession</b> <b>#1, If living, and all Unknown</b> <b>Parties claiming by, through, under</b> <b>and against the above named</b> <b>Defendant(s) who are not known</b> <b>to be dead or alive, whether said</b> <b>Unknown Parties may claim an</b> <b>interest as Spouse, Heirs, Devisees,</b> <b>Grantees, or Other Claimants;</b> <b>Unknown Parties in Possession</b> <b>#2, If living, and all Unknown</b> <b>Parties claiming by, through, under</b> <b>and against the above named</b> <b>Defendant(s) who are not known</b> <b>to be dead or alive, whether said</b> <b>Unknown Parties may claim an</b> <b>interest as Spouse, Heirs, Devisees,</b> <b>Grantees, or Other Claimants</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2017- CA-001461 of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein Wells Fargo Bank, National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2007- RFC1, Asset-Backed Pass-Through Certificates, Plaintiff and Robert W. Leffler are defendant(s), I, Clerk of Court, Angelina Colonnese, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW. MANATEE.REALFORECLOSE. COM, AT 11:00 A.M. on June 7, 2018, the following described property as set forth in said Final Judgment, to-

THE TARA GOLF AND COUN-  
TRY CLUB.

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 re-  
maining funds. After 60 days, only the  
owner of record as of the date of the lis  
pendens may claim the surplus.

If you cannot afford an attorney,  
contact Gulfoast Legal Services at  
(941)746-6151 or www.gulfoastle-  
gal.org, or Legal Aid of Manasota at  
(941)747-1628 or www.legalaidofmana-  
sota.org. If you do not qualify for free  
legal assistance or do not know an at-  
torney, you may call an attorney refer-  
ral service (listed in the phone book) or  
contact the Florida Bar Lawyer Referral  
Service at (800)342-8011.

IF YOU ARE A PERSON WITH  
A DISABILITY WHO NEEDS ANY  
ACCOMMODATION IN ORDER  
TO PARTICIPATE IN THIS PRO-  
CEEDING, YOU ARE ENTITLED,  
AT NO COST TO YOU, TO THE  
PROVISION OF CERTAIN ASSIS-  
TANCE. 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 AP-  
PEARANCE, OR IMMEDIATELY  
UPON RECEIVING THIS NOTIFI-  
CATION IF THE TIME BEFORE  
THE SCHEDULED APPEARANCE  
IS LESS THAN SEVEN (7) DAYS;  
IF YOU ARE HEARING OR VOICE  
IMPAIRED, CALL 711.

Dated: May 9, 2018  
By: Elisabeth Porter  
Florida Bar No.: 645648.

Attorney for Plaintiff:  
Brian L. Rosaler, Esquire  
Popkin & Rosaler, P.A.  
1701West Hillsboro Boulevard  
Suite 400  
Deerfield Beach, FL 33442  
Telephone: (954) 360-9030  
Facsimile: (954) 420-5187  
17-45540  
May 18, 25, 2018 18-00644M

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>Case #: 2017-CA-001461</b> <b>DIVISION: D</b> <b>Wells Fargo Bank, National</b> <b>Association, as Trustee for</b> <b>Carrington Mortgage Loan Trust,</b> <b>Series 2007-RFC1, Asset-Backed</b> <b>Pass-Through Certificates</b> <b>Plaintiff, -vs.-</b> <b>Robert W. Leffler; Erica L. Leffler;</b> <b>Unknown Parties in Possession</b> <b>#1, If living, and all Unknown</b> <b>Parties claiming by, through, under</b> <b>and against the above named</b> <b>Defendant(s) who are not known</b> <b>to be dead or alive, whether said</b> <b>Unknown Parties may claim an</b> <b>interest as Spouse, Heirs, Devisees,</b> <b>Grantees, or Other Claimants;</b> <b>Unknown Parties in Possession</b> <b>#2, If living, and all Unknown</b> <b>Parties claiming by, through, under</b> <b>and against the above named</b> <b>Defendant(s) who are not known</b> <b>to be dead or alive, whether said</b> <b>Unknown Parties may claim an</b> <b>interest as Spouse, Heirs, Devisees,</b> <b>Grantees, or Other Claimants</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2017- CA-001461 of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein Wells Fargo Bank, National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2007- RFC1, Asset-Backed Pass-Through Certificates, Plaintiff and Robert W. Leffler are defendant(s), I, Clerk of Court, Angelina Colonnese, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW. MANATEE.REALFORECLOSE. COM, AT 11:00 A.M. on June 7, 2018, the following described property as set forth in said Final Judgment, to-

wit:  
LOT 9, GREENDALE ESTATES  
SUBDIVISION, ACCORDING  
TO THE PLAT THEREOF RE-  
CORDED IN PLAT BOOK 21,  
PAGE 1, 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.

Pursuant to the Fair Debt Collections  
Practices Act, you are advised that this  
office may be deemed a debt collector  
and any information obtained may be  
used for that purpose.

If you are a person with a disability  
who needs any accommodations 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.

\*Pursuant to Fla. R. Jud. Admin.  
2.516(b)(1)(A), Plaintiff's counsel here-  
by designates its primary email address  
for the purposes of email service as: SF-  
GTampaService@logs.com\*  
SHAPIRO, FISHMAN & GACHÉ, LLP  
Attorneys for Plaintiff  
4630 Woodland Corporate Blvd.,  
Ste 100  
Tampa, FL 33614  
Telephone: (813) 880-8888 Ext. 6701  
Fax: (813) 880-8800  
For Email Service Only:  
SFGTampaService@logs.com  
For all other inquiries:  
amconcilio@logs.com  
By: Amy Concilio, Esq.  
FL Bar # 71107  
15-282645 FCO1 CGG  
May 18, 25, 2018 18-00646M

least 5 days prior to the sale.  
If you are a person with a disability  
who needs any accommodations 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 May 15, 2018.  
SHD Legal Group P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail:  
answers@shdlegalgroup.com  
By: Michael Alterman  
Florida Bar No.: 36825  
1396-156215 / VMR  
May 18, 25, 2018 18-00666M



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 <b>CASE NO.: 2017CA002598AX</b> <b>THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RZ3, Plaintiff, vs. SATHEESHKUMAR RAMAMOORTHY A/K/A SATHEESHKUMAR KURUMOORTHY RAMAMOORTHY A/K/A K R SATHEESHKUMAR; UNKNOWN SPOUSE OF SATHEESHKUMAR RAMAMOORTHY A/K/A SATHEESHKUMAR KURUMOORTHY RAMAMOORTHY A/K/A K R SATHEESHKUMAR; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendant(s).</b> NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order of Final Judgment. Final Judgment was awarded on April 12, 2018 in Civil Case No. 2017CA002598AX, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPM-ORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RZ3 is the Plaintiff, and SATHEESHKUMAR RAMAMOORTHY A/K/A SATHEESHKUMAR KURUMOORTHY A/K/A K R SATHEESHKUMAR; UNKNOWN SPOUSE OF SATHEESHKUMAR RAMAMOORTHY A/K/A K R SATHEESHKUMAR; 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 are Defendants. The Clerk of the Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash online at www.manatee.realforeclose.com on July 11, 2018 at 11:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 207, GILLEY & PATTEN'S ADDITION TO THE CITY OF BRADENTON, FLORIDA KNOWN AS THE THIRD ADDITION TO EDGEWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 306, 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. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 10 day of May, 2018. 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, Esq. FBN: 33626 Primary E-Mail: ServiceMail@aldridgepite.com 1221-1194B May 18, 25, 201818-00642M		

## SUBSEQUENT INSERTIONS

SECOND INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.: 2017-CC-4148</b> <b>CASA LOMA INC., Plaintiff, vs. KENNETH A. BRALEY, SHIRLEY M. RANDLETT, UNKNOWN SPOUSE OF KENNETH A. BRALEY, UNKNOWN SPOUSE OF SHIRLEY M. RANDLETT, and JOHN DOE as Unknown Parties in Possession, Defendants.</b> Notice is hereby given that, pursuant to the Final Summary Judgment entered in this cause, in the County Court of Manatee County, Angelina Colonnese, Manatee County Clerk of the Court, will sell the property situated in Manatee County, Florida, described as: Unit 1, Block D, Lot 1, of Casa Loma Mobile Home Subdivision, as per plat thereof recorded in Plat Book 15, Pages 58, 59, and 60 of the Public Records of Manatee County, Florida. at public sale, to the highest and best bidder, for cash, via the internet at www.manatee.realforeclose.com at 11:00 A.M. on the 1st day of June 2018.		
ANY PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. ATLAS LAW Brian C. Chase, Esq. Florida Bar No. 0017520 Ryan J. Vatalaro, Esq. Florida Bar No. 0125591 1701 North 20th Street, Suite B Tampa, Florida 33605 T: 813.241.8269 F: 813.840.3773 Attorneys for Plaintiff May 11, 18, 201818-00616M		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 2018 CP 001013 AX</b> <b>IN RE: THE ESTATE OF JUDY A. BRUNO, Deceased.</b> The administration of the estate of JUDY A. BRUNO, deceased, whose date of death was October 14, 2017, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE OF THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must		
file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice May 11, 2018. <b>Andrew F. Bruno, Personal Representative</b> 3940 NE 31st Avenue, Lighthouse Pointe, FL 33064 /s/Patrick G. Bryant Janelle L. Esposito, Esq., FBN 0035631 Patrick G. Bryant, Esq., FBN 0060287 Attorneys for Personal Representative Esposito Law Group, P.A. P. O. Box 9266, Bradenton, Florida 34206 (941) 251-0000 / (941) 251-4044 (Fax) Janelle@espositolegal.com Patrick@espositolegal.com May 11, 18, 201818-00621M		

