

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022CP1348  
IN RE: ESTATE OF  
SHIRLEY L. CRAWFORD  
a/k/a SHIRLEY L. SAVITSKY  
Deceased

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: June 3, 2022

Personal Representative  
KIMBERLY ANN CARLIN  
4209 37th Ave Dr W  
Bradenton, FL 34205

Attorney for  
Personal Representative:  
JAMES WM. KNOWLES  
KNOWLES BOUZIANE &  
SHAFFER PLLC  
Florida Bar No. 0296260  
2812 Manatee Ave W  
Bradenton, FL 34205  
941-746-4454  
June 3, 10, 202222-00823M

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-000427AXMA  
IN RE: ESTATE OF:  
BARBARA KATHRYN BYER  
a/k/a BARBARA K. BYER,  
Deceased.

The administration of the estate of BARBARA KATHRYN BYER, also known as BARBARA K. BYER, deceased, whose date of death was October 10, 2021; is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 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 6/3/2022.

CHERYLE MATIS  
Personal Representative  
923 Lakeview Lane North  
Brainerd, Minnesota 56401

Dave M. Evans, Jr.  
Attorney for Personal Representative  
Email: DEvans@leeandevans.com  
Secondary Email:  
SKrauss@leeandevans.com  
Florida Bar No. 1013511  
Lee & Evans, P.A.  
2601 Cattlemen Road, Suite 503  
Sarasota, Florida 34232  
Telephone: (941) 954-0067  
June 3, 10, 202222-00821M

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-001391  
IN RE: ESTATE OF  
MARY J. DELORENZO,  
Deceased.

The administration of the estate of MARY J. DELORENZO, deceased, whose date of death was November 11, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 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 June 3, 2022.

Personal Representative:  
Glynda Southerland  
c/o Christopher A. Likens, Esq.  
1800 Second Street, Suite 971  
Sarasota, FL 34236

Attorney for  
Personal Representative:  
Christopher A. Likens  
Florida Bar Number: 0981303  
CHRISTOPHER A LIKENS, P.A.  
1800 Second Street, Suite 971  
Sarasota, FL 34236  
Telephone: (941) 365-7838  
eservice@calikens.com  
June 3, 10, 202222-00839M

FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2022CP1638  
IN RE: ESTATE OF  
JAMES M. TINDALL  
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 Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206; that the decedent's date of death was March 15, 2022, that the total value of the estate consists of \$9,317.35 and that the names and address of those to whom it has been assigned by such order are:

David P. Tindall - 7104 56th Terr E, Palmetto, FL 34221

Miley Jeanette Copeland Tindall - 7104 56th Terr E, Palmetto, FL 34221

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent 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 SECTION 733.702 OF THE FLORIDA PROBATE COURT.\

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is 6/3/2022

Persons Giving Notice  
DAVID P. TINDALL  
MILEY JEANETTE  
COPELAND TINDALL  
7104 56th Terr E  
Palmetto, FL 34221

Attorney for Person Giving Notice:  
JAMES WM. KNOWLES, ESQ.  
KNOWLES BOUZIANE &  
SHAFFER PLLC  
2812 Manatee Ave W  
Bradenton, FL 34205  
Florida Bar No. 0296260  
941-746-4454  
June 3, 10, 202222-00824M

FIRST INSERTION

Notice is hereby given that WILLIAM STUART PARRINO, OWNER, desiring to engage in business under the fictitious name of NEXT GENERATIONS CREATIONS located at 1212 56TH AVE DR E, BRADENTON, FLORIDA 34203 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
June 3, 202222-00829M

FIRST INSERTION

Notice Is Hereby Given that Plantation Village Owner, L.L.C., 555 Mission St, Ste 3300, San Francisco, CA 94105, desiring to engage in business under the fictitious name of Terra Palms, with its principal place of business in the State of Florida in the County of Manatee will file an Application for Registration of Fictitious Name with the Florida Department of State.  
June 3, 202222-00819M

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 TCLARK WORKFORCE SOLUTIONS : Located at 1917 Orange Lake Cv : Manatee County in the City of Bradenton : Florida, 34211-4061 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Bradenton Florida, this May day of 25, 2022  
CLARK TERRI LEA  
June 3, 202222-00827M

FIRST INSERTION

NOTICE OF PUBLIC AUCTION  
for monies due on storage units  
Auction will be held on June 23rd ,2022 starting at 8:30 am at our U-Haul Moving and Storage of Bradenton ,at 3602 14th St West Bradenton , FL . Units are said to contain household items .  
Property is being sold under the Florida Statute 83.806. The names of whose units will be auctioned are as follows:  
Andre Motti Unit # 1062  
Amt \$ 536.60 misc items  
Necole Upshaw Unit # 2075  
Amt \$ 336.35 misc items  
Kristofer Ziccardi Unit # AA3751E  
Amt \$422.20 misc items  
Shelby Connors Unit # 4167  
Amt \$214.85 misc items  
Christopher Baker Unit # AB1590A  
Amt \$ 593.30 misc items  
June 3, 10, 202222-00830M

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY  
Please take notice SmartStop Self Storage located at 6424 14th St W Bradenton, FL, 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 06/21/2022 at 1:00pm. Contents include personal property along with the described belongings to those individuals listed below.  
Unit B2011 Kyya Terron Shamur Green Furniture, Boxes  
Unit B2036 Timmothy Ray Wengerd Furniture, Tools, Boxes  
Unit B2048 Charles Caldwell Clothing, Bags  
Unit B2054 Yolibel Gonzalez Furniture, Toys, Bedding  
Unit B2154 Michael Carroll Clothing, Furniture, Boxes  
Unit C5025 Natalia Salazar Lamps, Furniture  
Unit C5075 Samantha Johnson Furniture, Electronics, Boxes  
Unit C5110 Scott Angle Boxes  
Unit C5121 Wayne Melervey Clothing  
Unit D6067 Amber Crews Bedding, Furniture, Boxes,  
Unit D7050 David Kemp Furniture  
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 263-7814.  
June 3, 10, 202222-00834M

SAVE TIME

E-mail your Legal Notice  
legal@businessobserverfl.com

Sarasota / Manatee counties  
Hillsborough County  
Pasco County  
Pinellas County  
Polk County  
Lee County  
Collier County  
Charlotte County

Wednesday 2PM Deadline  
Friday Publication

Business Observer

OFFICIAL  
COURTHOUSE  
WEBSITES:

MANATEE COUNTY:  
manateeclerk.com

SARASOTA COUNTY:  
sarasotaclerk.com

CHARLOTTE COUNTY:  
charlotte.realforeclose.com

LEE COUNTY:  
leeclerk.org

COLLIER COUNTY:  
collierclerk.com

HILLSBOROUGH COUNTY:  
hillsclerk.com

PASCO COUNTY:  
pasco.realforeclose.com

PINELLAS COUNTY:  
pinellasclerk.org

POLK COUNTY:  
polkcountyclerk.net

ORANGE COUNTY:  
myorangeclerk.com

Check out your notices on: [floridapublicnotices.com](http://floridapublicnotices.com)

Business Observer

LV10183



# Q&A

## Can the county commission or other government agency use a local online news or blogging website to publish government notices under the newspaper-website only option?

No. They must use a website of a newspaper meeting the criteria of Florida House Bill 35, which includes being printed. A general online news site without a printed product would not qualify.

VIEW NOTICES ONLINE AT  
Legals.BusinessObserverFL.com

To publish your legal notice call:  
941-906-9386

# Q&A

## Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT  
Legals.BusinessObserverFL.com

To publish your legal notice call:  
941-906-9386

HOW TO  
PUBLISH YOUR  
LEGAL  
NOTICE  
IN THE  
BUSINESS  
OBSERVER

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

Business  
Observer

## MANATEE COUNTY

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 HEAVENLY PALATE : Located at 915 Cimarron Cir : Manatee County in the City of Bradenton : Florida, 34209-1139 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Bradenton Florida, this May day of 25, 2022	
DO BETTER VENTURES LLC	
June 3, 2022	22-00826M

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 CLICKLINE DIGITAL : Located at 415 25th Dr E : Manatee County in the City of Ellenton : Florida, 34222-2066 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Ellenton Florida, this May day of 25, 2022	
BEACH FRANKIE L	
June 3, 2022	22-00825M

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 ADVANCED RESTAURANT SALES : Located at 16524 Berwick Ter : Manatee County in the City of Bradenton : Florida, 34202-5291 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Bradenton Florida, this June day of 01, 2022	
HUNZIKER ROBERT NEWTON	
June 3, 2022	22-00813M

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 Run With Purpose Nutrition located at 8319 Lockwood Ridge Rd, in the County of Manatee, in the City of Sarasota, Florida 4243 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Sarasota, Florida, this 27th day of May, 2022.	
RUN WITH PURPOSE LLC	
June 3, 2022	22-00832M

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 301 Nutrition located at 929 US-301 N, 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 Palmetto, Florida, this 27th day of May, 2022.	
RUN WITH PURPOSE LLC	
June 3, 2022	22-00831M

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 Beyond Realty Powered By Sellstate located at 9118 Town Center Parkway Unit 101, in the County of Manatee in the City of Lakewood Ranch, Florida 34202 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Manatee, Florida, this 26th day of May.	
Beyond Realty Miller Group LLC	
June 3, 2022	22-00828M

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 BAYSHORE PAINTING PROFESSIONALS : Located at 6987 Superior Street Cir : Manatee County in the City of Sarasota : Florida, 34243-5308 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Sarasota Florida, this June day of 01, 2022	
WHITE EAGLE LLC	
June 3, 2022	22-00812M

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-1076 IN RE: ESTATE OF NANCY M. BURGESON, Deceased.	

The administration of the estate of NANCY M. BURGESON, deceased, whose date of death was September 21, 2021, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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: June 3, 2022

<b>JULIA L. KUTEMEIER</b> Personal Representative 755 Meadowbrook Drive Lowell, IN 46356	
Kevin M. Collver, Esquire Attorney for Personal Representative Florida Bar No. 0104450 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: kcollver@barneswalker.com Secondary Email: kmadonna@barneswalker.com	
June 3, 10, 2022	22-00835M

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-1606 Division Probate IN RE: ESTATE OF WENDY M. GETMAN Deceased.	

The administration of the estate of Wendy M. Getman, deceased, whose date of death was May 6, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 June 3, 2022.

<b>Personal Representative:</b> <b>Richard E. Goble</b> c/o Boyer & Boyer, P.A. 46 N Washington Blvd, Ste 21 Sarasota, FL 34236	
Attorney for Personal Representative: Edwin M. Boyer, Esq. Florida Bar Number: 252719 BOYER & BOYER, P.A. 46 N Washington Blvd, Ste 21 Sarasota, FL 34236 Telephone: (941) 365-2304 Fax: (941) 364-9896 Email: emboyer@boyerboyer.com Secondary Email: service@boyerboyer.com	
June 3, 10, 2022	22-00838M

FIRST INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2022 CP 1575 Judge Diana Moreland IN RE: ESTATE OF JACQUELYN M. KELLER 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 Jacquelyn Keller, deceased, Case No. 2022 CP 1575, 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 May 23, 2021; that the total value of the estate is approximately \$8,594.00, and that the names of those to whom it has been assigned by such order are:

George Keller, 11 Larkspur, Palmetto, Florida 34221

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims 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 June 3, 2022.

<b>Person Giving Notice:</b> <b>GEORGE KELLER</b> 11 Larkspur Palmetto, Florida 34221	
Attorney for Person Giving Notice: JENNIFER L. HAMEY (0123046) Jennifer L. Hamey, PA 3815 US Highway 301 N Ellenton, FL 34222 (941) 932-6217 jenniferhamey@gmail.com	
June 3, 10, 2022	22-00833M

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022 CP 1015 Division Probate IN RE: ESTATE OF ROBERT ALAN SQUIER Deceased.	

The administration of the estate of Robert Alan Squier, deceased, whose date of death was November 22, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 June 3, 2022.

<b>Personal Representative:</b> <b>/s Christopher Squier</b> (Mar 25, 2022 10:01 EDT) <b>Christopher A. Squier</b> 65 Wellington Ave. Buffalo, New York 14223	
Attorney for Personal Representative: /s Daniel Hooper Smith Daniel Hooper Smith, Esq. Attorney Florida Bar Number: 1006829 IRA STEWART WIESNER PA 328 N Rhodes Avenue SARASOTA, FL 34237 Telephone: (941) 365-9900 Fax: (941) 365-4479 E-Mail: daniel@wiesnerlaw.com Secondary E-Mail: sherri@wiesnerlaw.com Tertiary E-Mail address: rachel@wiesnerlaw.com	
June 3, 10, 2022	22-00843M

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP1001 IN RE: ESTATE OF BETTY LOU BENISHEK Deceased	

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: June 3, 2022

<b>Personal Representative:</b> <b>LORI G. ROBERTS</b> 3908 2ND Dr NE Bradenton, FL 34208	
Attorney for Personal Representative: JAMES WM. KNOWLES KNOWLES BOUZIANE & SHAFFER PLLC Florida Bar No. 0296260 2812 Manatee Ave W Bradenton, FL 34205 941-746-4454	
June 3, 10, 2022	22-00822M

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP001625AX Division Probate IN RE: ESTATE OF CYNTHIA MAY COOK A/K/A CYNTHIA L. BRAND A/K/A CYNTHIA L. MAY A/K/A CYNTHIA L. MAY COOK Deceased.	

The administration of the estate of Cynthia May Cook a/k/a Cynthia L. Brand, a/k/a Cynthia L. May a/k/a Cynthia L. May Cook, deceased, whose date of death was March 7, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, 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 June 3, 2022.

<b>Personal Representative:</b> <b>s/ Dustin Miller</b> <b>Dustin Miller</b> 155 N. Pine St. Waterman, Illinois 60556	
Attorney for Personal Representative: s/ Patrick D. Quarles Patrick D. Quarles, Esq. Attorney for Dustin Miller Florida Bar Number: 106599 Richert Quarles P.A. 5801 Ulmerton Road, Suite 100 Clearwater, Florida 33760 E-Mail: patrick@richertquarles.com Secondary E-Mail: emina@richertquarles.com	
June 3, 10, 2022	22-00841M



FIRST INSERTION	FIRST INSERTION
Notice is hereby given that DO BETTER VENTURES LLC, OWNER, desiring to engage in business under the fictitious name of WET COAST RENTALS located at 915 CIMARRON CIRCLE, BRADENTON, FLORIDA 34209 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.	Notice is hereby given that FILIPPO MAINELLA, MARINA MAINELLA, OWNERS, desiring to engage in business under the fictitious name of ADVANTAGE BUSINESS PARTNERS 1 located at 10003 58TH ST E, PARRISH, FLORIDA 34219 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
June 3, 2022	22-00818M

FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 41-2014-CA-004914 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MARIA HORVATH, et al, Defendant(s).</b> NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 9, 2022, and entered in Case No. 41-2014-CA-004914 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Maria Horvath, Barrington Ridge Homeowners' Association, Inc., Joseph Horvath, are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the June 22, 2022 the following described property as set forth in said Final Judgment of Foreclosure: LOT 84, BLOCK 7, BARRINGTON RIDGE PHASE 1C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 67 THROUGH 73, PUBLIC RE-	CORDS OF MANATEE COUNTY, FLORIDA. A/K/A 6157 E 41ST ST, BRADENTON, FL 34203 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 27 day of May, 2022. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Lynn Vouis Florida Bar #870706 Lynn Vouis, Esq. CT - 14-144969 June 3, 10, 2022
22-00814M	

FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO. 2021CA004466AX AMERICAN ADVISORS GROUP, Plaintiff, vs. VIOLA M. LOCKWOOD, et al. Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 19, 2022, and entered in 2021CA004466AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and VIOLA M. LOCKWOOD; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Angelina Colonnoso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on June 22, 2022, the following described property as set forth in said Final Judgment, to wit: LOT 10 AND THE NORTH 5 FEET OF LOT 11, BLOCK "C", BROOKSIDE ADDITION TO WHITFIELD ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 33 THROUGH 36, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 7208 ARC-	TURAS DRIVE, SARASOTA, FL 34243 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  IMPORTANT If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 27 day of May, 2022. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 21-088492 - CaB June 3, 10, 2022
22-00836M	

FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO. 2020CA004701AX NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. BONNIE BELL, et al. Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 19, 2022, and entered in 2020CA004701AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and BONNIE BELL; UNKNOWN SPOUSE OF BONNIE BELL; BANK OF AMERICA, N.A. are the Defendant(s). Angelina Colonnoso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on June 22, 2022, the following described property as set forth in said Final Judgment, to wit: LOT 6 AND THE NORTH 40 FEET OF LOT 7 BLOCK C OF J. J. STEWART SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 331 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO THAT CERTAIN EASEMENT GRANTED TO BROOKS O. BARRINGTON AND PEARL BARRINGTON, HIS WIFE, BY THAT CERTAIN INSTRUMENT DATED DECEMBER 23, 1925 AND RECORDED IN	MISCELLANEOUS BOOK 6, PAGE 136 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 115 28TH ST NW, BRADENTON, FL 34205 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  IMPORTANT If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 27 day of May, 2022. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-012536 - CaB June 3, 10, 2022
22-00837M	

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>CASE NO: 2022 CP 1541 IN RE: ESTATE OF LONNIE ROY HUTCHINS, Deceased.</b>

The administration of the estate of LONNIE ROY HUTCHINS, deceased, whose date of death was March 21, 2022 and whose Social Security Number ends in XXX-XX-4806, is pending in the Circuit Court for Manatee County, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 3, 2022.

**Personal Representative:**  
**/s/ Charles Lee Hutchins**  
**Charles L. Hutchins, III**  
3435 Benmark Place  
Flint, Michigan 48506

Attorney for Personal Representative:  
**/s/ Brenden S. Moriarty**  
Brenden S. Moriarty, Esq.  
THE MORIARTY LAW FIRM, P.A.  
1001 3rd Avenue West, Suite 650  
Bradenton, FL 34205  
(941) 749-0075  
Florida Bar No. 0189863  
bmoriarty@suncoastlegalgroup.com  
pleadings@suncoastlegalgroup.com  
June 3, 10, 2022

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2022 CP 000877 IN RE: ESTATE OF PEGGY A. LEON a/k/a PEGGY ANN LEON Deceased.</b>

The administration of the ANCILARY ESTATE OF PEGGY A. LEON, also known as PEGGY ANN LEON, deceased, whose date of death was December 26, 2020, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Attn: Probate Division, Manatee County Courthouse, 1115 Manatee Ave. West, Bradenton, FL 34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 June 3, 2022.

**CO-PERSONAL REPRESENTATIVES**  
**JULIE A. LEON COX**  
**MICHAEL A. LEON**  
**c/o Kraig H. Koach, Esq. Bowman, George, Scheb, Kimbrough, Koach & Chapman, PA**  
2750 Ringling Blvd.  
Suite 3  
Sarasota, FL 34237

ATTORNEY FOR CO-PERSONAL REPRESENTATIVES  
**KRAIG H. KOACH, ESQ.**  
Bowman, George, Scheb, Kimbrough, Koach & Chapman, PA  
2750 Ringling Blvd., Suite 3  
Sarasota, FL 34237  
(941) 366-5510  
Florida Bar No. 0510830  
Email Addresses:  
kkoach@bowmangeorge.com  
June 3, 10, 2022

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>UCN#: 412021CP003227CPAXMA Ref. #: 2021CP003227AX In Re the Estate Of: Howard F. Rogers, Sr., Deceased.</b>

The administration of the estate of HOWARD F. ROGERS, SR., Deceased, UCN: 412021CP003227CPAXMA, and REF NO.: 2021CP003227AX, is pending in the Probate Court, Manatee County, Florida, the address of which is: Probate Division, Manatee County Clerk of Circuit Court, 1115 Manatee Ave. West, Bradenton FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is June 3, 2022.

**Personal Representative:**  
**/s/ Howard F. Rogers, Jr.**  
**Howard F. Rogers, Jr.**  
**Personal Representative**

Attorney for Personal Representative:  
**/s/ Russell K. Boring**  
**RUSSELL K. BORING, ESQ.**  
Attorney for Personal Representative  
Russell Boring, P.A.  
P.O. Box 66656  
St. Pete Beach, Florida 33736  
(727) 800-2440  
FBN: 0362580  
Primary e-mail:  
Russ@boringlawyer.com  
Secondary e-mail:  
Rboringlawyer@gmail.com  
June 3, 10, 2022

## SUBSEQUENT INSERTIONS

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 2022 CP 1009 AX Division: Probate IN RE: ESTATE OF DOUGLAS C. GOODRICH Deceased.</b>

The administration of the Estate of Douglas C. Goodrich, deceased, whose date of death was December 22, 2021, 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.

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 27, 2022.

**Personal Representative:**  
**William Shaffer, Esq.**  
**Knowles, Bouziane & Shaffer PLLC**

Attorney for Personal Representative:  
William Shaffer, Esq  
Florida Bar Number: 65952  
Knowles, Bouziane & Shaffer PLLC  
2812 Manatee Ave. W.  
Bradenton, Florida 34205  
Telephone: (941) 404-4940  
E-Mail: will@bandslaw.com  
May 27; June 3, 2022

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File Number: 2022 CP 1477 AX IN RE: ESTATE OF NICK J. KORDOMENOS a/k/a NICHOLAOS JOHN KORDOMENOS and NICOLAOS JOHN KORDOMENOS, Deceased.</b>

The administration of the ESTATE OF NICK J. KORDOMENOS, A/K/A NICHOLAOS JOHN KORDOMENOS AND NICOLAOS JOHN KORDOMENOS, deceased, whose date of death was April 25, 2022, is pending in the Circuit for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 the first publication of this Notice is June 3, 2022.

**JAMES N. KORDOMENOS**  
**Personal Representative**  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236

DANIEL L. TULLIDGE  
Attorney for Personal Representative  
Florida Bar No. 106749  
FERGESON SKIPPER, P.A.  
1515 Ringling Boulevard, 10th Floor  
Sarasota, Florida 34236  
(941) 957-1900  
dtullidge@fergesonskipper.com  
services@fergesonskipper.com  
5897947.32438  
June 3, 10, 2022

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2022-CP-1536 IN RE: ESTATE OF THOMAS T. LARSON, also known as THOMAS TOURVILLE LARSON, Deceased.</b>

The administration of the estate of THOMAS T. LARSON, also known as THOMAS TOURVILLE LARSON, deceased, whose date of death was April 27, 2022, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 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: June 3, 2022.

**Robert P. Gosling**  
**Personal Representative**  
8610 Stone Harbour Loop  
Bradenton, FL 34212

Kevin M. Collver  
Attorney for Personal Representative  
Florida Bar No. 0104450  
3119 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: 941-741-8224  
Email: kcollver@barneswalker.com  
June 3, 10, 2022

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2021-CP-004128 IN RE: ESTATE OF JOSHUA DENNIS BURLS, Deceased.</b>

The administration of the estate of JOSHUA DENNIS BURLS, deceased, whose date of death was MAY 30, 2021, 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 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 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 27, 2022.

**MATTHEW MCCONNELL, Esq.**  
**Personal Representative**  
Post Office Box 111868  
Naples, FL 34108

ANDREW DICKMAN, Esq.  
Florida Bar No. 238820  
Attorney for Personal Representative  
Dickman Law Firm  
Post Office Box 111868  
Naples, FL 34108  
T: 239-434-0840  
F: 239-434-0940  
andrew@dickmanlawfirm.org  
May 27; June 3, 2022



SECOND INSERTION			
<p><b>NOTICE AND ORDER TO SHOW CAUSE</b></p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY</p> <p>GENERAL CIVIL DIVISION CASE NO: 2022-CA-1279</p> <p><b>NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v.</b></p> <p><b>THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.</b></p> <p>THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:</p> <p>Newport Isles Community Development District (the “District”) having filed its Complaint for Validation of not to exceed \$144,120,000 principal amount of Newport Isles Community</p>			
<p>Development District Bonds, in one or more series (the “Bonds”), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Capital Improvement Plan (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:</p> <p><b>NOW, THEREFORE, IT IS ORDERED</b> that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Twelfth Judicial Circuit, in and for Manatee County, Florida, appear on the <b>21st day of June, 2022</b>, at the hour of <b>11:00 a.m.</b> of said day for 15 minutes, before the <b>Honorable Edward Nicholas via Zoom (information below)</b>, and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. <b>Due to the ongoing COVID-19 public health emergency, the parties shall be required to appear using communications media technology pursuant to Florida Supreme Court’s Administrative Order AOSC20-15, as may be extended</b></p>			
<p><b>IT IS FURTHER ORDERED</b> that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.</p> <p><b>DONE AND ORDERED</b> at the Courthouse in Manatee County, Florida, this 23rd day of May, 2022.</p> <p>/s/ Edward Nicholas The Honorable Edward Nicholas Circuit Court Judge</p> <p>Copies furnished to: Jere Earlywine, Esq. jere@kelawgroup.com Cynthia Evers, Esq. cevers@sao12.org May 27; June 3, 2022    22-00808M</p>			

SECOND INSERTION			
<p><b>NOTICE AND ORDER TO SHOW CAUSE</b></p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY</p> <p>GENERAL CIVIL DIVISION CASE NO: 2022-CA-1372</p> <p><b>RYE RANCH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v.</b></p> <p><b>THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE RYE RANCH COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.</b></p> <p>THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE RYE RANCH COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:</p> <p>Rye Ranch Community Development District (the “District”) having filed its Complaint for Validation of not to exceed \$310,000,000 principal amount of Rye Ranch Community Development</p>			
<p>District Special Assessment Bonds, in one or more series (the “Bonds”), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Capital Improvement Plan (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:</p> <p><b>NOW, THEREFORE, IT IS ORDERED</b> that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Twelfth Judicial Circuit, in and for Manatee County, Florida, appear on the <b>21st day of June, 2022</b>, at the hour of <b>11:00 a.m.</b> of said day for 15 minutes, before the <b>Honorable Edward Nicholas via Zoom (information below)</b>, and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. <b>Due to the ongoing COVID-19 public health emergency, the parties shall be required to appear using communications media technology pursuant to Florida Supreme Court’s Administrative Order AOSC20-15, as may be extended</b></p>			
<p><b>IT IS FURTHER ORDERED</b> that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.</p> <p><b>DONE AND ORDERED</b> at the Courthouse in Manatee County, Florida, this 23rd day of May, 2022.</p> <p>/s/ Edward Nicholas The Honorable Edward Nicholas Circuit Court Judge</p> <p>Copies furnished to: Jere Earlywine, Esq. jere@kelawgroup.com Cynthia Evers, Esq. cevers@sao12.org May 27; June 3, 2022    22-00807M</p>			