SECOND INSERTION		
Found and Abandoned Property The following property is being held by the Manatee County Sheriff's Office and can be claimed with proper identification between the hours of 0830 and 1600, Monday thru Friday with the exceptions of Wednesdays and holidays. If not claimed, the property will be disposed of according to FSS 705. Please call 941-747-3011, ext. 1130 for an appointment MAKE - MODEL MCSO CASE # Bicycle 2018-009169 Cellphone 2018-009158 Cellphone 2018-009408 Ipad 2018-010747 Jack 2018-010956 Laptop 2018-011945 May 11, 18, 201818-00625M		
SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 2016CA002062AX</b> <b>Wells Fargo Bank, NA, Plaintiff, vs. Laverne M. Sampson and Donnie W. Sampson, et al., Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 8, 2018, entered in Case No. 2016CA002062AX of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein Wells Fargo Bank, NA is the Plaintiff and Laverne M. Sampson a/k/a Laverne Sampson; Donnie W. Sampson a/k/a Donnie Sampson a/k/a Donald W. Sampson are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash by electronic sale at www.manatee.realforeclose.com, beginning at 11:00 AM on the 7th day of June, 2018, the following described property as set forth in said Final Judgment, to wit: LOT 25 AND THE EASTERLY 1/2 OF LOT 26, BLOCK 58, WHITEFIELD ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 48, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 9 day of May, 2018. BROCK & SCOTT, PLLC Attorney for Plaintiff 1501 N.W. 49th Street, Suite 200 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4769 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By KATHERINE E. TILKA FLORIDA BAR NO. 70879 Julie Anthousis, Esq. Florida Bar No. 55337 Case No. 2016CA002062AX File # 16-F05568 May 11, 18, 201818-00641M		
SECOND INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 2017 CC 1209</b> <b>WHITE SANDS OF LONGBOAT CONDOMINIUM ASSOCIATION, INC. Plaintiff, vs. TIMESHARE ALTERNATIVE, LLC. Defendants.</b> NOTICE is hereby given pursuant to the Final Judgment as to Count II of the Complaint entered in the above noted case that the following property will be sold in Manatee County, Florida by the Manatee County Clerk, described as: Week No. 16, in Condominium Parcel No. 111, WHITE SANDS OF LONGBOAT KEY CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 986, Page(s) 3300, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 10, Page 194, and amendments thereto, of the Public Records of Manatee County, Florida, together with an undivided interest in the common elements. At public sale, to the highest and best bidder for cash, via the internet at www.manatee.realforeclose.com, at 11:00 a.m. on the 12th day of June, 2018. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of		
the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Circuit Court. Final payment must be made on or before 4:00 p.m. of the date of sale by cash or cashier's check. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: May 9, 2018 Respectfully submitted, Hankin & Hankin 100 Wallace Avenue, Suite 100 Sarasota, FL 34237 By: Shannon G. Hankin, Esquire Florida Bar No. 812471 Attorneys For Plaintiff May 11, 18, 201818-00640M		

SECOND INSERTION		
C017 - Morland, William C018 - Mitchell, Lisa C032 - Reyes, Timothy C048 - Sims, Kyss C071 - Perez, Sarah C110 - Tyler, France D011 - Morales, Juan D014 - Warner, Gayle D047 - Mullins, Destinee E031 - White, Robert F022 - Hollie, Latoya F037 - Nicalek, Rochelle G001 - Smith, Jeremy G007 - Wright, Sharetta G046 - Valencia, Jessica G053 - Section, Haskell H003 - Portalatin Jr., Miguel H010 - Benjamin, Ariana K015 - Adkins, Shawn Public Storage 25803 3009 53RD Ave. E Bradenton, Fl. 34203 Wednesday, May 30, 2018 @ 12:00PM 0111 - Gillis, Samuel 0204 - Colon, Eurimarlyn 0311 - Diaz, Terri 0316 - Gallon, Ashley 0620 - Watson, Amberlee 0623 - Stillings, Mary 0639 - Pfolsgrof, John 0706 - Jeter, Chase 0807 - Helm, Christopher 1001 - Nickolas, Parchell 2042 - Aiello, Mario 2059 - Mitchell, LaShawna Public Storage 25890 7000 Professional Pkwy E. Lakewood Ranch, Fl. 34240 Wednesday, May 30, 2018 @ 1:00PM J001 - Oliver-Ellis, Judith L014 - Vazquez, Sara May 11, 18, 201818-00633M		
SECOND INSERTION		
NOTICE OF LIEN SALE Public Storage, Inc. PS Orangeco Personal property consisting of sofas, TV's, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required, if applicable. Public Storage 25948 6801 Cortez Road W Bradenton, Fl. 34210 Wednesday, May 30, 2018 @ 10:00AM A19 - Helms, Sheridan A19CC - Williams, Aaron A35 - Bozarth, Brian C04 - Welsh, Margaret C32 - Newell, Michael D14CC - Rodenbaugh, Kelsey D22 - Nieves, Ricky G17 - Paulins, Todd H10 - Williams, James J09CC - Eason, Tamra K15CC - McDuffie, Ameer K36 - White, William L20CC - Northern, Feshawn Public Storage 27251 920 Cortez Road W Bradenton, Fl. 34207 Wednesday, May 30, 2018 @ 11:00AM A008 - aasen, evelyn A031 - Gorris, John A035 - Phillips, Angie B003 - Roop, April B021 - Brown, Lonnell		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA <b>FileNo. 2018 CP 000978 AX</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF SANFORD B STONE Deceased.</b> The administration of the estate of Sanford B Stone, deceased, whose date of death was January 18, 2018, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 3000, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 11, 2018. <b>Personal Representative:</b> <b>Gary H. Stone</b> 115 Barnes Road Stamford, Connecticut 06902 Attorney for Personal Representative: David P. Johnson Florida Bar Number: 525499 2201 Ringling Boulevard, Suite 104 Sarasota, FL 34237 Telephone: (941) 365-0118 E-Mail: dpl.esq@verizon.net Secondary E-Mail: Kathy-Johnsonlaw@verizon.net May 11, 18, 201818-00636M		
SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA <b>Case No. 2016 CC 1374</b> <b>RIVER SOUND HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, Plaintiff, v. KATHRYN MACDOUGALL aka KATY MACDOUGALL, UNKNOWN SPOUSE OF KATHRYN MACDOUGALL aka KATY MACDOUGALL, UNKNOWN TENANT #1, and UNKNOWN TENANT #2 Defendants.</b> NOTICE IS HEREBY GIVEN that, pursuant to the Final Default Judgment of Foreclosure entered on April 30, 2018, in Case No. 2016 CC 1374 the undersigned Clerk of Court of Manatee County, Florida, will, on May 31, 2018 at 11:00 a.m., via the internet at www.manatee.realforeclose.com offer for public sale, to the highest and best bidder for cash, the following described property located in Manatee County, Florida: Lot 75, River Sound, according to the map or plat thereof as recorded in Plat Book 53, Page 135, of the Public Records of Manatee County, Florida. Lot 75, River Sound, according to the map or plat thereof as recorded in Plat Book 53, Page 135, of the Public Records of Manatee County, Florida. May 11, 18, 201818-00619M		
SECOND INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND MANATEE COUNTY, FLORIDA <b>CASE NO: 2017CA004986AX</b> <b>HMC ASSETS, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF CAM XIV TRUST, Plaintiff, vs. GREGORY SHRIMPLIN; CAROLYN SHRIMPLIN; SHADYBROOK VILLAGE OWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, whose name is fictitious to account for parties in possession, Defendants.</b> NOTICE IS HEREBY GIVEN that, pursuant to Uniform Final Judgment of Mortgage Foreclosure dated April 3, 2018 and entered in Civil Case Number 2017CA004986AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein HMC ASSETS, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF CAM XIV TRUST is Plaintiff and GREGORY SHRIMPLIN; CAROLYN SHRIMPLIN; SHADYBROOK VILLAGE OWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, whose name is fictitious to account for parties in possession are Defendants, Angelina "Angel" Colonnese, the Manatee County Clerk of Circuit Court and Comptroller, will sell to the highest and best bidder for cash on July 3, 2018 at 11:00 a.m. electronically online at the following website: www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes, the following described property in Manatee County, Florida as set forth in the Uniform Final Judgment of Mortgage Foreclosure, to wit: UNIT 35-B, SHADYBROOK		
VILLAGE, SECTION FIVE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS 1402, PAGE 876, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 5, PAGE 64, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA The legal description for this property has also been set forth, as follows: UNIT 35-B, SHADYBROOK VILLAGE, SECTION FIVE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 686, PAGES 587 THROUGH 603, AND ALL AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 5, PAGES 64 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PROPERTY ADDRESS: 6872 WHITMAN CT., SARASOTA, FL 34243 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS OF THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Ashland R. Medley, Esq. ASHLAND MEDLEY LAW, PLLC Attorney for the Plaintiff 2856 North University Drive Coral Springs, FL 33065 Florida Bar Number: 89578 Telephone: (954) 947-1524 Facsimile: (954) 358-4837 Email: Ashland@AshlandMedleyLaw.com Designated E-Service Address: FLEservice@AshlandMedleyLaw.com May 11, 18, 201818-00615M		



SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2018CP1023AX</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF</b> <b>DAVID NIEVES</b> <b>Deceased.</b>		
The administration of the estate of David Nieves, deceased, whose date of death was March 10th, 2018, 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 de-		
mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.		
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 May 11, 2018.		
<b>Nathalie Nieves</b> 8306 Bayshore Road, Palmetto, Florida 34221 <b>Personal Representative</b> JOHN W. WEST III JOHN WEST, P.A. Attorneys for Personal Representative 5602 MARQUESAS CIRCLE SUITE 212 SARASOTA, FL 34233 By: JOHN W. WEST III Florida Bar No. 987026 Email Addresses: jwest@johnwestiii.com May 11, 18, 2018		
18-00623M		

SECOND INSERTION		
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2018-CP-001020</b> <b>IN RE: ESTATE OF</b> <b>BEVERLY LIPTON,</b> <b>Deceased.</b>		
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:		
You are hereby notified that an Order of Summary Administration has been entered in the estate of BEVERLY LIPTON, deceased, File Number 2018-CP-001020, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206; that the decedent's date of death was October 30, 2017; that the total value of the estate is approximately \$72,000.00 and that the names and addresses of those to whom it has been assigned by such order are:		
Name Address BRIAN LIPTON, TRUSTEE OF THE BEVERLY LIPTON TRUST AGREEMENT DATED DECEMBER 29, 2011, AS AMENDED 8023 Desoto Woods Drive Sarasota, FL 34243		
ALL INTERESTED PERSONS ARE NOTIFIED THAT:		
All creditors of the estate of the de-		
cedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.		
The date of first publication of this Notice is May 11, 2018.		
<b>Person Giving Notice:</b> <b>BRIAN LIPTON</b> 8023 Desoto Woods Drive Sarasota, FL 34243 Attorney for Person Giving Notice: ROSE-ANNE B. FRANO Florida Bar No. 0592218 Williams Parker Harrison Dietz & Getzen 200 S. Orange Ave. Sarasota, FL 34236 Telephone: 941-366-4800 Designation of Email Addresses for service: Primary: rfrano@williamsparker.com Secondary: mbussiere@williamsparker.com May 11, 18, 2018		
18-00622M		

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO.</b> <b>41-2018-CA-001430</b> <b>U.S. ROF III LEGAL TITLE TRUST</b> <b>2015-1, BY U.S. BANK NATIONAL</b> <b>ASSOCIATION, AS LEGAL TITLE</b> <b>TRUSTEE,</b> <b>Plaintiff, vs.</b> <b>TOMASZ DURZYNSKI A/K/A</b> <b>TOMASZ J. DURZYNSKI, et al.,</b> <b>Defendants.</b>		
To the following Defendant(s): EL CONQUISTADOR VILLAGE IIA HOMEOWNERS' ASSOCIATION, 4007 PINAR DR, BRADENTON, FL 34210		
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 4, BLOCK B, EL CONQUISTADOR VILLAGE IIA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 17 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.		
has been filed against you and you are required to a copy of your written defenses, if any, to it on Ryan Lawson, McCalla Raymer Leibert 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 Complaint.		
In and for Manatee County:		
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.		
ENGLISH		
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 be-		
fore the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.		
SPANISH		
De acuerdo con el Acta de los Americanos con Impedimentos, aquellas personas que necesiten de algún servicio especial para participar en este proceso o tener acceso a servicios, programas ó actividades de La Corte deberán, dentro de un período razonable antes de cualquier proceso o de tener necesidad de acceso a servicios, programas ó actividades, ponerse en contacto con La Oficina Administrativa de la Corte, que está situada en MANATEE COUNTY JURY OFFICE, P.O. BOX 25400, BRADENTON, FLORIDA 34206 , ó a los teléfonos (941) 741-4062 y Si usa el servicio Florida Relay Service al (800) 955-8770 (V).		
CREOLE		
D`apre` akò ki té fet avek Akt Pou Amerikin ki Infim, tout moun ki genyen yon bèzwèn espesyal pou akomodasyon pou yo patisipé nan pwosè oubyen pou gin aks. Sèvis, pwogram ak aktivité tibinal-la, dwé nan yon tan rezonab anvan okin pwosè oubyen bezwen aksè sevis, pwogram oubyen aktivité fet, yo dwé konta Ofis Tribinal-la ki nan MANATEE COUNTY JURY OFFICE, P.O. BOX 25400, BRADENTON, FLORIDA 34206 niméro telefòn--nan sé (941) 741-4062 ) ou byen (800) 955-8770 (V) an pasan pa Florida Relay Service.		
FRENCH		
En accordance avec l'Acte Pour les Americains Incapacités`, les personnes en besoin d`une accommodation spéciale pour participer á ces procédures, ou bien pour avoir accès au service, programme, ou activité de la Court doivent, dans un temps raisonnable, avant aucune procédures ou besoin d`accès de service, programme ou activité, contacter l'Office Administrative de la Court, situé au numéro MANATEE COUNTY JURY OFFICE, P.O. BOX 25400, BRADENTON, FLORIDA 34206 le numéro de téléphone (941) 741-4062 ou (800) 955-8770 (V) ou par Florida Relay Service.		
WITNESS my hand and seal of said Court on the 8 day of MAY, 2018.		
Angelina Colonnese Clerk of the Court (SEAL) By JoAnn P. Kersey As Deputy Clerk		
MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 5846107 16-00053-1 May 11, 18, 2018		
18-00632M		

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 <b>CASE NO.: 2017CA001716AX</b> <b>U.S. BANK NATIONAL</b> <b>ASSOCIATION,</b> <b>Plaintiff, vs.</b> <b>JOSE RODRIGUEZ, et al,</b> <b>Defendant(s).</b>		
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 8th 2018, and entered in Case No. 2017CA001716AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which U.S. Bank National Association, is the Plaintiff and Jose Rodriguez, Maria E. Rodriguez, Florida Housing Finance Corporation, Oak Haven Subdivision Community Association, Inc., Unknown Party #1 n/k/a Ruth Rodriguez, 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 6th day of June, 2018, the following described property as set forth in said Final Judgment of Foreclosure:		
LOT 40, OAK HAVEN SUBDIVISION, AS PER PLAT THEREOF RECORDED IN		
PLAT BOOK 48, PAGES 167 THROUGH 172, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.		
A/K/A 2812 31ST 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.		
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.		
/s/ Teodora Siderova Teodora Siderova, Esq. FL Bar # 125470 Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com CJ - 17-007832 May 11, 18, 2018		
18-00637M		

SECOND INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 2017 CC 1209</b> <b>WHITE SANDS OF LONGBOAT</b> <b>CONDOMINIUM ASSOCIATION,</b> <b>INC.</b> <b>Plaintiff, vs.</b> <b>TIMESHARE ALTERNATIVE, LLC.</b> <b>Defendants.</b>		
NOTICE is hereby given pursuant to the Final Judgment as to Count I of the Complaint entered in the above noted case that the following property will be sold in Manatee County, Florida by the Manatee County Clerk, described as:		
Week No. 15, in Condominium Parcel No. 111, WHITE SANDS OF LONGBOAT KEY CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 986, Page(s) 3300, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 10, Page 194, and amendments thereto, of the Public Records of Manatee County, Florida, together with an undivided interest in the common elements.		
At public sale, to the highest and best bidder for cash, via the internet at www.manatee.realforeclose.com, at 11:00 a.m. on the 12th day of June, 2018. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of		
the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Circuit Court. Final payment must be made on or before 4:00 p.m. of the date of sale by cash or cashier's check.		
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.		
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.		
Dated: May 9, 2018 Respectfully submitted, Hankin & Hankin 100 Wallace Avenue, Suite 100 Sarasota, FL 34237 By: Shannon G. Hankin, Esquire Florida Bar No. 812471 Attorneys for Plaintiff May 11, 18, 2018		
18-00639M		

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>Case #: 2017-CA-001685</b> <b>DIVISION: D</b> <b>Bank of America, N.A.</b> <b>Plaintiff, -vs.-</b> <b>Andrew Jason Bear a/k/a Andrew J. Bear; Devorie G. Bear a/k/a Devorie Garthwait Beck a/k/a Devorie G. Beck; James Beck a/k/a James Beck A a/k/a James A. Beck; Margaret Beck; 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).</b>		
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2017-CA-001685 of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein Bank of America, N.A., Plaintiff and Andrew Jason Bear a/k/a Andrew J. Bear are defendant(s), I, Clerk of Court, Angelina Colonnese, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.MANATEE.REALFORECLOSE.COM, AT 11:00 A.M. on May 24, 2018, the following described property as set forth in said Final Judgment, to-wit:		
COMMENCE AT THE SW CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 19 EAST; THENCE N 89 DEGREES 22' 48" E, 561.72 FEET ALONG THE SOUTH LINE OF SAID SECTION 35; THENCE S 48 DEGREES 22' 38" W, 1000		
FEET FOR A P.O.B.; THENCE CONTINUE S 48 DEGREES 22' 38" W, 50 FEET; THENCE S 41 DEGREES 37' 22" E, 250 FEET; THENCE N 48 DEGREES 22' 38" E, 50 FEET; THENCE N 41 DEGREES 37' 22" W, 250 FEET; TO THE P.O.B., BEING AND LYING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. (BONUS LOT 146).		
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.		
Pursuant to the Fair Debt Collections Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.		
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.		
*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: SFGTampaService@logs.com* SHAPIRO, FISHMAN & GACHÉ, LLP Attorneys for Plaintiff 4630 Woodland Corporate Blvd., Ste 100 Tampa, FL 33614 Telephone: (813) 880-8888 Ext. 6701 Fax: (813) 880-8800 For Email Service Only: SFGTampaService@logs.com For all other inquiries: aconcilio@logs.com. By: Amy Concilio, Esq. FL Bar # 71107 17-306711 FC01 CGG May 11, 18, 2018		
18-00620M		

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.:</b> <b>41 2012CA006968AX</b> <b>JPMORGAN CHASE BANK,</b> <b>NATIONAL ASSOCIATION</b> <b>Plaintiff, vs.</b> <b>JAMES P. HILL, et al</b> <b>Defendants.</b>		
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated January 11, 2018, and entered in Case No. 41 2012CA006968AX of the Circuit Court of the TWELFTH Judicial Circuit in and for MANATEE COUNTY, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE), is Plaintiff, and JAMES P. HILL, et al are Defendants, the clerk, Angelina 'Angel' Colonnese, will sell to the highest and best bidder for cash, beginning at 11:00 AM www.manatee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 11 day of June, 2018, the following described property as set forth in said Final Judgment, to wit:		
LOT 632, BRADEN WOODS SUBDIVISION, PHASE VI, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE(S) 35 THROUGH 44, OF THE PUBLIC RECORDS OF MANATEE		
COUNTY, FLORIDA.		
Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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: May 2, 2018 Phelan Hallinan Diamond & Jones, PLLC Attorneys for Plaintiff 2001 NW 64th Street Suite 100 Ft. Lauderdale, FL 33309 Tel: 954-462-7000 Fax: 954-462-7001 Service by email: FL.Service@PhelanHallinan.com By: /s/ Heather Griffiths Phelan Hallinan Diamond & Jones, PLLC Heather Griffiths, Esq., Florida Bar No. 0091444 Emilio R. Lenzi, Esq., Florida Bar No. 0668273 PH # 54213 May 11, 18, 2018		
18-00618M		

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY <b>CASE NO.</b> <b>41-2018-CA-000783</b> <b>PROF-2013-S3 LEGAL TITLE</b> <b>TRUST IV, BY U.S. BANK</b> <b>NATIONAL ASSOCIATION, AS</b> <b>LEGAL TITLE TRUSTEE,</b> <b>Plaintiff, vs.</b> <b>SHEREE AITKEN, et. al.,</b> <b>Defendants.</b>		
To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST NORMA MARIE WESTMILLER AKA NORMA MARLE WESTMILLE WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, UNKNOWN SPOUSE OF SHEREE AITKEN		
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:		
UNIT 4047, MIRROR LAKE CONDOMINIUM, SECTION 2, AS PER DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1090, PAGE 3559, ET SEQ., AND AMENDMENT(S) THERETO, AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 16, PAGES 179 THROUGH 183, 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 McCalla Raymer Leibert Pierce, LLC, Ryan Lawson, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this		
Notice in the Business Observer (Sarasota/Lee/Manatee) 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 demand in the complaint.		
In and for Manatee County:		
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.		
If you are a person with a disability who needs any 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 2 day of MAY, 2018.		
Angelina Colonnese As Clerk of the Court (SEAL) By JoAnn P. Kersey Deputy Clerk		
MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: MRService@mccalla.com 5823134 17-00413-1 May 11, 18, 2018		
18-00617M		

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 41 2017CA004479AX</b> <b>DITECH FINANCIAL LLC F/K/A</b> <b>GREEN TREE SERVING LLC</b> <b>Plaintiff(s), vs.</b> <b>VINCENT COSENTINO; MARTHA</b> <b>HOLLAR; THE UNKNOWN</b> <b>SPOUSE OF VINCENT</b> <b>COSENTINO; THE UNKNOWN</b> <b>SPOUSE OF MARTHA HOLLAR;</b> <b>BAYSHORE GARDENS HOME</b> <b>OWNERS ASSOCIATION, INC.;</b> <b>THE UNKNOWN TENANT IN</b> <b>POSSESSION OF 6323 CORNELL</b> <b>ROAD, BRADENTON, FL 34207,</b> <b>Defendant(s).</b>		
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on March 8, 2018, in the above-captioned action, the Clerk of Court, Angelina "Angel" Colonnese, will sell to the highest and best bidder for cash at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 6th day of June, 2018 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:		
LOT 15, BLOCK M, BAYSHORE GARDENS, SECTION NO. 21 AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 80 AND 81, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.		
PROPERTY ADDRESS: 6323 CORNELL ROAD, 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		
sixty (60) days after the sale.		
AMERICANS WITH DISABILITIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE MANATEE COUNTY JURY OFFICE, P.O. BOX 25400, BRADENTON, FLORIDA 34206, (941)741-4062, AT LEAST SEVEN (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN (7) DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.		
I HEREBY CERTIFY a true and correct copy of the foregoing has been furnished to all parties on the attached service list by e-Service or by First Class U.S. Mail on this 8th day of May, 2018:		
PADGETT LAW GROUP HARRISON SMALBACH, ESQ. Florida Bar # 116255 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlaw.net Attorney for Plaintiff		
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlaw.net as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.		
Ditech Financial LLC F/K/A Green Tree Servicing LLC vs. Vincent Cosentino TDP File No. 14-003426-3 May 11, 18, 2018		
18-00635M		



CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE TO CREDITORS OF FORMAL ADMINISTRATION IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>FILE NO.: 18-000168-CP</b> <b>IN RE: SAMUEL TATE, Deceased</b>
The administration of the estate of SAMUEL TATE, deceased, whose date of death was June 24, 2017, is pending before the Circuit Court for Charlotte County, Florida, Probate Department, located at 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THIS 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

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 18-445-CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF MARGARET M. BORRIS Deceased.</b>
The administration of the estate of Margaret M. Borris, deceased, whose date of death was March 21, 2018, 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 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

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 18-CP-352</b> <b>Division Probate</b> <b>IN RE: ESTATE OF NANCY E. BARR, Deceased.</b>
The administration of the estate of Nancy E. Barr, deceased, whose date of death was January 15, 2018, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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 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

## HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.



104621

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>Case No. 18 000337 CP</b> <b>IN RE: ESTATE OF HAROLD D. WOLFORD, Deceased.</b>
The administration of the estate of Harold D. Wolford, deceased, whose date of death was November 24, 2017 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.

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 18000446CP</b> <b>IN RE: ESTATE OF DAVID K. ALSTON Deceased.</b>
The administration of the estate of David K. Alston, deceased, whose date of death was March 2, 2018, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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 on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de-

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 18000443CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF PAUL DYER Deceased.</b>
The administration of the estate of Paul Dyer, deceased, whose date of death was April 3, 2018, 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 below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de-

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA <b>File No.18000429CP</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF EDWARD L. MAIER Deceased</b>
The administration of the estate of EDWARD L. MAIER, deceased, whose date of death was April 22, 2018, 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 representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

FIRST INSERTION
FICTITIOUS NAME NOTICE Notice is hereby given that BERSON PROPERTIES, INC., owner, desiring to engage in business under the fictitious name of NEXTHOME GREATER REALTY located at 223 TAYLOR ST, STE 121, PUNTA GORDA, FL 33950 in CHARLOTTE County intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. May 18, 2018 18-00374T
FIRST INSERTION
NOTICE OF PUBLIC SALE Per FS713.585(6), Elsie Title Services of SW FL, LLC w/POA will sell listed units to highest bidder free of any liens; Net deposited with clerk of court per 713.585; owner/lienholders right to a hearing per FS713.585(6); to post bond per FS559.917; owner may redeem for cash sum of lien; held w/reserve; inspect 1 wk prior @ lienor facility; cash or cashier's check; 25% buyers prem. Sale @ 9:00am @ 06/18/2018 - Storage \$48.15 per day inc tax Classic Autos 25300 E Marion Ave PUNTA GORDA FL 33950-4132 MV-82185 941 637-6166. CLASc M7 lien amt \$24,626.10 1961 CHEV GREENBRIAR VN PNK/WHI 1R126F108403. CLASc M8 lien amt \$27,771.12 1969 FORD MUSTANG 2D Red 9T02R126806 May 18, 2018 18-00380T

FIRST INSERTION
CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA <b>Case No. 17-894-CA</b> <b>CHARLOTTE COUNTY HABITAT FOR HUMANITY, INC., Plaintiff, vs.</b> <b>ANGEL SANTIAGO, YECELYN SANTIAGO, CHARLOTTE COUNTY, a political subdivision of the state of Florida, FLORIDA HOUSING FINANCE CORPORATION, a public corporation, UNKNOWN TENANTS 1 and 2 in POSSESSION. Defendants.</b> NOTICE IS GIVEN that, in accordance with the Motion for Summary Final Judgment of Foreclosure dated this 9th day of May, 2018, in the above-styled cause, I will sell to the highest and best bidder for cash, at the Charlotte County Foreclosure Auction website at www.charlotte.realforeclose.com at 11:00a.m. on 7-9-18, the following described property: Lot 4, Block 2276, Port Charlotte Subdivision Section Twenty, according to the map or plat thereof as recorded in Plat Book 5, Page 10-A, Public Records of Charlotte County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: May 11th, 2018. ROGER D. EATON Clerk of Court (Court Seal) By: T. Connor Deputy Clerk Elias M. Mahshie, Esq. HOLTZ MAHSHIE DECosta, P.A., 407 E. Marion Ave., Suite 101, Punta Gorda, Florida 33950 May 18, 25, 2018 18-00357T