SECOND INSERTION			
<p><b>NOTICE OF NONJUDICIAL SALE OF A VESSEL PURSUANT TO FL. STAT. 328.17</b></p> <p>DATE: <u>May 13, 2022</u></p>			
<p>To: REGISTERED OWNERS: NAME: <u>Thomas Allan Christie, Jr.</u> ADDRESS: <u>14650 Mossy Hammock Lane</u> <u>Myakka City, FL 34251</u></p> <p>and NAME: <u>Jason Smith</u> ADDRESS: <u>5721 Wauchula Road</u> <u>Myakka City, FL 34251</u></p>			
<p>LIENOR (NAME OF MARINA) NAME: <u>BRADENTON BEACH MARINA, INC.</u> ADDRESS: <u>402 CHURCH AVE.</u> CITY, STATE, ZIP: <u>BRADENTON BEACH, FL 34217</u> TELEPHONE: <u>941.778.2288</u></p>			
<p>YOU ARE HEREBY NOTIFIED THAT THE ABOVE DESCRIBED VESSEL WAS BROUGHT IN FOR STORAGE AT THE REQUEST OF <u>JASON SMITH</u> AND THE ABOVE MARINA IS IN POSSESSION OF AND CLAIMS A LIEN ON THE ABOVE DESCRIBED VESSEL FOR STORAGE CHARGES ACCUMULATED FROM <b>March 1, 2022 THROUGH THE DATE OF THIS NOTICE</b> IN THE AMOUNT OF:</p>			
<p>(TOTAL) <b><u>\$1,926.00</u></b> ITEMIZED CHARGES, exclusive of attorney’s fee:</p>			
<p>(TOTAL STORAGE CHARGES) <b><u>\$1,926.00</u></b> FOR <b><u>3</u></b> MONTHS, AT <b><u>\$642.00</u></b> PER MONTH, (FINANCE CHARGES) <b><u>\$-0-</u></b> AND additional (ATTORNEYS FEES) <b><u>\$500.00</u></b>; Repair Charges: <b><u>\$2,498.45</u></b> Total Due: <b><u>\$4,424.45</u></b></p>			
<p>THE STORAGE CHARGES CONTINUE TO ACCUMULATE AT THE RATE OF <b><u>\$642.00</u></b> PER MONTH UNTIL PAID.</p>			
<p>THE LIEN CLAIMED BY THE ABOVE NAMED MARINA IS SUBJECT TO ENFORCEMENT PURSUANT TO F.S. 328.17 AND UNLESS SAID VESSEL IS REDEEMED FROM SAID MARINA BY PAYMENT AS ALLOWED BY LAW, THE ABOVE DESCRIBED VESSEL WILL BE SOLD TO SATISFY THE LIEN. IF THE VESSEL IS NOT REDEEMED AND THAT VESSEL REMAINS UNCLAIMED, OR FOR WHICH THE CHARGES FOR STORAGE SERVICES REMAIN UNPAID, WILL BE SOLD FREE OF ALL PRIOR LIENS AFTER <u>60</u> DAYS.</p>			
<p>A SALE IS TO BE HELD AT 402 Church Ave., <b>BRADENTON BEACH MARINA, INC., BRADENTON BEACH, FL 34217</b> COMMENCING AT <b><u>10:00 A.M.</u></b> ON THE <b><u>15TH DAY OF JULY, 2022.</u></b></p>			
<p><b>STATEMENT OF OWNERS RIGHTS</b></p> <p>BEFORE ANY SALE OR OTHER DISPOSITION OF THE VESSEL PURSUANT TO THIS SECTION, THE OWNER <b><u>OR LIENHOLDER</u></b> MAY PAY THE AMOUNT NECESSARY TO SATISFY THE LIEN, REASONABLE EXPENSES <b><u>AND LATE PAYMENT INTEREST</u></b> INCURRED UNDER THIS SECTION AND THEREBY REDEEM <b><u>AND TAKE POSSESSION OF THE VESSEL</u></b> UPON RECEIPT OF SUCH PAYMENT, THE MARINA SHALL RETURN THE PROPERTY TO THE OWNER <b><u>OR LIENHOLDER MAKING SUCH PAYMENT</u></b> AND THEREAFTER SHALL HAVE NO LIABILITY TO ANY PERSON WITH RESPECT TO SUCH VESSEL.</p>			
<p>IN THE EVENT OF A SALE UNDER THIS SECTION, THE MARINA MAY SATISFY ITS LIEN FROM THE PROCEEDS OF THE SALE, PROVIDED THE MARINA’S LIEN HAS PRIORITY OVER ALL OTHER LIENS ON THE VESSEL OTHER THAN A PRIOR LIEN PERFECTED UNDER THE <b><u>STATE OR FEDERAL LAW.</u></b> THE LIEN RIGHTS OF SECURED LIENHOLDERS SHALL BE HELD BY THE MARINA FOR DELIVERY ON DEMAND TO THE OWNER. A NOTICE OF ANY BALANCE SHALL BE DELIVERED BY THE MARINA TO THE OWNER IN PERSON OR BY CERTIFIED MAIL TO THE LAST KNOWN ADDRESS OF THE OWNER. IF THE OWNER DOES NOT CLAIM THE BALANCE OF THE PROCEEDS WITHIN 1 YEAR AFTER THE DATE OF SALE, THE PROCEEDS BALANCE SHALL BE DEEMED ABANDONED, AND THE MARINA SHALL HAVE NO FURTHER OBLIGATION WITH REGARD TO THE PAYMENT OF THE BALANCE IN THE EVENT THAT THE MARINA’S LIEN DOES HAVE PRIORITY OVER ALL OTHER LIENS, THE SALE PROCEEDS SHALL BE HELD FOR THE BENEFIT OF THE HOLDERS OF THOSE LIENS HAVING PRIORITY. A NOTICE OF THE AMOUNT OF THE SALE PROCEEDS SHALL BE DELIVERED BY THE MARINA TO THE OWNER OR SECURED LIENHOLDER IN PERSON OR BY CERTIFIED MAIL TO THE OWNER’S OR SECURED LIENHOLDER’S LAST KNOWN ADDRESS. IF THE OWNER OR SECURED LIENHOLDER DOES NOT CLAIM THE PROCEEDS WITHIN 1 YEAR AFTER THE DATE OF SALE, THE PROCEEDS SHALL BE DEEMED ABANDONED, AND THE OWNER OR THE SECURED LIENHOLDER SHALL HAVE NO FURTHER OBLIGATION WITH REGARD TO THE PAYMENT OF THE PROCEEDS.</p>			
<p>DATED THIS 13th DAY OF MAY, 2022.</p>			
<p>May 27; June 3, 2022</p>			
<p>SIGNATURE OF AUTHORIZED AGENT W. Nelon Kirkland, Attorney/Agent for Lienor 22-00783M</p>			

SECOND INSERTION			
<p><b>NOTICE OF PUBLIC SALE</b></p> <p>The following personal property of ER-VIN OSCAR WALLACE, if deceased any unknown heirs or assigns, will, on June 8, 2022, at 10:00 a.m., at 3701 14th Street West, Lot #25, Bradenton, Manatee County, Florida 34205; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:</p> <p>1973 CURL MOBILE HOME, VIN: 5369, TITLE NO.: 0005854443 and all other personal property located therein</p> <p>PREPARED BY: J. Matthew Bobo Lutz, Bobo &amp; Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 May 27; June 3, 2022    22-00801M</p>			
<p><b>NOTICE OF ACTION</b></p> <p>IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL COURT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p><b>Case No.: 2021-CA-2321</b></p> <p><b>BAJA Casa I, LLC, a Florida limited liability company, Plaintiffs, v.</b></p> <p><b>Peter S. Cimino, Jr., Ophelia G. Cimino, Thomas D. Moore, Roxanne R. Moore, Florida Gulf Coast Printing Company, a dissolved Florida Corporation, Asterisk Printing, Inc. a dissolved Florida corporation, Stephen E. Wojculewski, Romy Wojculewski a/k/a West Romy Wojculewski a/k/a West Romy Steinberg a/k/a Romy Steinberg, Gertrude M. Steinberg, Charles M. Langston, Shelley Langston, Gregory L. Morrison, individually, Bonni L. Morrison, individually, Gregory L. Morrison, as Co-Trustee of the Morrison Family Trust u/a/d January 18, 2002, Bonni L. Morrison, as Co-Trustee of the Morrison Family Trust u/a/d January 18, 2002, and all other parties claiming by through, under or against them and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouse, heirs, devisees, grantees and creditors or other parties claiming by through or under those unknown natural persons; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above names or described defendants or parties or claiming to have any right, title or interest in and to the lands hereafter described, Defendants.</b></p> <p>TO: FLORIDA GULF COAST PRINTING COMPANY, A DISSOLVED CORPORATION, AND ALL OTHER PARTIES CLAIMING BY THROUGH, UNDER OR AGAINST THEM AND IT, AND ALL UNKNOWN NATURAL PERSONS IF ALIVE, AND IF DEAD OR NOT KNOWN TO BE DEAD OR ALIVE, THEIR SEVERAL AND RESPECTIVE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES AND CREDITORS OR OTHER PARTIES CLAIMING BY THROUGH OR UNDER THOSE UNKNOWN NATURAL PERSONS AND ENTITIES; AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMES OR DESCRIBED DEFENDANTS OR PARTIES OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN AND TO THE LANDS HEREAFTER DESCRIBED</p> <p>YOU ARE NOTIFIED that an action for reformation of a deed and deraignment of title concerning the following property in Manatee County, Florida:</p> <p>Commence at the N.E. corner of U.S. Government Lot 3, Section 18, Township 34 South, Range 16 East, thence South, along the East line of said U.S. Lot 3, 1,435.70 feet; thence South 33 degrees 51’30” East, 420.67 feet; thence South 48 degrees 08’00”</p>			
<p>East, 116.95 feet for a Point of Beginning; thence South 31 degrees 14’09” East, 74.84 feet to the intersection with the Northwesterly line of a 10 foot wide alley, as shown on the Northwest-erly line of a 10 foot wide alley, as shown on the plat of “Third Addition to Anna Maria Beach” Subdivision, as recorded in Plat Book 1, Page 270, Public Records of Manatee County, Florida; thence South 35 degrees 43’24” West, along the North line of said 10 foot wide alley, 110.22 feet to the intersection with the Northeasterly R/W of Los Cedros Drive; thence North 50 degrees 38’02” West, along said Northeasterly R/W also being the Southwesterly line of Lot 8 of Island Cedars Subdivision, 71.20 feet to the Southwesterly corner of said Lot 8; thence North 36 degrees 38’44” East, along the Northwesterly line of said Lot 8, 135.00 feet to the Point of Beginning, being and lying in the U.S. Government Lot 2, Section 18, Township 34 South, Range 16 East, Manatee County, Florida. The above described parcel of land being a portion of Lot 8, Island Cedars Subdivision, recorded in Plat Book 15, Page 54, of said records.</p> <p>Has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Barnes Walker, Goethe, Perron &amp; Shea, PLLC, the Plaintiff’s attorney, whose address is 3119 Manatee Avenue West, Bradenton, Florida 34205, on or before JUNE 21, 2022, 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.</p> <p>In and for Manatee County:</p> <p>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.</p> <p>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.</p> <p>Dated: MAY 9, 2022</p> <p>CLERK OF THE CIRCUIT COURT Angelina “Angel” Colonnesso As Clerk of the Court (SEAL) By: Patricia Salati As Deputy Clerk May 13, 20, 27; June 3, 2022 22-00699M</p>			
<p>Check out your notices on: <a href="#">floridapublicnotices.com</a></p>			
<p><b>Business Observer</b></p>			



# SAVE TIME

E-mail your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

10/077



SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2021 CC 006748 KINGSFIELD HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation Plaintiff, vs. RONALD KIDA A/K/A RON KIDA; et al. Defendants. NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated May 12, 2022, and entered in Case No. 2021CC006748 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina Colonnese, will publicly sell to the highest and best bidder for cash at www.manatee.realforeclose.com beginning at 11:00 AM on June 28, 2022, the following described property: LOT 16, BLOCK M, KINGSFIELD, PHASE V, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 27 THROUGH 33, 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 before the Clerk of the Court reports the surplus as unclaimed. AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 19 day of May 2022. NAJMY THOMPSON, P.L. /s/ Kari L. Martin Kari L. Martin, Esq. Florida Bar No. 092862 1401 8th Avenue West Bradenton, Florida 34205 Telephone: (941) 748-2216 Facsimile: (941) 748-2218 Service Email: service.KM@najmythompson.com Correspondence only: kmartin@najmythompson.com; Secondary: abaker@najmythompson.com Attorney for Plaintiff May 27; June 3, 2022 22-00769M

SECOND INSERTION
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CASE NO. 2018CA000211AX U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2006-CB6, Plaintiff, vs. CYNTHIA STEPHENS A/K/A CYNTHIA E. STEPHENS, et al. Defendants NOTICE IS HEREBY GIVEN that pursuant to an Order to Reschedule Foreclosure Sale entered April 29, 2022, in Case No. 2018CA000211AX in the Circuit Court of the Twelfth Judicial Circuit in and for MANATEE County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2006-CB6 ("Plaintiff") and CYNTHIA STEPHENS A/K/A CYNTHIA E. STEPHENS; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY ("Defendants"). Angelina M. Colonnese, Clerk of Circuit Court for MANATEE, County Florida will sell to the highest and best bidder for cash via the Internet at www.manatee.realforeclose.com, at 11:00 a.m., on the 23RD day of JUNE, 2022, the following described property as set forth in said Final Judgment, to wit:
LOT 10, DRYMAN'S FIRST ADDITION TO BRADENTOWN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 58, 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 before the clerk reports the surplus as unclaimed. 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 18th day of May, 2022. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com / s / J. Anthony Van Ness J. Anthony Van Ness, Esq. Florida Bar #: 391832 Email: TVanness@vanlawfl.com PHH1079-17/sap May 27; June 3, 2022 22-00772M

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No.: 2022CA000534AX THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA3, Plaintiff, v. JAMES HARPE; UNKNOWN SPOUSE OF JAMES HARPE; CAREY HARPE; UNKNOWN SPOUSE OF CAREY HARPE; THE CLERK OF THE 12TH JUDICIAL CIRCUIT FOR MANATEE COUNTY, FLORIDA; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. To the following Defendant(s): JAMES HARPE (LAST KNOWN ADDRESS) 4524 PRO CT E BRADENTON, FL 34203 UNKNOWN SPOUSE OF JAMES HARPE (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOTS 1 AND 2, LESS THE NORTHWESTERLY 50' OF LOTS 1 AND 2, OF BLOCK 20, ANNA MARIA BEACH SUBDIVISION, PLAT BOOK 1 PAGE 216 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. a/k/a 216 Magnolia Avenue A., Anna Maria, Florida 34216 has been filed against you and you are
required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. In accordance with the Americans with Disabilities Act, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 20TH day of MAY, 2022. Angelina Colonnese Manatee County Clerk of The Circuit Court As Clerk of the Court (SEAL) By: Kris Gaffney As Deputy Clerk Kelley Kronenberg Attorney for Plaintiff 10360 West State Road 84 Fort Lauderdale, FL 33324 May 27; June 3, 2022 22-00768M

SECOND INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO. 2018-CA-003924 (D) U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR17, Plaintiff, -vs- ALISON S. ESTRIN, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated the 25th day of January, 2022, entered in the above-captioned action, Case No. 2018-CA-003924 (D), the Clerk of the Court, ANGELINA "ANGEL" COLONNESO, will sell to the highest and best bidder for cash, by electronic sale beginning at 11:00 a.m. at www.manatee.realforeclose.com on June 28, 2022, the following described property as set forth in said final judgment, to-wit: BEGIN AT ORIGINAL GOVERNMENT M.C. FOR SECTIONS 15 AND 22, TOWNSHIP 35 SOUTH, RANGE 16 EAST IN MANATEE COUNTY, FLORIDA; THENCE EAST-ERLY ALONG THE NORTH LINE OF SAID SECTION 22, 1330.5 FEET TO A POINT. THENCE 37 DEGREES 00 MINUTES RIGHT OF SAID LINE OF SECTION 22, 450 FEET SOUTHEASTERLY TO POINT "A"; THENCE 90 DEGREES 00 MINUTES RIGHT OF THE ABOVE-MENTIONED LINE 25 FEET SOUTHWEST-ERLY TO POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME LINE 235 FEET MORE OR LESS TO THE SHORES OF BISHOP'S BAYOU, THENCE 90 DEGREES RIGHT OF THE ABOVE LINE PROJECTED 150 FEET ALONG THE SHORE-
LINE OF BISHOP'S BAYOU IN A NORTHWESTERLY DIRECTION TO A POINT; THENCE 90 DEGREES RIGHT OF THE ABOVE- MENTIONED LINE PROJECTED 235 FEET MORE OR LESS IN A NORTH-EASTERLY DIRECTION TO A POINT; THENCE 90 DEGREES RIGHT OF THE ABOVE-MENTIONED LINE PROJECTED 150 FEET IN A SOUTHEAST-ERLY DIRECTION TO POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY LYING IN A PORTION OF FRAC-TIONAL SECTIONS 22 AND 23, TOWNSHIP 35 SOUTH, RANGE 16 EAST, IN MANA-TEE COUNTY, FLORIDA. A/K/A 6555 BAYOU HAM-MOCK RD., LONGBOAT KEY, FLORIDA 34228 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodations in order to participate in this proceed-ing, 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 noti-fication if the time before the sched-uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED this May 23, 2022. WEITZ & SCHWARTZ, P. A. Attorneys for Plaintiff 900 S. E. 3rd Avenue, Suite 204 Fort Lauderdale, FL 33316 Phone (954) 468-0016 Fax (954) 468-0310 By: /s/ Steven C. Weitz Steven C. Weitz, Esq., FBN: 788341 stevenweitz@weitzschwartz.com May 27; June 3, 2022 22-00795M

SECOND INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2008-CA-005888 DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QH5, Plaintiff, vs. MARCIAL E. SOLORZANO, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 11, 2022, and entered in Case No. 2008-CA-005888 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QH5, is the Plaintiff and Eli A. Munoz, Marcial E. Solorzano, John Doe N/K/A Lazaro Francai, John Doe N/K/A Leonardo Pita, Eli A Munoz, Marcial E Solorzano, are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at online at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the June 15, 2022 the following described property as set forth in said Final Judgment of Foreclosure: BEGIN AT THE NORTHWEST CORNER OF THE NORTH-EAST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 17 EAST; THENCE SOUTH 89 DEGREES 47 MIN-UTES 57 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALSO BEING THE CENTERLINE OF 57TH AVENUE EAST, (LITTLE PITTSBURGH ROAD), 332.44 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE WEST 1/2 OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 00 DEGREES 07 MIN-UTES 07 SECONDS WEST, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE WEST 1/2, 25.00 FEET TO THE INTERSECTION OF SAID LINE AND THE SOUTH RIGHT OF WAY OF SAID 57TH AVENUE EAST FOR A POINT OF BE-GINNING; THENCE CON-TINUE SOUTH 00 DEGREES 07 MINUTES 07 SECONDS WEST, 95.11 FEET; THENCE NORTH 89 DEGREES 51 MIN-UTES 40 SECONDS WEST, 86.49 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 20 SECONDS EAST, PARAL-LEL TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND 246.00 FEET THEREFROM, 95.20 FEET TO THE INTER-SECTION OF SAID LINE AND THE SOUTH RIGHT OF WAY OF SAID 57TH AVENUE EAST; THENCE SOUTH 89 DEGREES 47 MINUTES 57 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY OF SAID 57TH AVENUE EAST, 86.46 FEET TO THE POINT OF BEGINNING, BEING AND LY-ING IN SECTION 13, TOWN-SHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. LESS AND EXCEPT ADDI-TIONAL RIGHT OF WAY FOR 57TH AVENUE EAST AS MORE PARTICULARLY DESCRIBED IN THAT CER-TAIN ORDER OF TAKING RECORDED JULY 8, 2003 IN OFFICIAL RECORDS BOOK 1843, PAGE 855, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA. A/K/A 1210 57TH AVE E, BRA-DENTON, FL 34203 AND 1212 57TH AVE E, BRADENTON, 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 before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceed-ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee 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 noti-fication if the time before the sched-uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 20 day of May, 2022. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Swosinski Florida Bar #96533 Justin Swosinski, Esq. CT - 18-025401 May 27; June 3, 2022 22-00794M

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO: 2022 CP 0707 IN RE: ESTATE OF LISA M. TOMLINSON, Deceased. The administration of the estate of LISA M. TOMLINSON, deceased, whose date of death was November 26, 2021 and whose Social Security Number ends in XXX-XX-9998, is pending in the Circuit Court for Manatee County, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 27, 2022. <b>Personal Representative:</b> /s/ Steven W. Tomlinson <b>Steven W. Tomlinson</b> 18701 E. Mazatzal Circle Rio Verde, Arizona 85263 Attorney for Personal Representative: /s/ Brenden S. Moriarty Brenden S. Moriarty, Esq. THE MORIARTY LAW FIRM, P.A. 1001 3rd Avenue West, Suite 650 Bradenton, FL 34205 (941) 749-0075 Florida Bar No. 0189863 bmoriarty@suncoastlegalgroup.com pleadings@suncoastlegalgroup.com May 27; June 3, 2022 22-00781M

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 412022CA001288CAAXMA DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1, Plaintiff, vs. GLORIA V. OSORIO, et al., Defendants. TO: GLORIA V. OSORIO Last known Address 7626 E 37TH STREET CIRCLE, SARASOTA, FL 34243 Current Residence Unknown YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 17, BLOCK F, CRESCENT LAKES SUBDIVISION, PHASE THREE, AS PER PLAT THERE-OF RECORDED IN PLAT BOOK 23, PAGES 155 AND 156, OF THE PUBLIC RECORDS OF MANA-TEE 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. Box 771270, Coral Springs, FL 33077 on or before at least thirty (30) days after the first publica-tion of this Notice in the (Please pub-lish in BUSINESS OBSERVER) and file the original with the Clerk of this
Court either before service on Plain-tiff's attorney or immediately thereaf-ter; otherwise a default will be entered against you for the relief demanded in the complaint. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011 If you are a person with a disability who needs any 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. WITNESS my hand and the seal of this Court this 20TH day of MAY, 2022. ANGELINA M. COLONNESO As Clerk of the Court (SEAL) By: Kris Gaffney As Deputy Clerk De Cubas & Lewis, P.A. Attorney for Plaintiff P.O. Box 771270 Coral Springs, FL 33077 May 27; June 3, 2022 22-00765M

SECOND INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 41-2022-CA-001409 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. RODNEY RUPERT, et. al. Defendant(s), TO: RODNEY RUPERT and UNKNOWN SPOUSE OF RODNEY RUPERT, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being fore-closed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: TRACT 25, LESS THE WEST 320.50 FEET, IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 20 EAST, POMELLO PARK, AS PER PLAT THEREOF RECORD-ED IN PLAT BOOK 6, PAGE 61, LESS PLATTED ROAD RIGHTS-OF-WAY, TOGETHER WITH THE WEST 1/2 OF THAT VACATED PLATTED RIGHT-OF-WAY LYING BETWEEN TRACT 25 ON THE WEST AND TRACT 40 ON THE EAST PER RESOLU-TION RECORDED IN OFFICIAL RECORDS BOOK 1890, PAGE 4760. has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /(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 de-manded in the complaint or petition filed herein. THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disabili-ty who needs any accommodations in order to participate in this proceed-ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee 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 noti-fication if the time before the sched-uled 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 at County, Florida, this 20 day of MAY, 2022. Angelina Colonnese Manatee County Clerk of The Circuit Court (SEAL) BY: Kris Gaffney DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-014833 May 27; June 3, 2022 22-00770M

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

or e-mail legal@businessobserverfl.com

Business Observer



SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2022 CP 1415**  
**Division Probate**  
**IN RE: ESTATE OF**  
**Elaine I. Dorr**  
**Deceased.**

The administration of the estate of ELAINE I. DORR, deceased, whose date of death was December 18, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER 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 27, 2022.

**Personal Representative:**  
**BRIAN L. DORR**  
14213 Flat Woods Terrace  
Lakewood Ranch, FL 34211  
Attorney for  
Personal Representative:  
Rodney D. Gerling, Esq.  
Florida Bar No. 0554340  
Affordable Attorney  
Gerling Law Group Chartered  
6148 State Road 70 East,  
Bradenton, FL 34203  
Telephone: (941) 756-6600  
Email:  
rgerling@gerlinglawgroup.com  
May 27; June 3, 2022 22-00775M

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2022-CP-000813**  
**IN RE: ESTATE OF**  
**MARY GWENDOLYN LANDIS**  
**(AKA MARY G. LANDIS),**  
**Deceased.**

The administration of the estate of MARY GWENDOLYN LANDIS (AKA MARY G. LANDIS), deceased, whose date of death was JANUARY 24, 2022, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR 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 27, 2022.

**/s/ Jerry Landis**  
**JERRY LANDIS**  
**Personal Representative**  
6183 9TH AVENUE CIRCLE NE,  
BRADENTON, FL 34212  
  
/s/ Jennifer J. Hensley  
JENNIFER J. HENSLEY, ESQUIRE  
Attorney for Personal Representative  
Primary Email: tmlaw.jen@gmail.com  
Secondary Email:  
tmlaw.lisa@gmail.com  
Florida Bar No. 1022202  
5190 26th Street West, Suite D  
Bradenton, FL 34207  
Telephone: (941) 755-8583  
May 27; June 3, 2022 22-00779M

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2022 CP 000821**  
**Division Probate**  
**IN RE: ESTATE OF**  
**DOROTHY F. SIEBEN**  
**Deceased.**

The administration of the estate of Dorothy F. Sieben, deceased, whose date of death was November 9, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR 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 27, 2022.

**Personal Representative:**  
**Daniel Sieben**  
8033 North County Road East  
Hayward, Wisconsin 54843  
Attorney for Personal Representative:  
Sean M. Byrne, Esquire  
Attorney  
Florida Bar Number: 0051988  
BACH, JACOBS & BYRNE, P.A.  
240 S. Pineapple Avenue, Suite 700  
Sarasota, FL 34236  
Telephone: (941) 906-1231  
Fax: (941) 954-1185  
E-Mail: sean@sarasotaelderlaw.com  
Secondary E-Mail:  
deedee@sarasotaelderlaw.com  
May 27; June 3, 2022 22-00811M

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
Manatee County, FLORIDA  
PROBATE DIVISION  
**File No. 2022-CP-001139-AX**  
**IN RE: ESTATE OF**  
**Steven Joseph Rotondo**  
**Deceased.**

The administration of the estate of Steven Joseph Rotondo, deceased, whose date of death was November 6th, 2021, 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 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 27, 2022.

**Charles J. Rotondo,**  
**Personal Representative**  
**c/o Patrick Giunta, P.A.**  
P.O. Address:  
2401 E. Atlantic Blvd. #210  
Pompano Beach, FL 33062  
**Personal Representative**  
Law Offices of Patrick Giunta, P.A.  
Attorneys for Personal Representative  
2401 E. Atlantic Blvd  
Suite 210  
Pompano Bch, FL 33062  
Telephone: (954) 951-7995  
By: Patrick B. Giunta Esq.  
Florida Bar No. 0650528  
Email Addresses: pbg@pgpalaw.com  
jad@pgpalaw.com  
May 27; June 3, 2022 22-00778M

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2022-CP-001440**  
**Division Probate**  
**IN RE: ESTATE OF**  
**MARY JANE OGDEN**  
**Deceased.**

The administration of the estate of MARY JANE OGDEN, deceased, whose date of death was March 21, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER 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 27, 2022.

**Personal Representative:**  
**Anne Ogden Melton**  
204 77th St W.  
Bradenton, FL 34209-2144  
Attorney for Personal Representative:  
Dana Laganella Gerling, Esq.  
Florida Bar No. 0503991  
Affordable Attorney  
Gerling Law Group Chartered  
6148 State Road 70 East,  
Bradenton, FL 34203  
Telephone: (941) 756-6600  
Email:  
dlaganella@gerlinglawgroup.com  
May 27; June 3, 2022 22-00777M

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 412022CP001347CPAXMA**  
**IN RE: ESTATE OF**  
**COLLEEN A. ZAHN-SUTTERLIN**  
**Deceased.**

The administration of the estate of Colleen A. Zahn-Sutterlin, deceased, whose date of death was February 1, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 27, 2022.

**Personal Representative:**  
**/s/ Chester E Suterlin III**  
**Chester E. Sutterlin, III**  
6931 Old Ranch Road  
Sarasota, Florida 34241  
Attorney for Personal Representative:  
/s/ Charles W Callahan III  
Charles W. Callahan, III  
Attorney  
Florida Bar Number: 0148776  
Hill Ward Henderson  
101 E. Kennedy Boulevard, Suite 3700  
Tampa, FL 33602  
Telephone: (813) 221-3900  
Fax: (813) 221-2900  
E-Mail: chad.callahan@hwhlaw.com  
Secondary E-Mail:  
probate.efile@hwhlaw.com  
May 27; June 3, 2022 22-00798M

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2022-CP-001256-AX**  
**IN RE: ESTATE OF**  
**BARBARA RITA PALMER,**  
**Deceased.**

The administration of the Estate of BARBARA RITA PALMER, deceased, whose date of death was March 20, 2022 and whose social security number is XXX-XX-1451, File No 2022-CP-001256-AX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 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 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 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 27, 2022.

**Personal Representative:**  
**/s/ William Stewart Ross Ogilby**  
**WILLIAM STEWART ROSS**  
**OGILBY**  
  
/s/ Thomas A Dozier  
Thomas A. Dozier, Esq  
Attorney for Personal Representative  
E-Mail Address:  
tdozier@dozierattorneys.com  
6148 State Road 70 East,  
Bradenton, FL 0114714  
Dozier & Dozier  
2407 Fruitville Road  
Sarasota, FL 34237  
Telephone: (941) 953-5797  
May 27; June 3, 2022 22-00797M

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2022-CP-001439**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JAMES PATRICK LINZI**  
**Deceased.**

The administration of the estate of James Patrick Linzi, deceased, whose date of death was March 23, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 27, 2022.