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 18 421CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF LETITIA DE IRISH Deceased.</b>
The administration of the estate of Letitia De Irish, deceased, whose date of death was November 28, 2016, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., 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 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-

FIRST INSERTION
NOTICE OF ACTION TO TERMINATE PARENTAL RIGHTS FOR THE PROPOSED STEP-PARENT ADOPTION OF MINOR CHILD AND PETITION FOR STEP-PARENT ADOPTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>Case No.: 2018-391-DR</b> <b>Division: Family</b> <b>IN THE MATTER OF THE TERMINATION OF PARENTLA RIGHTS FOR THE PROPOSED ADOPTION OF MINOR CHILD, LISA-LEE ELLEN KIMBALL</b> {Specify action} Petition to Terminate Parental Rights for the Proposed Step-parent Adoption of Minor Child and Petition for Step-parent Adoption TO: Lyman Roddy {Respondent's last known address} 4512 Holiday Breeze Place, Albuquerque, New Mexico 87111 UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD. YOU ARE NOTIFIED that an action to terminate parental rights for the proposed step- parent adoption of minor child and Petition for Step-parent adoption case has been filed against you and that you are required to serve a copy of your written defenses, if any, within 30 days on Megan Beley Withrow, Attorney for Petitioners, whose address is 252 West Marion Avenue, Punta Gorda, FL 33950 and file the original with the clerk of this Court at 350 East Marion Avenue, Punta Gorda, FL 33950 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. There is no property at issue. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. Florida Supreme Court Approved Family Law Form 12.913(a)(2), Notice of Action For Family Cases With Minor Child(ren) (03/15) WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 05/16/2018. CLERK OF THE CIRCUIT COURT (SEAL) By: J. Kern Deputy Clerk May 18, 25; June 1, 8, 2018 18-00381T



FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 18000267CA</b> <b>AA AARON CORPORATION,</b> <b>a Florida corporation,</b> <b>Plaintiff, vs.</b> <b>RACHEL HADLEY,</b> <b>Defendants.</b> TO: Defendant, RACHEL HAD- LEY, if alive, and if dead, her un- known spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the un- known spouse, heirs, devisees, grant- ees, and judgment creditors of Defen- dants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their sever- al and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, succes- sors in interest, trustees, or any other person 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, or whose exact legal sta- tus is unknown, claiming under any of the above-named or described Defen- dants or parties or claiming to have any right, title, or interest in the sub- ject property described in Plaintiff's, AA AARON CORPORATION, Com- plaint to Quiet Tax Title ("Complaint") filed in this action: YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida: LOT 6, BLOCK 4534, PORT CHARLOTTE SUBDIVISION, SECTION 81, A SUBDIVI-	SION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 51A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on Scott W. Fitzpatrick, Esquire, the Plaintiff's at- torney, whose address is Owens Law Group, P.A., 811 Cypress Village Blvd., Ruskin, Florida 33573, on or before 06/19/2018, and file the original with the Clerk of this Court either before ser- vice on the Plaintiff attorney or imme- diately 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 provi- sion 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 on May 15, 2018. CLERK OF THE CIRCUIT COURT (SEAL) By: J. Kern Deputy Clerk OWENS LAW GROUP, P.A. By: Scott W. Fitzpatrick, B.C.S., ESQUIRE Florida Bar No. 0370710 OWENS LAW GROUP, P.A. 811 Cypress Village Boulevard Ruskin, Florida 33573 (813) 633-3396 - Telephone (813) 633-3397 - Telecopier scott@owenslawgroup.com - Email Attorney for Plaintiff May 18, 25; June 1, 8, 2018	18-00377T

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 17000942CA</b> <b>DITECH FINANCIAL LLC F/K/A</b> <b>GREEN TREE SERVICING LLC</b> <b>Plaintiff(s), vs.</b> <b>MARK IACHETTA; MICHAEL</b> <b>IACHETTA; STEPHEN IACHETTA;</b> <b>THOMAS IACHETTA; MARGARET</b> <b>MOCASE; THE PERSONAL</b> <b>REPRESENTATIVE OF THE</b> <b>ESTATE OF SYLVIA OSBORNE</b> <b>IACHETTA; THE UNKNOWN</b> <b>HEIRS, DEVISEES, GRANTEES,</b> <b>ASSIGNEES, CREDITORS,</b> <b>LIENORS AND TRUSTEES OF</b> <b>SYLVIA O. IACHETTA AKA</b> <b>SYLVIA OSBORNE IACHETTA,</b> <b>DECEASED; THE UNKNOWN</b> <b>SPOUSE OF THOMAS IACHETTA;</b> <b>CHARLOTTE COUNTY, FLORIDA;</b> <b>BANK OF AMERICA, N.A.;</b> <b>THE UNKNOWN TENANT IN</b> <b>POSSESSION OF 858 EAST 7TH</b> <b>STREET, ENGLEWOOD, FL 34223,</b> <b>Defendant(s).</b> TO: THE UNKNOWN HEIRS, DE- VISEES, GRANTEES, ASSIGN- EES, CREDITORS, LIENORS AND TRUSTEES OF SYLVIA O. IACHETTA AKA SYLVIA OSBORNE IACHETTA, DECEASED; and THE UNKNOWN SPOUSE OF THOMAS IACHETTA; Last Known Address: THE UN- KNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDI- TORS, LIENORS AND TRUSTEES OF SYLVIA O. IACHETTA AKA SYLVIA OSBORNE IACHETTA, DE- CEASED; 858 East 7th St Englewood, FL 34223 Last known address: THE UNKNOWN SPOUSE OF THOMAS IACHETTA; 858 East 7th St Englewood, FL 34223 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Charlotte County, Florida, to foreclose certain real property described as follows: Lot 4, Block R, Rock Creek	Park, Third Addition, according to the plat thereof, recorded in Plat Book 6, Page 1, of the Pub- lic Records of Charlotte County, Florida.  Property address: 858 East 7th Street, Englewood, FL 34223 You are required to file a written re- sponse with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first pub- lication, 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 de- manded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the pro- vision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this the 14th day of May, 2018. CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: J. Kern Deputy Clerk  Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlaw.net Ditech Financial LLC F/K/A Green Tree Servicing LLC vs. Sylvia O. Ia- chetta TDP File No. 16-000239-3 May 18, 25, 2018	18-00376T

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 18000063CA</b> <b>MTGLQ INVESTORS L.P.,</b> <b>Plaintiff, vs.</b> <b>FLORIDA FIRST ESCROW</b> <b>COMPANY, AS TRUSTEE OF THE</b> <b>2341 GREAT WHITE GIVING</b> <b>TRUST DATED JANUARY 1, 2002;</b> <b>ROD A. KHLEIF; CHARLOTTE</b> <b>COUNTY, FLORIDA, et al.</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 9th, 2018, and entered in 18000063CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for CHARLOTTE County, Florida, wherein MTGLQ INVESTORS L.P. is the Plaintiff and FLORIDA FIRST ESCROW COMPANY, AS TRUSTEE OF THE 2341 GREAT WHITE GIVING TRUST DATED JANUARY 1, 2002; ROD A. KHLEIF; CHARLOTTE COUNTY, FLORIDA are the Defendant(s). ROGER D.	EATON 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 Sept. 6th, 2018, the following described property as set forth in said Final Judgment, to wit: LOT 18, BLOCK 327, OF PORT CHARLOTTE SUBDIVISION, SECTION 21, A SUBDIVI- SION ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 12A THROUGH 12G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA Property Address: 2341 GRANADEER ST PORT CHAR- LOTTE, 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. IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are an individual with a disability who needs an accommoda- tion in order to participate in a court proceeding or other court service, pro- gram, or activity, you are entitled, at no cost to you, to the provision of certain	18-00369T

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 17000694CA</b> <b>DEUTSCHE BANK NATIONAL</b> <b>TRUST COMPANY, AS TRUSTEE</b> <b>FOR SECURITIZED ASSET</b> <b>BACKED RECEIVABLES LLC</b> <b>TRUST 2007-BR5, MORTGAGE</b> <b>PASS-THROUGH CERTIFICATES,</b> <b>SERIES 2007-BR5 ,</b> <b>Plaintiff, vs.</b> <b>CAROL SUE ADORNETTO;</b> <b>JOSEPH PAUL ADORNETTO , et al.</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 5-9-18, and entered in 17000694CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for CHARLOTTE County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR5 is the Plaintiff and CAROL SUE ADORNETTO; JOSEPH PAUL ADORNETTO are the Defendant(s). ROGER D. EATON 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 Sept. 6, 2018, the following described property as set forth in said Final Judgment, to wit: LOT 23, BLOCK 261, PORT CHARLOTTE SUBDIVISION, SECTION 8, ACCORDING TO THE PLAT THEREOF, RE- CORDED IN PLAT BOOK 4, PAGE 16A THRU 16Y AND 16Z1 THRU 16Z7, OF THE PUBLIC	RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 18305 QUA- DRILLE AVE PORT CHAR- LOTTE, 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. IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are an individual with a disability who needs an accommoda- tion in order to participate in a court proceeding or other court service, pro- gram, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommoda- tions may be presented on this form, in another written format, or orally. Please complete the attached form (see website) and return it to jembury@ ca.cjis20.org as far in advance as pos- sible, but preferably at least seven (7) days before your scheduled court ap- pearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact Jon Embury, Admin. Svc. Mgr., phone (941) 637-2110, e-mail jem- bury@ca.cjis20.org Dated this 11th day of May, 2018. ROGER D. EATON As Clerk of the Court (SEAL) By: T. Connor As Deputy Clerk  Submitted by: Robertson, Anschutz & Schneid, P.L. Attorneys for Plaintiff Robertson, Anschutz & Schneid, P.L., Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 17-046507- CrS May 18, 25, 2018	18-00368T