**Personal Representative:**  
**Alex J. Linzi**  
932 51st Avenue East  
Bradenton, Florida 34203  
**Meghann Hickman**  
932 51st Avenue East  
Bradenton, Florida 34203  
Attorney for Personal Representative:  
Catherine E. Davey  
Attorney  
Florida Bar Number: 991724  
DAVEY LAW GROUP PA  
PO Box 941251  
Maitland, Florida 32794-1251  
Telephone: (407) 645-4833  
Fax: (407) 645-4832  
E-Mail: cdavey@daveylg.com  
Secondary E-Mail: steve@daveylg.com  
May 27; June 3, 2022 22-00804M

SECOND INSERTION

NOTICE OF SALE  
IN THE COUNTY COURT IN AND  
FOR MANATEE COUNTY, FLORIDA  
**Case No.: 2021CC000748AX**  
**TARA GOLF AND COUNTRY**  
**CLUB, INC., a Florida not-for-profit**  
**corporation,**  
**Plaintiff, v.**  
**ALFRED HERCZEG,**  
**Defendant.**

Notice is hereby given pursuant to the Final Judgment/Order entered in the above noted case that the following property situated in Manatee County, Florida, described as:

Lot 28, Tara Phase II Subphase B, according to the map or plat thereof, as recorded in Plat Book 28, Pages 163 through 167, inclusive, of the Public Records of Manatee County, Florida.

At public sale, to the highest and best bidder for case, via the Internet: www.manatee.realforeclose.com; at 11:00 a.m. on June 23, 2022. Final payment must be made on or before 4:00 p.m. of the date of the sale by cash or cashier check, or initiated ACH or Wire Transfer. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT IN AND  
FOR MANATEE COUNTY, FLORIDA  
**CASE NO.: 2019CA003082AX**  
**BANK OF AMERICA, N.A.,**  
**Plaintiff, v.**  
**CHRIS GROOMS; LEIGH ANN**  
**GROOMS; GREENBROOK**  
**VILLAGE ASSOCIATION, INC.;**  
**RRA CP OPPORTUNITY TRUST**  
**1; 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;**  
**UNKNOWN TENANT #1;**  
**UNKNOWN TENANT #2,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 9, 2022 entered in Civil Case No. 2019CA003082AX in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein BANK OF AMERICA, N.A., Plaintiff and CHRIS GROOMS; LEIGH ANN GROOMS; GREENBROOK VILLAGE ASSOCIATION, INC.; RRA CP OPPORTUNITY TRUST 1; UNKNOWN TENANT #1 N/K/A DOUG HILLMAN; UNKNOWN TENANT #2 N/K/A DENISE HILLMAN, are defendants, Angelina Colonnese, Clerk of Court, will sell the property at public sale at www.manatee.realforeclose.com beginning at 11:00 AM on June 21, 2022 the following described property as set forth in said Final Judgment, to-wit:

LOT 151, GREENBROOK VILLAGE, SUBPHASE KK UNIT 1 A/K/A GREENBROOK BANKS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS

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

**Case No. 2021 CA 1009**  
**BANK OZK, F/K/A BANK OF**  
**THE OZARKS, SUCCESSOR IN**  
**INTEREST TO, AND ASSIGNEE**  
**OF, THE FEDERAL DEPOSIT**  
**INSURANCE CORPORATION, AS**  
**RECEIVER FOR HORIZON BANK,**  
**Plaintiff, vs.**  
**JAMES R. WILSON, JR., STEVEN**  
**WILSON, ET. AL.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to a Partially Stipulated Final Judgment of Foreclosure dated the 9th day of May 2022 and entered in the above-entitled cause in the Circuit Court of Manatee County, Florida, I will sell to the highest and best bidder for cash online at manatee.realforeclose.com, at 11:00 A.M. on the 13th day of July, 2022, the interest in real property situated in Manatee County, Florida and described as:

Unit 302, Building J, BAYSHORE ON THE LAKE CONDOMINIUM APARTMENTS, PHASE II, SECTION 2, a condominium according to the Declaration of Condominium recorded in O.R. Book 982, page 1449, and Amended and Restated Declaration of Condominium recorded in O.R. Book 1633, page 5304, and all amendments thereto, and as per plat thereof recorded in Condominium Book 10, page 155, and all amendments thereto, Public Records of Manatee County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Which has also sometimes been erroneously described as follows: Unit 302, Building J, BAYSHORE ON THE LAKE CONDOMINIUM APARTMENTS, PHASE II, SECTION 2, a con-

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.

ULRICH, SCARLETT,  
WATTS & DEAN, P.A.  
713 South Orange Ave., Suite 201  
Sarasota, Florida 34236  
Phone: (941) 955-5100  
Facsimile: (941) 953-2485  
Attorneys for Plaintiff  
/s/ Brian D. Keisacker  
Brian D. Keisacker, Esquire  
Florida Bar No. 121561  
Email: brian.keisacker@uswdlaw.com  
Email: kelly.parsons@uswdlaw.com  
May 27; June 3, 2022 22-00771M

SECOND INSERTION

RECORDED IN PLAT BOOK  
45, PAGES 33 THROUGH 40  
OF THE PUBLIC RECORDS  
OF MANATEE COUNTY,  
FLORIDA.

Property Address: 15254 Blue Fish Circle, Bradenton, FL 34202

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
/s/ Jason M. Vanslette  
Jason M. Vanslette, Esq.  
FBN: 92121  
File No: M190623-JMV  
Case No.: 2019CA003082AX  
May 27; June 3, 2022 22-00767M

SECOND INSERTION

dominium according to the Declaration of Condominium recorded in O.R. Book 985, Page 90, inclusive, and amendments thereto, and as per plat thereof recorded in Condominium Book 10, page 155, and amendments thereto, all in the Public Records of Manatee County, Florida. Together with all leases, rents, issues, and profits arising from the property described above.

ANY PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

AMERICANS WITH DISABILITIES ACT. 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.

/s/ Austin T. Palombizio  
Austin T. Palombizio, Esq.,  
FBN 1022399  
Janelle L. Esposito, Esq.,  
FBN 0035631  
Attorneys for Bank OZK  
Esposito Law Group, P.A.  
P. O. Box 9266, Bradenton,  
Florida 34206-9266  
(941) 251-0000 - (941) 251-4044 (Fax)  
austin@espositolegal.com  
janelle@espositolegal.com  
dcreview@espositolegal.com  
May 27; June 3, 2022 22-00766M



SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2022-CP-528**  
**Division Probate**  
**IN RE: ESTATE OF**  
**BENJAMIN E. AGNESS**  
**Deceased.**

The administration of the estate of Benjamin E. Agness, deceased, whose date of death was August 18, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 27, 2022.

**Personal Representative:**  
**Anne Ridings**  
P.O. Box 49375  
Sarasota, Florida 34230  
Attorney for Personal Representative:  
Melissa R. Casanueva, Esq., Attorney  
Florida Bar Number: 0105788  
Butler Elder Law, PA, a member of  
Ferrari, Butler, Moneymaker, PLLC  
8784 E. SR 70, Ste 102  
Bradenton, Florida 34202  
Telephone: (941) 254-6611  
Fax: (941) 254-6611  
E-Mail: melissa@butlerelderlaw.com  
Secondary E-Mail:  
melissa@butlerelderlaw.com  
May 27; June 3, 2022 22-00773M

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2022 CP 000357**  
**Division Probate**  
**IN RE: ESTATE OF**  
**LOUIS J. SPUGNARDI**  
**Deceased.**

The administration of the estate of Louis J. Spugnardi, deceased, whose date of death was April 22, 2021, 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 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 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 27, 2022.

**Personal Representatives:**  
**/s/ Mark Austin**  
**Mark Austin**  
P.O. Box 194  
Sabattus, Maine 04280  
**/s/ Bruce Austin**  
**Bruce Austin**  
55 Phelan Street  
Sabattus Maine 04280  
Attorney for  
Personal Representatives:  
**/s/ Tina M. Mroczkowski**  
Tina M. Mroczkowski, JD, LLM  
Florida Bar Number: 0096629  
Smith Mroczkowski, PLLC  
3400 S. Tamiami Trail, Suite 101  
Sarasota, Florida 34239  
Telephone: (941) 952-0550  
Fax: (941) 952-0551  
E-Mail: tina@smlawrsrq.com  
Secondary E-Mail:  
dena@smlawrsrq.com  
May 27; June 3, 2022 22-00800M

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2022 CP 1252**  
**Division Probate**  
**IN RE: ESTATE OF**  
**Joan B. Roche**  
**Deceased.**

The administration of the estate of JOAN B. ROCHE, deceased, whose date of death was January 27, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER 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 27, 2022.

**Personal Representative:**  
**MICHAEL B. ROCHE**  
6602 Tallmast Circle  
Lakewood Ranch, FL 34202  
Attorney for Personal Representative:  
Rodney D. Gerling, Esq.  
Florida Bar No. 0554340  
Affordable Attorney  
Gerling Law Group Chartered  
6148 State Road 70 East,  
Bradenton, FL 34203  
Telephone: (941) 756-6600  
Email:  
rgerling@gerlinglawgroup.com  
May 27; June 3, 2022 22-00776M

SECOND INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2022CP001305AX**  
**Division Probate**  
**IN RE: ESTATE OF**  
**GORDON C. SHAW,**  
**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 Gordon C. Shaw, deceased, File Number 2022CP001305AX, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1115 Manatee Ave. W., Bradenton, FL 34205; that Decedent's date of death was December 6, 2021; that the total value of the estate is \$7,907.13 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Barbara Cuddeback	614 River Rd.
Maumee, OH 43537	

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent 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 27, 2022.

**Person Giving Notice:**  
**Barbara Cuddeback**  
614 River Rd.  
Maumee, OH 43537  
Attorney for  
Person Giving Notice  
Kit Van Pelt  
Attorney for Barbara Cuddeback  
Florida Bar Number: 106754  
Griffin & Van Pelt, P.A.  
1455 Court Street  
Clearwater, FL 34239  
Telephone: (727) 449-9800  
Fax: (727) 446-2748  
E-Mail: kit@lawyergriffin.com  
Secondary E-Mail:  
kim@lawyergriffin.com  
May 27; June 3, 2022 22-00805M

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2022CP001265AX**  
**IN RE: ESTATE OF**  
**ELIZABETH D. HALBROOK**  
**Deceased.**

The administration of the estate of ELIZABETH D. HALBROOK, deceased, whose date of death was February 1, 2022 is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 27, 2022.

**Personal Representative:**  
**RICKY HALBROOK**  
1113 Ponderosa Pine Lane  
Sarasota, Florida 34243  
Attorney for Personal Representative:  
JONATHAN T. ANDERSON  
Attorney  
Florida Bar Number: 0188530  
Wood, Seidl & Anderson  
3665 Bee Ridge Road, Suite #300  
Sarasota, FL 34233  
Telephone: (941) 954-5772  
Fax: (941) 925-9164  
E-Mail: jonathan@wsa-law.com  
May 27; June 3, 2022 22-00796M

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2022-CP-1533**  
**IN RE: ESTATE OF**  
**JEAN MARLENE LEWELLEN,**  
**aka MARLENE LEWELLEN**  
**Deceased.**

The administration of the estate of JEAN MARLENE LEWELLEN, also known as MARLENE LEWELLEN, deceased, whose date of death was December 19, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO BOX 25400, BRADENTON, FL 34206. The names and addresses of the Personal representative and the Personal Representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 27, 2022.

**SHAWN E. LEWELLEN**  
**Personal Representative**  
6320 Venture Drive, Suite 104  
Lakewood Ranch, FL 34202  
CAROLINA ARIAS, ESQ.  
Attorney for Personal Representative  
Florida Bar No. 1015218  
Najmy Thompson, PL  
6320 Venture Drive, Suite 104  
Lakewood Ranch, FL 34202  
Telephone: 941-907-3999  
Email: carias@najmythompson.com  
Secondary Email:  
kwest@najmythompson.com  
May 27; June 3, 2022 22-00809M



**SAVE TIME**  
E-mail your Legal Notice  
legal@businessobserverfl.com

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2022 CP 000995 AX**  
**Division Probate**  
**IN RE: ESTATE OF**  
**NORMAN F. BEYER**  
**Deceased.**

The administration of the estate of Norman F. Beyer, deceased, whose date of death was December 29, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 27, 2021.

**Personal Representative:**  
**/s/ Wayne D. Beyer**  
**Wayne D. Beyer**  
4708 Coral Blvd.  
Bradenton, Florida 34210

Attorney for  
Personal Representative:  
**/s/ Sarah J. Harnden**  
Sarah J. Harnden, Attorney  
Florida Bar Number: 92299  
DUNLAP & MORAN PA  
P.O. Box 3948  
Sarasota, FL 34230  
Telephone: (941) 366-0115  
Fax: (941) 365-4660  
E-Mail: sharmden@dunlapmoran.com  
Secondary E-Mail:  
jsoberg@dunlapmoran.com  
May 27; June 3, 2022 22-00806M

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2022-CP-1574**  
**IN RE: ESTATE OF**  
**COLIN D. REESE, also known as**  
**COLIN DOUGLAS REESE,**  
**Deceased.**

The administration of the estate of COLIN D. REESE, also known as COLIN DOUGLAS REESE, deceased, whose date of death was April 30, 2022, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 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 27, 2022.

**Theresa Reasoner**  
**Personal Representative**  
14115 11th Terrace N.E.  
Bradenton, FL 34212

Jeffrey S. Goethe  
Attorney for  
Personal Representative  
Florida Bar No. 0861420  
3119 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 741-8224  
Email: jgoethe@barneswalker.com  
Secondary Email:  
rbattle@barneswalker.com  
May 27; June 3, 2022 22-00803M

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2022CP001443AX**  
**IN RE: ESTATE OF**  
**TERENCE E. VAYDA**  
**Deceased.**

The administration of the estate of TERENCE E. VAYDA, deceased, whose date of death was January 17, 2022, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR 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 27, 2022.

**Personal Representative:**  
**/s/ Karen C Vayda**  
**KAREN C. VAYDA**  
10434 Inglenook Terrace  
Palmetto, Florida 34221

Attorneys for Personal Representative:  
**/s/ John A Moran**  
JOHN A. MORAN, ESQ., Attorney  
Florida Bar Number: 718335  
Dunlap & Moran, P.A.  
P.O. Box 3948  
Sarasota, Florida 34230  
Telephone: (941) 366-0115  
Fax: (941) 365-4660  
E-Mail: jmoran@dunlapmoran.com  
Secondary E-Mail:  
cbaran@dunlapmoran.com  
16207/1  
May 27; June 3, 2022 22-00774M

## CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

STATE OF FLORIDA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
NOTICE OF PERMIT ISSUANCE

The Department of Environmental Protection gives notice of its issuance of a permit to Southwest Waste Services, LLC., Anthony Badala, 2442 Rockfill Road, Fort Myers, Florida 33916 to construct and operate a Class III solid waste Material Recovery Facility. The facility is located at latitude 26° 58' 53.6", longitude 82° 02' 36.1" on 25505 Old Landfill Road, Port Charlotte 33980 in Charlotte County. The Department assigned file number 44521-001-SO/30 to the proposed project.

The intent to issue and application file are available for public inspection at <https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/107320/facility?search> or during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the Department's South District Office, 2295 Victoria Ave, Suite 364, Ft. Myers, Florida 33901-3875, at phone number (239) 344-5600.

### NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

#### Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- The name and address of each agency affected and each agency's file or identification number, if known;
- The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- A statement of when and how the petitioner received notice of the agency decision;
- A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at [Agency\\_Clerk@FloridaDEP.gov](mailto:Agency_Clerk@FloridaDEP.gov). Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

#### Time Period for Filing a Petition

Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

#### Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at [Agency\\_Clerk@FloridaDEP.gov](mailto:Agency_Clerk@FloridaDEP.gov), before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

#### Mediation

Mediation is not available in this proceeding.

#### Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

22-00591IT







FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY Case No.: 21000799CA MANUEL N. CRIOLLO and DOLORES CRIOLLO, Plaintiffs, v. MWH EMERGENCY SERVICES, INC., a Florida Corporation, THOMAS HARTMANN, et al.; Defendants. Notice is hereby given, pursuant to the Final Judgment for Plaintiff entered in this case on March 21, 2022, and the Order on Plaintiff's Motion to Re- schedule Foreclosure Sale and Disburse Funds, entered in this case on May 25, 2022, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the prop- erty situated in Charlotte County, Florida described as: A parcel of Land lying in the SE 1/4 of the SE 1/4 of Section 22, Township 42 South, Range 25 East, Charlotte County, Florida being more specifically described as follows: From the intersection of the Easterly line of said Section 22 and the Northerly Right-of- Way line of Cook Brown Road (which lies 50 feet Northerly of and parallel with the South- erly line of said Section 22) run South 89 Degrees 37 minutes 17 seconds West, along said North- erly Right-of-Way a distance of 1294.15 feet to the intersection with the Easterly Right-of-Way line of a 60 foot County Road; thence North 0 Degrees 12 min- utes 54 seconds West along said Easterly Right-of-Way line, a dis- tance of 424.935 feet to the Point of Beginning; thence North 0 Degrees 12 minutes 54 seconds West continuing along said East- erly Right-of-Way line, a distance of 424.94 feet; thence North 89	Degrees 24 minutes 43 seconds East a distance of 598.45 feet; thence South 0 Degrees 14 min- utes 20 seconds East a distance of 425.42 feet; thence South 89 Degrees 27 minutes 31 seconds West a distance of 598.62 feet to the Point of Beginning. And commonly known as: 15960 RASMUSSEN ROAD, PUNTA GORDA, FLORIDA 33982; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on July 22, 2022, at 11:00 a.m. Any persons 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 before the clerk reports the surplus as unclaimed. 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 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 day of 05/31/2022. Clerk of the Circuit Court Roger D. Eaton By: (SEAL) B. Lackey Deputy Clerk  John C. Webb, Esq. JOHN WEBB LEGAL GROUP, P.L. P.O. Box 60832 Fort Myers, FL 33906 Telephone: 239-313-7362 Fax: 888-465-7258 E-Mail: John@JohnWebbLegal.com June 3, 10, 2022 22-00577T
FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 22000378CA U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE, FOR CONSECO FINANCE HOME EQUITY LOAN TRUST 2001-C, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF THEODORA T. MORITZ A/K/A THEODORA TEAGUE MORITZ A/K/A THEODORA L. MORITZ, DECEASED; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL C. MORITZ A/K/A MICHAEL CHRISTIAN MORITZ, DECEASED; Et Al., Defendant(s). TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PAR- TIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL C. MORITZ A/K/A MI- CHAEL CHRISTIAN MORITZ, DE- CEASED RESIDENCES UNKNOWN THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDI- TORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UN- DER OR AGAINST THE ESTATE OF THEODORA T. MORITZ A/K/A THEODORA TEAGUE MORITZ A/K/A THEODORA L. MORITZ, DE- CEASED RESIDENCES UNKNOWN YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County,	Florida: THE WEST ONE-HALF OF LOT 31, AND ALL OF LOTS 32 AND 33, BLOCK 179, HAR- BOUR HEIGHTS SECTION ELEVEN, PART TWO, A SUB- DIVISION ACCORDING TO THE PLAT THEREOF AS RE- CORDED IN PLAT BOOK 4, PAGES 48A THROUGH 48G, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's at- torneys or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the com- plaint 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 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 on May 25, 2022. As Clerk of the Court By: B. Lackey (SEAL) As Deputy Clerk  Diaz Anselmo & Associates, P.A., Plaintiff's attorneys P.O. BOX 19519 Fort Lauderdale, FL 33318 (954) 564-0071 answers@dallegal.com 1496-177884 / PR2 June 3, 10, 2022 22-00584T

FIRST INSERTION

Notice is hereby given that SWFL  
CLEANING & HOME REPAIR  
LLC, MONIQUE KRET, OWNERS,  
desiring to engage in business under  
the fictitious name of SWFL HOME  
REPAIR located at 947 SILVER  
SPRINGS TERRACE NW, PORT  
CHARLOTTE, FLORIDA 33948  
intends to register the said name in  
CHARLOTTE county with the Division  
of Corporations, Florida Department of  
State, pursuant to section 865.09 of the  
Florida Statutes.

June 3, 2022 22-00583T



SAVE  
TIME

lv10175

E-mail your Legal Notice  
legal@businessobserverfl.com

SUBSEQUENT  
INSERTIONS

SECOND INSERTION

Notice of Public Sale  
Pursuant F.S. 328.17, United American  
Lien & Recovery as agent w/ power of  
attorney will sell the following vessel(s)  
to the highest bidder. Inspect 1 week  
prior @ marina; cash or cashier check;  
all auctions are held w/ reserve; any  
persons interested ph 954-563-1999  
Sale Date June 10, 2022 @ 10:00 am  
3411 NW 9th Ave #707 Ft Lauderdale  
FL 33309  
V12915 1991 Hunter FL6417HB  
Hull ID#: HUNTO044J091 sail  
pleasure diesel fiberglass 30ft  
R/O Felipe Velosa Lienor: Safe  
Cove Inc 10450 Winborough Dr  
Pt Charlotte  
Licensed Auctioneers FLAB422  
FLAU765 & 1911  
May 27; June 3, 2022 22-00560T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-0604 IN RE: ESTATE OF CAROL BRYAN SPEARS Deceased. The administration of the Estate of Carol Bryan Spears, deceased, File Number 2022-CP-0604, 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 petitioner and the petitioner's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE	of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the petitioner and the petitioner's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE
SUBSEQUENT INSERTIONS	
FOURTH INSERTION	FOURTH INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case # 22 0347 CA RAO HOLDINGS, LLC., Plaintiff, V LILLIAN VOUGH and LEONA WILTROUT, Defendants. To LILLIAN VOUGH 2062 Verde Avenue Akron, OH 44314 any unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, Leona Wiltrout, who is dead or not known to be dead or alive, or otherwise as the case may be. YOU ARE NOTIFIED that an ac- tion to Partition to the following prop- erty has been filed in Charlotte County, Florida: LOT 11, BLOCK 1074, PORT CHARLOTTE SUBDIVISION, SECTION 16, according to the Map or Plat thereof, recorded in Plat Book 5, Page 5A of the Pub- lic Records of Charlotte County, Florida. Parcel ID 402101278008 Property Address is: 17422 Vidal Av- enue Port Charlotte, FL 33954 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before June 10, 2022 and file the original with the clerk of this court either before ser- vice on the plaintiff's attorney or im- mediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated May 4, 2022. Roger D. Eaton As Clerk of the Court (SEAL) By: B. Lackey As Deputy Clerk  Payne Ryan, PLLC 25073 Marion Avenue Punta Gorda, FL 33950 May 13, 20, 27; June 3, 2022 22-00498T	NOTICE OF ACTION IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case # 22 0347 CA RAO HOLDINGS, LLC., Plaintiff, V LILLIAN VOUGH and LEONA WILTROUT, Defendants. To LEONA WILTROUT 2062 Verde Avenue Akron, OH 44314 any unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, Leona Wiltrout, who is dead or not known to be dead or alive, or otherwise as the case may be. YOU ARE NOTIFIED that an ac- tion to Partition to the following prop- erty has been filed in Charlotte County, Florida: LOT 11, BLOCK 1074, PORT CHARLOTTE SUBDIVISION, SECTION 16, according to the Map or Plat thereof, recorded in Plat Book 5, Page 5A of the Pub- lic Records of Charlotte County, Florida. Parcel ID 402101278008 Property Address is: 17422 Vidal Av- enue Port Charlotte, FL 33954 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before June 10, 2022 and file the original with the clerk of this court either before ser- vice on the plaintiff's attorney or im- mediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated May 4, 2022. Roger D. Eaton As Clerk of the Court (SEAL) By: B. Lackey As Deputy Clerk  Payne Ryan, PLLC 25073 Marion Avenue Punta Gorda, FL 33950 May 13, 20, 27; June 3, 2022 22-00497T
FOURTH INSERTION	FOURTH INSERTION
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION CASE NO.: 2022-CA-000391 JMMC INVESTMENT HOLDINGS, LLC, Plaintiff, vs. MARILYN SEALY PENCE; Defendant. TO: MARILYN SEALY PENCE, 711 23RD ST SW, LARGO, FL, 33770 YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida: Lot 6, Block 2543, PORT CHAR- LOTTE SUBDIVISION, SEC- TION 47, according to the Plat thereof, recorded in Plat Book 5, Pages 61A thru 61G, of the Pub- lic Records of Charlotte County, Florida. Parcel ID: 402105151005 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtul- la, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or be- fore June 16, 2022, and file the original with the clerk of this court either be-	fore June 16, 2022, and file the original with the clerk of this court either be- fore 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 or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on May 10, 2022. ROGER D. EATON CLERK OF THE CIRCUIT COURT By: B. Lackey (SEAL) DEPUTY CLERK  SOKOLOF REMTULLA, PLLC 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252/ Facsimile: 561-342-4842 E-mail: pleadings@floridalitlaw.com Counsel for Plaintiff May 13, 20, 27; June 3, 2022 22-00519T

FOURTH INSERTION	
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION CASE NO.: 2022-CA-000313 RENEW 180 LLC, Plaintiff, vs. JEAN SOLCHAGA; IRENE SOLCHAGA; Defendants. TO: JEAN SOLCHAGA, ROUTE DE VALBRILLANT, 13590 MEYREUIL, FRANCE IRENE SOLCHAGA, ROUTE DE VALBRILLANT, 13590 MEYREUIL, FRANCE YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida: Lot 7, Block 1858, PORT CHAR- LOTTE SUBDIVISION, SEC- TION 56, according to the plat thereof, recorded in Plat Book 5, Pages 70A thru 70H, of the Pub- lic Records of Charlotte County, Florida. Parcel ID: 402131205004 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtul- la, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or be-	fore June 16, 2022, and file the original with the clerk of this court either be- fore 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 or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is 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 on May 10, 2022. ROGER D. EATON CLERK OF THE CIRCUIT COURT By: B. Lackey (SEAL) DEPUTY CLERK  SOKOLOF REMTULLA, PLLC 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252/ Facsimile: 561-342-4842 E-mail: pleadings@floridalitlaw.com Counsel for Plaintiff May 13, 20, 27; June 3, 2022 22-00520T

SUBSCRIBE TO THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com

Business  
Observer

FIRST INSERTION	
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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this	Notice is June 3, 2022. <b>Petitioner:</b> <b>Colin Spears</b> 83 Mt Scott Circle Lawton, OK 73507 Attorney for Petitioner: Nathan Dougherty, Esquire Florida Bar No. 118632 1777 Tamiami Trail, Suite 304-2 Port Charlotte, FL 33948 Tel: (941) 270-4489 Email: contact@nathandoughertylaw.com June 3, 10, 2022 22-00586T

SUBSEQUENT INSERTIONS	
THIRD INSERTION	THIRD INSERTION
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION CASE NO.: 2022-CA-000630 DALE L. PRITCHARD, Plaintiff, vs. EMMA DOUAIHY, Defendant. TO: Emma Douaihy, P.O. Box 92, Cairo, NY 12413-0092. YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida: Lot 27, Block 2729, PORT CHARLOTTE SUBDIVISION, SECTION 31, according to the plat thereof, recorded in Plat Book 5, Pages 26A thru 26F, of the Public Records of Charlotte County, Florida. Parcel ID: 402124102014 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtul- la, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or be- fore June 20, 2022, and file the original with the clerk of this court either be- fore 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 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 on May 13, 2022. ROGER D. EATON CLERK OF THE CIRCUIT COURT By: B. Lackey (SEAL) DEPUTY CLERK  SOKOLOF REMTULLA, PLLC 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252/ Facsimile: 561-342-4842 E-mail: pleadings@floridalitlaw.com Counsel for Plaintiff May 20, 27; June 3, 10, 2022 22-00528T