FIRST INSERTION		
NOTICE OF AGENCY ACTION <b>SOUTH FLORIDA WATER</b> <b>MANAGEMENT DISTRICT</b> The South Florida Water Management District (District) has issued a letter modification to the Master Dewater- ing Permit No. 08-00147-W to Babcock Property Holdings, LLC for dewater- ing permit renewal of the Water Table Aquifer to facilitate construction of a planned community in Charlotte and Lee Counties. The project: Babcock Ranch W M A is located in S29, 31- 33/T41S/R26E, & S4-10, 15-17, 19-36/ T42S/R26E Charlotte County, Florida. <b>NOTICE OF RIGHTS</b> As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceed- ings detailed below may be an applica- ble or appropriate remedy. You may wish to consult an attorney regarding your legal rights. <b>RIGHT TO REQUEST</b> <b>ADMINISTRATIVE HEARING</b> A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to re- quest an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the fil- ing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently re- viewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla.	Stat. "Receipt of written notice of agen- cy decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publica- tion of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that deci- sion. If the District takes final agency action which materially differs from the noticed intended agency decision, per- sons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry. Any per- son to whom an emergency order is di- rected pursuant to Section 373.119(2), Fla. Stat., shall comply therewith im- mediately, but on petition to the board shall be afforded a hearing as soon as possible. A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the mov- ing party has consulted with all other parties concerning the extension and that the SFWMD and any other par- ties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon. <b>FILING INSTRUCTIONS</b> A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal busi- ness hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's nor- mal business hours are 8:00 a.m. - 5:00 p.m., excluding weekends and District	holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as fol- lows: • Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406. • Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not con- stitute filing. It will be necessary to re- quest that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition. • Filings by e-mail must be transmit- ted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a docu- ment by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent pro- ceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed. <b>INITIATION OF AN</b> <b>ADMINISTRATIVE HEARING</b> Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Ad- min. Code, initiation of an administra- tive hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain: 1. Identification of the action being contested, including the permit num- ber, application number, SFWMD file number or any other SFWMD identifi- cation number, if known. 2. The name, address, any email ad- dress, any facsimile number, and tele-

FIRST INSERTION		
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Babcock Ranch Waste Services located at 12150 SR 31, Babcock Ranch, FL 33982, in the County of Charlotte, State of Flor-	ida 33982, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Charlotte County, Florida, this 11th day of May, 2018. Babcock Ranch Community Independent Special District May 18, 2018	18-00364T
FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 2017-00999-CA INNOVA INVESTMENT GROUP, LLC AND IZARO ETXEA, LLC, Plaintiff, vs. CHITA FERMIN PASCUAL; et al, Defendants. NOTICE is hereby given that pursuant to the Final Judgment dated May 9, 2018, entered in the cause pending in the Circuit Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, Case No. 2017-CA-000999, in which INNOVA INVESTMENT GROUP, LLC AND IZARO ETXEA, LLC, is Plaintiff, and CHITA FERMIN PASCUAL; and Any Unknown Tenants in Possession, Defendants, and any 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, the Clerk will sell the following described property situated in Charlotte County, Florida: Lot 2, Block 2427, Port Charlotte Subdivision, Section Thirty Two, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 29A through 29H, inclusive, of the Public Records of Charlotte County, Florida.	Physical Address: 15424 Piedmont Ave, Port Charlotte, FL 33954 Together with an undivided percentage interest in the common elements pertaining thereto at public sale, to the highest and best bidder for cash at 11 am, on the 8th day of June, 2018, at www.charlotte.realforeclose.com. Any person claiming 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 11th day of May, 2018. Clerk of the Circuit Court (SEAL) By: T. Conner Deputy Clerk  Jason Hawkins 1000 Legion Place, Suite 1200 Orlando, FL 32801 May 18, 25, 2018	18-00356T

FIRST INSERTION		
ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN- KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose. com on August 16, 2018 at 11:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 22, BLOCK 195 OF PORT CHARLOTTE SUBDIVISION, SECTION EIGHT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 16A THROUGH 16Z7, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR- IDA. 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. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disabil-	ity 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 lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the court on May 14th, 2018. CLERK OF THE COURT Roger D. Eaton (SEAL) T. Connor Deputy Clerk  ALDRIDGE   PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue Suite 200 Delray Beach, FL 33445 Telephone: (844) 470-8804 Facsimile: (561) 392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1271-1108B May 18, 25, 2018	18-00371T

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO.: 15002159CA</b> <b>HSBC BANK USA, NATIONAL</b> <b>ASSOCIATION AS TRUSTEE FOR</b> <b>PHH ALTERNATIVE MORTGAGE</b> <b>TRUST, SERIES 2007-1,</b> <b>Plaintiff, VS.</b> <b>EDWARD N. SNOOK; et. al.,</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Resetting Sale entered on May 4, 2018 in Civil Case No. 15002159CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR PHH ALTERNA- TIVE MORTGAGE TRUST, SERIES 2007-1 is the Plaintiff, and EDWARD N. SNOOK; UNKNOWN SPOUSE OF EDWARD N. SNOOK; ANY AND ALL UNKNOWN PARTIES CLAIM- ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO	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 AMERICANS WITH DISABILITIES ACT. If you are an individual with a disability who needs an accommoda- tion in order to participate in a court proceeding or other court service, pro- gram, or activity, you are entitled, at no cost to you, to the provision of certain	18-00367T



FIRST INSERTION		
AMENDED NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 18000254CA</b> <b>James B. Nutter &amp; Company</b> <b>Plaintiff, vs.</b> <b>The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Zelora Stewart, Deceased, et al, Defendants.</b> TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Zelora Stewart, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida: LOT 11, BLOCK 403, PORT CHARLOTTE SUBDIVISION, SECTION 23, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 14A THROUGH 14E 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 Maxine Meltzer, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is		
1501 N.W. 49th Street, Suite 200, Ft. Lauderdale, FL. 33309, within thirty (30) days of the first date of publication on or before 06/14/2018, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. 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 May 10, 2018. Roger Eaton As Clerk of the Court (SEAL) By: J. Kern As Deputy Clerk Maxine Meltzer, Esquire Brock & Scott, PLLC Plaintiff's attorney 1501 N.W. 49th Street, Suite 200 Ft. Lauderdale, FL. 33309 Case No. 18000254CA File # 18-F00259 May 18, 25, 2018		18-00367T

FIRST INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 18000254CA</b> <b>James B. Nutter &amp; Company</b> <b>Plaintiff, vs.</b> <b>The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Zelora Stewart, Deceased, et al, Defendants.</b> TO: Latoya Stewart Last Known Address: Potsdam District, Murno St Elizabeth, Jamaica Shirley A. Stewart Last Known Address: 916 Chevy Chase St NW, Port Charlotte, FL 33948 Devon Stewart Last Known Address: 430 Seaview Garden, CS2 Kingston, Jamaica Genese Stewart Last Known Address: Thorton District, St Elizabeth, Jamaica YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida: LOT 11, BLOCK 403, PORT CHARLOTTE SUBDIVISION, SECTION 23, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 14A THROUGH 14E 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 Maxine Meltzer, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 1501 N.W. 49th Street, Suite 200, Ft. Lauderdale, FL. 33309, within thirty (30) days of the first date of publication on or before 06/15/2018, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. 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 May 11, 2018. Roger Eaton As Clerk of the Court (SEAL) By: J. Kern As Deputy Clerk Maxine Meltzer, Esquire Brock & Scott, PLLC Plaintiff's attorney 1501 N.W. 49th Street, Suite 200 Ft. Lauderdale, FL. 33309 Case No. 18000254CA File # 18-F00259 May 18, 25, 2018		18-00366T

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 18000256CA</b> <b>DIRK E. FUCHS, Plaintiff, vs.</b> <b>EUGENE ROZEK and JUNE ROZEK, each individually and as husband and wife, Defendants.</b> TO: Defendants, EUGENE ROZEK and JUNE ROZEK, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person 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, or whose exact legal status is unknown, claiming under any of the above-named or described Defendants or parties or claiming to have any right, title, or interest in the subject property described in Plaintiff's, DIRK FUCHS, Complaint to Quiet Tax Title ("Complaint") filed in this action: YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida: LOT 11, BLOCK 4574, OF PORT CHARLOTTE SUBDIVISION,		
SECTION 87, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 20A, 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 Scott W. Fitzpatrick, Esquire, the Plaintiff's attorney, whose address is Owens Law Group, P.A., 811 Cypress Village Blvd., Ruskin, Florida 33573, on or before 06/19/2018, and file the original with the Clerk of this Court either before service on the Plaintiff 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 on May 15, 2018. CLERK OF THE CIRCUIT COURT (SEAL) By: J. Kern Deputy Clerk OWENS LAW GROUP, P.A. By: Scott W. Fitzpatrick, B.C.S. Florida Bar No. 0370710 811 Cypress Village Blvd., Ruskin, FL 33573 (813) 633-3396 - Telephone (813) 633-3397 - Telecopier scott@owenslawgroup.com - email Attorney for Plaintiff, DIRK FUCHS May 18, 25; June 1, 8, 2018		18-00378T