FOURTH INSERTION	
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION CASE NO.: 2022-CA-000391 JMMC INVESTMENT HOLDINGS, LLC, Plaintiff, vs. MARILYN SEALY PENCE; Defendant. TO: MARILYN SEALY PENCE, 711 23RD ST SW, LARGO, FL, 33770 YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida: Lot 6, Block 2543, PORT CHAR- LOTTE SUBDIVISION, SEC- TION 47, according to the Plat thereof, recorded in Plat Book 5, Pages 61A thru 61G, of the Pub- lic Records of Charlotte County, Florida. Parcel ID: 402105151005 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtul- la, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or be- fore June 16, 2022, and file the original with the clerk of this court either be-	fore 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 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 on May 10, 2022. ROGER D. EATON CLERK OF THE CIRCUIT COURT By: B. Lackey (SEAL) DEPUTY CLERK  SOKOLOF REMTULLA, PLLC 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252/ Facsimile: 561-342-4842 E-mail: pleadings@floridalitlaw.com Counsel for Plaintiff May 13, 20, 27; June 3, 2022 22-00519T

SECOND INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22000553CP Division Probate IN RE: ESTATE OF ROBERT E. LILLEY a/k/a ROBERT EMORY LILLEY, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Or- der of Summary Administration has been entered in the estate of ROBERT E. LILLEY a/k/a ROBERT EMORY LILLEY, deceased, File Number 22000553CP by the Circuit Court for Charlotte County, Florida, Probate Di- vision, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was NOVEMBER 24, 2021; that the total value of the estate is \$3021.00 and that the names and addresses of those to whom it has been assigned by such order are: Name: Address: ELIZABETH A. LAWSON-LILLEY 17200 Acapulco Rd., Unit 121 Punta Gorda, FL 33955 ALL INTERESTED PERSONS ARE	NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent 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 PE- RIOD, 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 27, 2022. <b>Person Giving Notice:</b> <b>Elizabeth A. Lawson-Lilley</b> 17200 Acapulco Rd., Unit 121 Punta Gorda, FL 33955 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 27; June 3, 2022 22-00551T

SAVE TIME

E-mail your Legal Notice

Business  
Observer

legal@businessobserverfl.com

4400



FOURTH INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
**CASE NO.: 2022-CA-000561**  
**A&C REAL ESTATE SOLUTIONS**  
**EMPLOYEE PROFIT SHARING**  
**PLAN,**  
**Plaintiff, v.**  
**EDWARD GONOS; HELEN JEAN**  
**DUKICH; and JOHN J. GONOS,**  
**Defendants.**  
To EDWARD GONOS; HELEN JEAN  
DUKICH; JOHN J. GONOS:  
YOU ARE HEREBY NOTIFIED that  
an action to Quiet Title to real property  
described as:  
PORT CHARLOTTE SEC54  
BLK1747 LTS 27 & 28 150/402  
AFF1362/1177DC1362/1178  
4937/366, More commonly  
known as: 13139 Feldspar  
Avenue, Port Charlotte, FL  
33981  
has been filed by Plaintiff, A&C REAL  
ESTATE SOLUTIONS EMPLOYEE  
PROFIT SHARING PLAN, and you are  
required to serve a copy of your written  
defenses, if any, on Alisa Wilkes, Esq.,  
13400 Sutton Park Dr. S., Suite 1204,  
Jacksonville, FL 32224, (904)620-9545

22-00521T

THIRD INSERTION

NOTICE OF ACTION  
FOR PUBLICATION  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.: 21-CA-1182**  
**NEAT SCENE LLC,**  
**Plaintiff, v.**  
**RICHARD L. WIESE and**  
**DEBORAH A. WIESE,**  
**Defendants.**  
TO: RICHARD L. WIESE  
8778 Cuyamaca Street  
Santee, CA 92071  
YOU ARE NOTIFIED that an action  
to Quiet Tax Title for property located in  
Charlotte County, Florida: 133 Brig Circle  
East, Placida, FL 33946, Instrument  
# 3000217, ROTONDA SANDS UN1  
BLK1 LT 336 1209/239 TD4845/167 of  
the Public Records of Charlotte County,  
Florida, has been filed against you. You  
are required to serve a copy of your  
written defenses, if any, to this action on  
Gary L. Green, Esq., Plaintiff's attorney,  
whose address is 2670 Airport Pulling  
Road South, Naples, Florida 34112, on  
or before June 20, 2022, and file the  
original with the Clerk of this Court at  
the Charlotte County Courthouse, Civil  
Division, 350 E. Marion Avenue, Punta

22-00524T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 22-156-CP**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**LORRAINE L. FLAMMER**  
**A/K/A LORRAINE F. DODSON**  
**A/K/A LORRAINE FLAMMER**  
**Deceased.**  
The administration of the estate of  
Lorraine L. Flammer a/k/a Lorraine F.  
Dodson a/k/a Lorraine Flammer, de-  
ceased, whose date of death was Janu-  
ary 10, 2022, 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 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  
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 27, 2022.  
**Personal Representative:**  
**/s/ Robin Vazquez**  
**Robin Vazquez**  
6230 Scott Street Suite 211  
Punta Gorda, FL 33950  
Attorney for Personal Representative:  
**/s/ Ellie K. Harris**  
**Ellie K. Harris**  
Schwarz & Harris, P.A.  
17841 Murdock Circle  
Port Charlotte, Florida 33948  
Telephone: (941) 625-4158  
Fax: (941) 625-5460  
E-Mail: e-service@schwarzlaw.net  
May 27; June 3, 2022 22-00571T

SECOND INSERTION

AMENDED NOTICE OF ACTION  
IN THE CIRCUIT COURT, IN  
AND FOR CHARLOTTE COUNTY,  
FLORIDA  
**CASE No.: 22000532CA**  
**HERITAGE ENTERPRISES FL**  
**LLC,**  
**Plaintiff, vs.**  
**BRENDA ANN CARROLL**  
**RANDAZZO, deceased, and all**  
**others claiming by, through and**  
**under BRENDA ANN CARROLL**  
**RANDAZZO, deceased, ROTONDA**  
**SANDS CONSERVATION**  
**ASSOCIATION, INC., NESTOR**  
**HERRERA, and all others claiming**  
**by, through and under NESTOR**  
**HERRERA, FABIOLA FLORES,**  
**and all others claiming by, through**  
**and under FABIOLA FLORES,**  
**SOLANGI CATALINA FONSECA**  
**RUEDA, and all others claiming**  
**by, through and under SOLANGI**  
**CATALINA FONSECA RUEDA,**  
**ROTONDA MEADOWS/VILLAS**  
**CONSERVATION ASSOCIATION,**  
**INC., MARIE C. MAWN, and**  
**all others claiming by, through**  
**and under MARIE C. MAWN,**  
**NORMAND MAWN, and all others**  
**claiming by, through and under**  
**NORMAND MAWN, IGNACIO**  
**RODRIGO MARTINEZ RUBIO,**  
**and all others claiming by, through**  
**and under IGNACIO RODRIGO**  
**MARTINEZ RUBIO, RICHARD**  
**DUFFY, deceased, and all others**  
**claiming by, through and under**  
**RICHARD DUFFY, deceased,**  
**MARIANN BELL, and all others**  
**claiming by, through and under**  
**MARIANN BELL, CAROLINA**  
**DAVALOS, and all others claiming**  
**by, through and under CAROLINA**  
**DAVALOS, ESTATE OF LUELLA**  
**L. UNGERER A/K/A LUELLA A.**  
**UNGERER HUIT, and all others**  
**claiming by, through and under**  
**ESTATE OF LUELLA L. UNGERER**  
**A/K/A LUELLA A. UNGERER**  
**HUIT, JOSEPH W. UNGERER,**  
**deceased, and all others claiming**  
**by, through and under JOSEPH W.**  
**UNGERER, deceased, TERRY L.**  
**UNGERER, and all others claiming**  
**by, through and under TERRY**  
**L. UNGERER, BARBARA A.**  
**HASSLER, and all others claiming**  
**by, through and under BARBARA**  
**A. HASSLER, GARY R. UNGERER,**  
**and all others claiming by, through**  
**and under GARY R. UNGERER,**  
**HELEN B. SANFORD, and all**  
**others claiming by, through and**  
**under HELEN B. SANFORD,**  
**Defendant,**  
TO: BRENDA ANN CAR-  
ROLL RANDAZZO, deceased, and all  
others claiming by, through and under  
BRENDA ANN CARROLL RANDAZ-  
ZO, deceased, NESTOR HERRERA,  
and all others claiming by, through  
and under NESTOR HERRERA,  
FABIOLA FLORES, and all others  
claiming by, through and under FABI-  
OLA FLORES, SOLANGI CATALINA  
FONSECA RUEDA, and all others  
claiming by, through and under SOL-  
ANGI CATALINA FONSECA RUEDA,

SECOND INSERTION

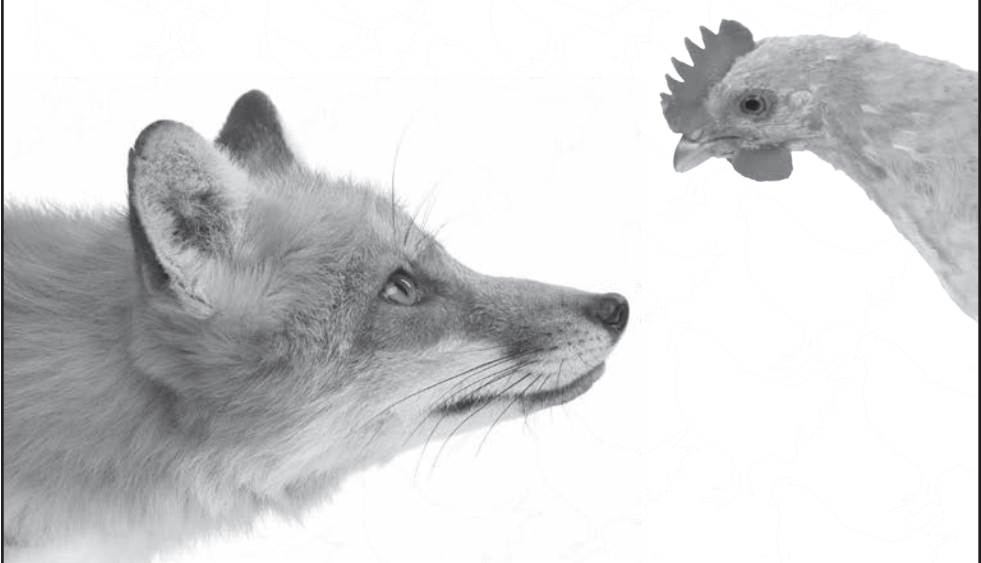
Parcel 6:  
Lot 10, Block 45, Rotonda Mead-  
ows, according to the map or  
plat thereof, as recorded in Plat  
Book 10, Page(s) 15A through  
15Z18, of the Public Records  
of Charlotte County, Florida  
a/k/a 33 Willow Rd, Placida, FL  
33946 ("Parcel 6").  
Parcel 7:  
Lot 15, Block 120, Rotonda  
Meadows, according to the map  
or plat thereof, as recorded in  
Plat Book 10, Page(s) 15, of the  
Public Records of Charlotte  
County, Florida a/k/a 8 Sat-  
inwood Pl, Placida, FL 33946  
("Parcel 7").  
Parcel 8:  
Lot 17, Block 106, Rotonda  
Meadows, according to the map  
or plat thereof, as recorded  
in Plat Book 10, Page(s) 15A  
through 15Z18, inclusive, of  
the Public Records of Charlotte  
County, Florida a/k/a 33 Bluejay  
Dr, Placida, FL 33946 ("Parcel  
8").  
Parcel 9:  
Lot 1, Block 99, Rotonda Mead-  
ows, according to the map or  
plat thereof, as recorded in Plat  
Book 10, Page(s) 15A through  
15Z18, inclusive, of the Public  
Records of Charlotte County,  
Florida a/k/a 1 Coleus Ct, Pla-  
cida, FL 33946 ("Parcel 9").  
has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on J.D. Manzo, of  
Manzo & Associates, P.A., Plaintiff's  
attorney, whose address is 4767 New  
Broad Street, Orlando, FL 32814, tele-  
phone number (407) 514-2692, on or  
before June 30, 2022, and file the origi-  
nal with the Clerk of this Court either  
before service on Plaintiff's attorney  
or immediately thereafter; otherwise a  
default will be entered against you for  
the relief demanded in the Complaint  
or petition.  
If you are a person with a disability  
who needs any accommodation in or-  
der to participate in this proceeding,  
you are entitled, at no cost to you, to  
the provision of certain assistance. Please  
contact Jon Embury, Administrative  
Services Manager, whose office is 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 on 24th day of May 2022.  
Clerk of the Circuit Court  
By: B. Lackey (SEAL)  
As Deputy Clerk

22-00574T


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.

This is like putting the fox in  
charge of the hen house.