FIRST INSERTION		
NOTICE OF ACTION: IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO. 2018-000246 CA</b> <b>ISIAH BRYANT, Plaintiff, vs.</b> <b>CATHERINE CHILLEMI; ET AL. Defendants,</b> TO: THE UNKNOWN SPOUSE OF CATHERINE CHILLEMI; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CATHERINE CHILLEMI, DECEASED; ANY UNKNOWN PARTY CLAIMING AN INTEREST IN THE SUBJECT PROPERTY YOU ARE NOTIFIED that an action to Quiet Title to the following real property located in Charlotte County, Florida: Lot 5, Block 1903, PORT CHARLOTTE SUBDIVISION, SECTION 60, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 74A, of the Public Records of Charlotte County, Florida (the "Property") has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Christopher J. Horlacher, Esq., the Plaintiff's attorney,		
whose address is 2639 Fruitville Rd., Ste. 203, Sarasota, FL 34237, on or before thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; 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 05/15/2018 Clerk of the Court (SEAL) By: J. Kern As Deputy Clerk Christopher J. Horlacher, Esq. Plaintiff's attorney 2639 Fruitville Rd., Ste. 203 Sarasota, FL 34237 May 18, 25; June 1, 8, 2018		18-00379T
FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO. 18000207CA</b> <b>HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-4, Plaintiff, vs.</b> <b>UNKNOWN HEIRS OF W. GAIL FOSTER A/K/A WOODIE G. FOSTER, ET AL. Defendants</b> To the following Defendant(s): UNKNOWN HEIRS OF W. GAIL FOSTER A/K/A WOODIE G. FOSTER (CURRENT RESIDENCE UNKNOWN) Last Known Address: 2250 LAKE SHORE CIR, PORT CHARLOTTE, FL 33952 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 9, BLOCK 457, PORT CHARLOTTE SUBDIVISION, SECTION 18, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 8A THRU SE OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. A/K/A 2250 LAKESHORE CIR, PORT CHARLOTTE, FL 33952 has been filed against you and you are required to serve a copy of your written defenses, if any, to Holli E. Adams, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 06/15/2018 a		
date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065. If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and return it to jembury@ca.cjis20.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact Jon Embury, Admin. Svc. Mgr., phone (941) 637-2110, e-mail jembury@ca.cjis20.org. WITNESS my hand and the seal of this Court this 11th day of May, 2018 ROGER D. EATON CLERK OF COURT (SEAL) By J. Kern As Deputy Clerk Holli E. Adams, Esq. VAN NESS LAW FIRM, PLC Attorney for the Plaintiff 1239 E. NEWPORT CENTER DRIVE SUITE #110 DEERFIELD BEACH, FL 33442 AS4775-17/el May 18, 25, 2018		18-00370T

SUBSEQUENT INSERTIONS		
SECOND INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 18000328CA</b> <b>QUICKEN LOANS INC., Plaintiff, vs.</b> <b>THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ORLANDO A. CABRERA AKA ORLANDO CABRERA, DECEASED.. et. al. Defendant(s),</b> TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ORLANDO A. CABRERA AKA ORLANDO CABRERA, DECEASED. whose residence is unknown if he/she/they be living; and if he/she/they be dead, 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 Defendants, 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 HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 28 AND LOT 29, BLOCK 537, PUNTA GORDA ISLES SECTION 20, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED		
IN PLAT BOOK 11, AT PAGES 2-A THROUGH 2-Z-42, INCLUSIVE, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 06/11/18 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 7 day of May, 2018 CLERK OF THE CIRCUIT COURT (SEAL) BY: J. Kern DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: mail@rasflaw.com 17-076995 - AdB May 11, 18, 2018		18-00352T

FIRST INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 18000368CA</b> <b>Wells Fargo Bank, NA</b> <b>Plaintiff, vs.</b> <b>The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Eugene M. Cosenza, Deceased; et al Defendants.</b> TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Eugene M. Cosenza, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida: LOT 22, BLOCK 2305, PORT CHARLOTTE SUBDIVISION, SECTION 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 10A THRU 10E, 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 Matthew Marks, Esquire, Brock & Scott, PLLC.,		
the Plaintiff's attorney, whose address is 1501 N.W. 49th Street, Suite 200, Ft. Lauderdale, FL. 33309, within thirty (30) days of the first date of publication on or before 06/14/2018, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. 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 May 10, 2018. Roger Eaton As Clerk of the Court (SEAL) By: J. Kern As Deputy Clerk Matthew Marks, Esquire Brock & Scott, PLLC Plaintiff's attorney 1501 N.W. 49th Street, Suite 200 Ft. Lauderdale, FL. 33309 Case No. 18000368CA File # 18-F00803 May 18, 25, 2018		18-00365T

SUBSEQUENT INSERTIONS		
THIRD INSERTION		
NOTICE OF ACTION: IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO. 18-000253 CA</b> <b>ISIAH BRYANT, Plaintiff, vs.</b> <b>JULIETTE BOSTJANCIC; ET AL. Defendants,</b> TO: ROBERT C. ALDER; THE UNKNOWN SPOUSE OF ROBERT C. ALDER; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ROBERT C. ALDER, DECEASED; and ANY UNKNOWN PARTY CLAIMING AN INTEREST IN THE SUBJECT PROPERTY YOU ARE NOTIFIED that an action to Quiet Title to the following real property located in Charlotte County, Florida: Lot 12, Block 1901, PORT CHARLOTTE SUBDIVISION, SECTION 60, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 74, of the Public Records of Charlotte County, Florida (the "Property") has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Christopher J.		
Horlacher, Esq., the Plaintiff's attorney, whose address is 2639 Fruitville Rd., Ste. 203, Sarasota, FL 34237, on or before thirty (30) days after the first date of publication, of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; 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 May 1st, 2018 Clerk of the Court (SEAL) By: W. Dettman As Deputy Clerk Christopher J. Horlacher, Esq. Plaintiff's attorney 2639 Fruitville Rd., Ste. 203 Sarasota, FL 34237 March 4, 11, 18, 25, 2018		18-00338T

FOURTH INSERTION		
NOTICE OF ACTION - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION <b>CASE NO. 17-000763-CA</b> <b>PATRICIA CARSEY, Plaintiff, vs.</b> <b>WAYNE E. MITCHELL, et al., Defendants.</b> TO: UNKNOWN SUCCESSOR TRUSTEES AND BENEFICIARIES OF THE MITCHELL FAMILY TRUST AS AMENDED AND RESTATED AUGUST 30, 2001 f/k/a THE TRUST OF KENNY E. MITCHELL UNKNOWN BENEFICIARIES OF THE ESTATE OF DOROTHY EVELYN MITCHELL f/k/a DOROTHY EVELYN BLIND UNKNOWN BENEFICIARIES OF THE ESTATE OF JOHN L. BLIND ALL OTHER PERSONS WHO HAVE OR MAY CLAIM AN INTEREST IN THE PROPERTY and ALL OTHERS WHOM IT MAY CONCERN: YOU ARE NOTIFIED that an action to quiet title and determine beneficiaries concerning real property located in Charlotte County, Florida, which has a physical address of 451 Anderson Street, Punta Gorda, Florida 33950, and is described as follows: A portion of Government Lot No. 3, Section 5, Township 41 South, Range 23 East, more particularly described as follows: Begin at the Southeast corner of said Government Lot No. 3 and run West on the South line of Government Lot No. 3, a distance of 434 feet; thence North and parallel to the East line of said Government Lot No. 3, a distance of 48.37 feet to the North right-of-way of U.S. Highway No. 17; thence West-erly along the right-of-way of said U.S. Highway No. 17, 198.37 feet to a point which is 41.62 feet North of the South line of said Government Lot No. 3; thence		
North parallel to the East boundary of said Government Lot No. 3, 260 feet to the Point of Beginning; thence East 100 feet to a point; thence North 90 feet to a point; thence West 100 feet to a point; thence South 90 feet to the Point of Beginning. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, David L. Boyette, Esquire, whose address is Adams and Reese LLP, 1515 Ringling Boulevard, Suite 700, Sarasota, Florida 34236 on or before 5-30-18, or within thirty (30) days after first publication of the notice and file the original with the Clerk of the above-styled 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 Amended Complaint to Quiet Title and Determine Beneficiaries. AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on April 24th, 2018. ROGER D. EATON CLERK OF CIRCUIT COURT (SEAL) By: W. Dettman Deputy Clerk David L. Boyette, Esquire Adams and Reese LLP 1515 Ringling Boulevard, Suite 700 Sarasota, Florida 34236 April 27; May 4, 11, 18, 2018		18-00314T



SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA <b>CASE NO.: 18000080CA</b> <b>BRANCH BANKING AND TRUST COMPANY,</b> <b>Plaintiff, vs.</b> <b>UNKNOWN HEIRS,</b> <b>BENEFICIARIES, DEVISEES,</b> <b>SURVIVING SPOUSE, GRANTEES,</b> <b>ASSIGNEE, LIENORS,</b> <b>CREDITORS, TRUSTEES, AND</b> <b>ALL OTHER PARTIES CLAIMING</b> <b>AN INTEREST BY, THROUGH,</b> <b>UNDER OR AGAINST THE</b> <b>ESTATE OF SHERYL JELLERSON</b> <b>(DECEASED); et al.,</b> <b>Defendant(s).</b> TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SHERYL JELLERSON (DECEASED) Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida: LOT 18, IN BLOCK 165, OF PORT CHARLOTTE SUBDIVISION, SECTION 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 16A THRU 16Y AND 16Z1 THRU 16Z7, 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, on or before 06/07/2018, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any 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 May 3rd, 2018. ROGER D. EATON 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 1212-1160B May 11, 18, 2018		18-00344T

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 08-2018-CA-000161</b> <b>U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE</b> <b>FOR MERRILL LYNCH</b> <b>MORTGAGE INVESTORS TRUST,</b> <b>MORTGAGE LOAN</b> <b>ASSET-BACKED CERTIFICATES,</b> <b>SERIES 2007-SD1,</b> <b>Plaintiff, vs.</b> <b>JAMES P. SELLA A/K/A JAMES</b> <b>SELLA, et al,</b> <b>Defendant(s).</b> To: SHEILA J. SELLA A/K/A SHEILA J. SELLA Last Known Address: 1027 Coral Ridge Drive Punta Gorda, FL 33950 Current Address: Unknown ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS. Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida: LOTS 57 AND 58, CORAL RIDGE SUBDIVISION, UNIT NO. 1, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE(S) 15A THROUGH 15B, OF THE	PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. A/K/A 1027 CORAL RIDGE DR, PUNTA GORDA, FL 33950 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 06/08/2018 service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a week for two consecutive weeks in the Business Observer. **See the Americans with Disabilities Act If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this court on this 4th day of May, 2018. Clerk of the Circuit Court (SEAL) By: J. Kern Deputy Clerk  Albertelli Law P.O. Box 23028 Tampa, FL 33623 - 18-005204 May 11, 18, 2018		
			18-00343T

SECOND INSERTION			
NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 2018-000234-CA</b> <b>MARY THERESA CLULOW and</b> <b>GREGORY KEVIN CLULOW,</b> <b>Plaintiff, vs.</b> <b>JUTTA KOCH,</b> <b>if alive, and if dead, unknown</b> <b>widows, widowers, heirs, devisees,</b> <b>grantees, and all other persons</b> <b>claiming by, through, under or</b> <b>against her, and all other parties</b> <b>claiming by, through, under or</b> <b>against the foregoing Defendants,</b> <b>and all parties having or claiming to</b> <b>have any right, title, or interest in the</b> <b>property herein described; and</b> <b>UNKNOWN SPOUSE OF JUTTA</b> <b>KOCH,</b> <b>Defendants.</b> TO: JUTTA KOCH, Riedergasse 62, A6900, Bregenz, AUSTRIA, if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against her, 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, and UNKNOWN SPOUSE OF JUTTA KOCH and ALL OTHERS WHOM IT MAY CONCERN: YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described property in Charlotte County, Florida: Lot 13, Block 1885, Port Charlotte Subdivision, Section 56, according to the plat thereof recorded in Plat Book 5, Page(s) 70A through 70H, of the Public Records of Charlotte County, Florida	Lot 15, Block 1885, Port Charlotte Subdivision, Section 56, according to the plat thereof recorded in Plat Book 5, Page(s) 70A through 70H, 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 Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any 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 this Court May 4, 2018. ROGER D. EATON CLERK OF COURT (SEAL) By: J. Kern Deputy Clerk  Albert J. Tiseo, Jr., Esq. Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, Florida 33954 941-625-6666 941-625-0660 (Facsimile) May 11, 18, 25; June 1, 2018		
			18-00345T

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 18-403-CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>Theodore Schlesinger</b> <b>Deceased.</b> The administration of the estate of Theodore Schlesinger, deceased, whose date of death was January 10, 2018 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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 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 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 May 11, 2018. <b>Personal Representative:</b> <b>Ismael Laos Schlesinger</b> 951 Magnolia Drive, SE Smyrna, Georgia 30082 Attorney for Personal Representative: Robert C. Benedict Florida Bar No: 0361150 rbenedict@bigvlaw.com Wideikis, Benedict & Berntsson, LLC The BIG W Law Firm 3195 S. Access Road Englewood, Florida 34224 (941) 627-1000 (941) 255-5483 Facsimile May 11, 18, 2018		
			18-00349T

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 18-388-CP</b> <b>IN RE: ESTATE OF</b> <b>NORMAN HARVEY OMSTEAD</b> <b>Deceased.</b> The administration of the estate of Norman Harvey Omstead, deceased, whose date of death was November 10, 2017, 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 below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de-	mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 May 11, 2018. <b>Personal Representative:</b> <b>/s/ Timothy N. Omstead</b> 308 Stettler Drive Jefferson Hills, Pennsylvania 15025 Attorney for Personal Representative: /s/ Tamara Vaughn Attorney Florida Bar Number: 903360 1133 Bal Harbor Blvd Suite 1139 PMB 125 Punta Gorda, FL 33950 Telephone: (941) 815-8551 Fax: (941) 505-1102 E-Mail: tamaravaughn@aol.com May 11, 18, 2018		
			18-00348K

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>FILE NUMBER: 18-000390-CP</b> <b>IN RE: ESTATE OF</b> <b>ROBERT E. HINMAN,</b> <b>Decedent.</b> The administration of the estate of Robert E. Hinman, deceased, whose date of death was March 23, 2018; is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 33948. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or de-	mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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: May 11, 2018. Signed on May 7, 2018. <b>Michael E. Hinman</b> <b>Personal Representative</b> 3603 N.W. 59th Street Coconut Creek, Florida 33703 /s/ Joseph S. Paglino Joseph S. Paglino, Esq. Florida Bar No. 0119776 Attorney for Personal Representative 2131 Hollywood Boulevard, Suite 307 Hollywood, Florida 33020 Email: Joe@PaglinoLaw.com Ph. (954) 921-1448 Fax (954) 924-4933 May 11, 18, 2018		
			18-00354T

SECOND INSERTION			
NOTICE OF RESCHEDULED SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 17000376CA</b> <b>WELLS FARGO BANK, N.A.,</b> <b>Plaintiff, vs.</b> <b>ROSE ANN HOBERT, et al,</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 26, 2018, and entered in Case No. 17000376CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Rose Ann Hobert, Kings Gate Homeowners Association, Inc., United States of America Acting through Secretary of Housing and Urban Development, 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 25th day of May, 2018, the following described property as set forth in said Final Judgment of Foreclosure: LOT 10, BLOCK 20, KINGS GATE, PHASE II, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE(S) 18, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,	FLORIDA.  A/K/A 1601 PALACE COURT, 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 27th day of March, 2018. 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 17-009394 May 11, 18, 2018		
			18-00342T

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 18000356CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>KATHERINE THOMPSON</b> <b>Deceased.</b> The administration of the estate of Katherine Thompson, deceased, whose date of death was March 11, 2018, 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 below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de-	mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 May 11, 2018. <b>Personal Representative:</b> <b>Dona King</b> 6278 Coniston Street Port Charlotte, Florida 33981 Attorney for Personal Representative: David A. Dunkin Attorney Florida Bar Number: 136726 Dunkin & Shirley, P.A. 170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: david@dunkinshirley.com May 11, 18, 2018		
			18-00346T

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 18000408CP</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF</b> <b>JOAN A. FRIZZELL</b> <b>Deceased.</b> The administration of the estate of JOAN A. FRIZZELL, deceased, whose date of death was February 25, 2018, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 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 on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de-	mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 May 11, 2018. <b>Personal Representative:</b> <b>WILLIAM L. FRIZZELL</b> 8479 Roosevelt Street Englewood, Florida 34224 Attorney for Personal Representative: A. BRENT McPEEK, ESQUIRE Attorney Florida Bar Number: 0003905 3986 S. Tamiami Trail Venice, FL 34293 Telephone: (941) 492-3400 Fax: (941) 492-3422 E-Mail: brent@mcpeeklawfirm.com Secondary E-Mail: shawn@mcpeeklawfirm.com May 11, 18, 2018		
			18-00353T

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 18-338-CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>MIRIAM S. GEDLING</b> <b>a/k/a MIRIAM GEDLING</b> <b>Deceased.</b> The administration of the Estate of Miriam S. Gedling, deceased, whose date of death was January 30, 2018, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must	file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 11, 2018. <b>Personal Representative:</b> <b>Fairfield National Bank,</b> <b>a Division of Park National Bank</b> 143 W. Main St. Lancaster, Ohio 43130 Attorney for Personal Representative: Tina M. Mays. Attorney Florida Bar Number: 0726044 Mizell, Mays & Payne, P.A. 331 Sullivan Street, Punta Gorda, FL 33950 Telephone: (941) 575-9291/ Fax: (941) 575-9296 E-Mail: tmays@mizell-law.com Secondary E-Mail: kdutton@mizell-law.com May 11, 18, 2018		
			18-00355T

SECOND INSERTION			
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 18-000277-CP</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>JANICE L. D'ERRICO,</b> <b>Deceased.</b> TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of JANICE L. D'ERRICO, deceased, File Number 18-000277-CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was JANUARY 22, 2018; that the total value of the estate is \$535.00 and that the names and addresses of those to whom it has been assigned by such order are: Name: Address: MICHAEL A. CARIOSCIA 707 Point Dr. Bumpass, VA 23024 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the de-	cedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is May 11, 2018. <b>Person Giving Notice:</b> <b>MICHAEL A. CARIOSCIA</b> 707 Point Dr. Bumpass, VA 23024 Attorney for Person Giving Notice: Ariana R. Fileman, Esq. Florida Bar No. 0990612 Fileman Law Firm, P.A. 201 W. Marion Ave., Suite 1208 Punta Gorda, FL 33950 Tel. (941) 833-5560 E-mail Address: afileman@filemanlaw.com May 11, 18, 2018		
			18-00347T



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 of 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.

# 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 pre-colonial 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 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, accessible, 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.

## 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 cyber-attack. 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 a 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.