Keep Public Notices  
in Newspapers

  
www.newsmediaalliance.org

SP13859

SECOND INSERTION

NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE No. 22-000345-CA**  
**Wells Fargo Bank, N.A.**  
**Plaintiff, vs.**  
**The Unknown Heirs, Devisees,**  
**Grantees, Assignees, : Lienors,**  
**Creditors, Trustees, and all other**  
**parties claiming interest by, through,**  
**under or against the Estate of Stuart**  
**Lynn Powell a/k/a Stuart L. Powell,**  
**Deceased; et al**  
**Defendants.**  
TO: Justin Cameron Powell a/k/a Jus-  
tin C. Powell  
Last Known Address: 531 E. 4th St.  
Greenville, OH. 45331  
YOU ARE HEREBY NOTIFIED that  
an action to foreclose a mortgage on the  
following property in Charlotte County,  
Florida:  
LOT 924, ROTONDA WEST,  
PINEHURST, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF AS RECORDED  
IN PLAT BOOK 8, PAGE 12-A  
THROUGH 12-K 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 Julie York, Es-  
quire, Brock & Scott, PLLC., the Plain-  
tiff's attorney, whose address is 2001  
NW 64th St, Suite 130 Ft. Lauderdale,  
FL 33309  
File # 22-F00169  
May 27; June 3, 2022 22-00561T

SECOND INSERTION

NOTICE OF SALE  
IN THE COUNTY COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
**CASE NO: 21-CC-0188**  
**ROTONDA SANDS**  
**CONSERVATION ASSOCIATION,**  
**INC., a Florida not for profit**  
**Corporation,**  
**Plaintiff, v.**  
**BORYS O. PALATAJKO**  
**and DIANE L. PALATAJKO,**  
**Defendants.**  
Notice is hereby given that pursuant  
to a Final Judgment of Foreclosure  
entered on May 18, 2022, in the above  
styled cause, in the County Court of  
Charlotte County, Florida, Roger D.  
Eaton, Clerk of the Circuit Court will  
sell the property situated in Charlotte  
County, Florida legally described as:  
Lot(s) 241, Block 7, ROTONDA  
SANDS NORTH REPLAT Unit  
1, according to the Plat therof,  
recorded in Plat Book 11, Page(s)  
4A through 4Z2, of the Public  
Records of CHARLOTTE Coun-  
ty, Florida  
Commonly known as: 7 Eddy Pl,  
Placida, Florida, 33946  
In an online sale at www.charlotte.  
realforeclose.com, beginning on July  
22, 2022 at 11:00 a.m.  
If you are a person with a disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact Jon Embury, Adminis-  
trative 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 sched-  
uled 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 05/20/2022.  
By: (SEAL) B. Lackey  
Clerk of Court  
May 27; June 3, 2022 22-00564T

HOW TO  
PUBLISH YOUR  
LEGAL  
NOTICE  
IN THE  
BUSINESS  
OBSERVER

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



22-00560T



SECOND INSERTION

NOTICE OF SALE  
IN THE COUNTY COURT OF THE  
TWENTIETH JUDICIAL  
CIRCUIT, IN AND FOR  
CHARLOTTE COUNTY,  
FLORIDA  
CASE NO: 21-CC-0186  
ROTONDA SANDS  
CONSERVATION ASSOCIATION,  
INC., a Florida not for profit  
Corporation,  
Plaintiff, v.  
BORYS O. PALATAJKO and DIANE  
L. PALATAJKO,  
Defendants.  
Notice is hereby given that pursuant  
to a Final Judgement of Foreclosure  
entered on May 18, 2022, in the above  
styled cause, in the County Court of  
Charlotte County, Florida, Roger D.  
Eaton, Clerk of the Circuit Court will  
sell the property situated in Charlotte  
County, Florida legally described as:  
Lot(s) 2, Block 13, ROTONDA  
SANDS NORTH REPLAT,  
Unit 1, according to the Plat  
thereof, recorded in Plat Book 11,  
Page(s) 4A through 4Z2, of the  
Public Records of CHARLOTTE  
County, Florida  
Commonly known as: 31 Mate  
Cir, Placida, Florida, 33946  
In an online sale at www.charlotte.  
realforeclose.com, beginning on July  
22, 2022 at 11:00 a.m.  
If you are a person with a disability  
who needs any accommodation in or-  
der to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact Jon Embury, Admin-  
istrative Services Manager, whose  
office is located at 350 E. Marion  
Avenue, Punta Gorda, Florida 33950,  
and whose telephone number is (941)  
637-2110, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notifica-  
tion if the time before the scheduled  
appearance is less than (7) days; if  
you are hearing or voice impaired,  
call 711.  
DATED this 05/20/2022.  
(SEAL) By: Brittany Lackey  
Clerk of Court  
Iris Padron, Esq.  
12600 World Plaza Lane  
Fort Myers, FL 339907  
May 27; June 3, 2022 22-00549T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 22-000544-CP  
Division: PROBATE  
IN RE: ESTATE OF  
WILLIAM FREDERICK  
MACDONALD, A/K/A WILLIAM F.  
MACDONALD,  
Deceased.  
The administration of the estate of  
William Frederick MacDonald, a/k/a  
William F. MacDonald, deceased,  
whose date of death was February 18,  
2022, 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 representatives and the per-  
sonal representatives' attorney are set  
forth below.  
All creditors of the decedent and  
other persons having claims or de-  
mands against decedent's estate on  
whom a copy of this notice is 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 PUBLI-  
CATION OF THIS NOTICE OR 30  
DAYS AFTER THE DATE OF SER-  
VICE OF A COPY OF THIS NOTICE  
ON THEM.  
All other creditors of the decedent  
and other persons having claims or 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 27, 2022.  
Co-Personal Representatives:  
Michelle A. Morgan  
113 Gough Avenue  
West Warwick, RI 02893  
Marie T. Dilorenzo  
45 Glengrove Avenue  
Cranston, RI 02910  
Cheyenne R. Young  
Attorney for Co-Personal  
Representatives  
Florida Bar Number: 0515299  
Wotitzky, Wotitzky,  
Ross & Young, P.A.  
Attorneys at Law  
1107 W. Marion Avenue, Unit #111  
Punta Gorda, FL 33950  
Telephone: (941) 639-2171  
Fax: (941) 639-8617  
E-Mail: cyoung@wotitzkylaw.com  
Secondary E-Mail:  
jackie@wotitzkylaw.com  
May 27; June 3 2022 22-00555T

SECOND INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE  
SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND  
ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearing and Regular Meeting

The Board of Supervisors (“Board”) for the Babcock Ranch Community Independent Special District (“District”) will hold the  
following public hearing and a regular meeting:

DATE: June 23, 2022  
TIME: 1:00 PM  
LOCATION: The Hatchery - East Conference Room  
42881 Lake Babcock Drive, 2nd Floor Punta Gorda, Florida 33982

The public hearing is being held pursuant to Chapter 2007-306, Laws of Florida, as amended, and Chapters 170, 189 and 197,  
Florida Statutes, to consider the imposition of operations and maintenance special assessments (“O&M Assessments”) upon  
the lands located within the District, to fund the Series 2021/2022 Budget and Proposed Budgets for upcoming Fiscal Years;  
to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the  
conclusion of the hearing, the Board will, by resolution, levy O&M Assessments as finally approved by the Board. A Board meet-  
ing of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's  
general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the  
services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments,  
are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assess-  
ments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which  
are subject to change at the hearing:

Land Use	Total # of Units (Dwelling Units/Sq. Ft./ Acres)	ERU Factor per Unit (Dwelling Unit/1,000 Sq. Ft./Acre)	Proposed Annual O&M Assessment**** (including collection costs / early payment discounts)
<b>Residential (Dwelling Units)</b>			
Current Development Area – Estimated Unplatted/ Undeveloped*	2,124	1.000	\$66.76
Future Development Area**	15,586	1.000	\$40.44
<b>Non-Residential Commercial (Sq. Ft.)</b>			
Current Development Area – Developed***	98,027	0.375	\$193.73
Current Development Area – Estimated Undeveloped**	48,089	0.375	\$15.16
<b>Non-Residential Future Development Area (Sq. Ft.)</b>			
Commercial**	2,138,239	0.375	\$15.16
Industrial**	634,000	0.100	\$4.04
Hotel**	360,000	0.500	\$20.22
<b>Other Current Development Area (Acres)</b>			
Electric Utility**	888	0.100	\$4.04
Plant Nursery**	10	1.000	\$40.44
* Proposed to be only responsible for District-Wide Administrative Assessment and Additional Administrative Assessment			
** Proposed to be only responsible for District-Wide Administrative Assessment			
*** Proposed to be only responsible for District-Wide Administrative Assessment and Field Operations & Maintenance Assessment			
**** After Developer Contribution			

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Charlotte and/or  
Lee County (“County”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section  
197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such  
that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased  
or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any  
debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

The District intends to have the County tax collector collect the assessments imposed on certain  
developed property, as described in the assessment methodology report, and will directly collect the assessments imposed on  
the remaining benefitted property by sending out a bill prior to, or during, November of each year. It is important to pay your  
assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or  
for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to  
collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other  
assessments in a different manner at a future time.

May 27; June 3, 2022

OFFICIAL  
COURTHOUSE  
WEBSITES:  
  
Check out your notices on:  
www.floridapublicnotices.com

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.com | ORANGE COUNTY: myorangeclerk.com

Business  
Observer  
  
lv10172

Additional Provisions

The public hearing and meeting are open to the public and will be conducted in  
accordance with the provisions of Florida law. A copy of the Proposed Budget,  
proposed assessment roll, and the agenda for the hearing and meeting may be ob-  
tained at the offices of the District Manager, located at 2300 Glades Road, Suite  
410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“District Manager’s Of-  
fice”), during normal business hours or on the District’s website at [https://www.  
babcockranchliving.com/153/Independent-Special-District](https://www.babcockranchliving.com/153/Independent-Special-District). The public hearing  
and meeting may be continued to a date, time, and place to be specified on the re-  
cord at the hearing or meeting. There may be occasions when staff or board mem-  
bers may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a dis-  
ability or physical impairment should contact the District Manager’s Office 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 Manager’s Office.

Please note that all affected property owners have the right to appear at the public  
hearing and meeting, and may also file written objections with the District Manag-  
er’s Office within twenty days of publication of this notice. Each person who decides  
to appeal any decision made by the Board with respect to any matter considered at  
the public hearing or meeting is advised that person will need a record of proceed-  
ings and that accordingly, the person may need to ensure that a verbatim record of  
the proceedings is made, including the testimony and evidence upon which such  
appeal is to be based.

District Manager

RESOLUTION 2022-51

A RESOLUTION OF THE GOVERNING BOARD OF THE BAB-  
COCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT  
DECLARING SPECIAL ASSESSMENTS TO FUND THE FUTURE  
ADOPTED BUDGETS PURSUANT TO CHAPTERS 170, AND 197,  
FLORIDA STATUTES AND CHAPTER 2007-306, LAWS OF FLORI-  
DA; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION;  
ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE  
DATE.

WHEREAS, pursuant Chapter 2007-306, Laws of Florida, as amended, the Gov-  
erning Board (“Board”) of the Babcock Ranch Community Independent Special  
District (“District”) shall prior to July 15, 2022, approve proposed budgets (“Pro-  
posed Budget”) for the fiscal year beginning October 1 of such year and ending Sep-  
tember 30, of the subsequent year (“Fiscal Year”); and

WHEREAS, it is in the best interest of the District to fund the administrative and  
operations services (together, “Services”) set forth in the Proposed Budget, a cur-  
rent copy of which is attached as Exhibit A, by levy of special assessments pursuant  
to Chapter 2007-306, Laws of Florida and Chapters 170 and 197, Florida Statutes  
(“Assessments”);

WHEREAS, Babcock Property Holdings, LLC, (the “Developer”) has identified  
additional future uses within the District and accordingly, the District has incorpo-  
rated such additional uses in the attached Revised Special Assessment Methodology  
Report for the Professional, Administrative, Filed Operations and Maintenance Ser-  
vices dated April 28, 2022 attached hereto as Exhibit B (the “Assessment Report”); and

WHEREAS, the District hereby determines that benefits would accrue to the prop-  
erties within the District, as outlined within the current Fiscal Year Budget and As-  
sessment Report, in an amount equal to or in excess of the Assessments, and that  
such Assessments would be fairly and reasonably allocated as set forth in the As-  
sessment Report; and

WHEREAS, the Board has considered the proposed Assessments, and desires to set  
the required public hearings thereon;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD  
OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL  
DISTRICT:

1. DECLARING ASSESSMENTS. Pursuant to Chapter 2007-306, Laws  
of Florida and Chapters 170 and 197, Florida Statutes, the Assessments  
shall defray the cost of the Services in the total estimated amounts set forth  
in each year’s Proposed Budget. The nature of, and plans and specifica-  
tions for, the Services to be funded by the Assessments are described in the  
Proposed Budget and Assessment Report and in the reports (if any) of the  
District Engineer, all of which are on file and available for public inspection  
at the “District’s Office,” c/o Wrathell, Hunt and Associates, LLC, located  
at 2300 Glades Road #410W, Boca Raton, Florida 33431. The Assessments  
shall be levied within the District on all benefitted lots and lands, and shall  
be apportioned, all as described in each year’s Proposed Budget and the  
Assessment Report. The preliminary assessment roll is also on file and  
available for public inspection at the District’s Office. The Assessments  
shall be allocated in accordance with the Assessment Report and the Fiscal  
Year Budget and shall be paid in one more installments pursuant to a bill  
issued by the District in November of 2021, and subsequent years following  
adoption of the annual budget and Assessments and pursuant to Chapter  
170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as  
set forth in Chapter 197, Florida Statutes.

2. SETTING PUBLIC HEARINGS. Pursuant to Chapter 2007-306,  
Laws of Florida and Chapters 170 and 197, Florida Statutes, public hear-  
ings on the Assessments are hereby declared and set for June 23, 2022 at  
1:00 p.m. at the following location:

LOCATION: The Hatchery - East Conference Room  
42881 Lake Babcock Drive, 2nd Floor  
Punta Gorda, Florida 33982

3. PUBLICATION OF NOTICE. The District shall cause this Resolution  
to be published once a week for a period of two weeks in a newspaper of  
general circulation published in Charlotte County and Lee County. Ad-  
ditionally, notice of the public hearings shall be published in the manner  
prescribed in Florida law.

4. CONFLICTS; SEVERABILITY. The invalidity or unenforceability of  
any one or more provisions of this Resolution shall not affect the validity  
or enforceability of the remaining portions of this Resolution, or any part  
thereof.

5. EFFECTIVE DATE. This Resolution shall take effect immediately  
upon adoption.

PASSED AND ADOPTED THIS 28TH DAY OF APRIL 2022.

ATTEST: BABCOCK RANCH COMMUNITY  
INDEPENDENT SPECIAL DISTRICT

/S/Craig Wrathell By: /S/ Bill Vander May  
Secretary Its: Chair

22-00572T



SECOND INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO: 21-CC-0187 ROTONDA SANDS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. BORYS O. PALATAJKO and DIANE L. PALATAJKO, Defendants. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on May 18, 2022, in the above styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court will sell the property situated in Charlotte County, Florida legally described as: Lot 221, Block 2, ROTONDA SANDS NORTH REPLAT Unit 1, as per plat thereof, recorded in Plat Book 4, Page 11, of the Pub- lic Records of Charlotte County, Florida Commonly known as: 17 Scup- per Ln, Placida, Florida, 33946 In an online sale at www.charlotte. realforeclose.com, beginning on July 22, 2022 at 11:00 a.m. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Admin- istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 05/20/2022. By: (SEAL) B. Lackey Clerk of Court May 27; June 3, 2022 22-00565T
SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-000498-CP Division: Probate IN RE: ESTATE OF CHARLIE JEAN ZLOBIK A/K/A CHARLIE JEAN HARRIS ZLOBIK, Deceased. The administration of the estate of CHARLIE JEAN ZLOBIK a/k/a CHARLIE JEAN HARRIS ZLOBIK, deceased, whose date of death was Jan- uary 25, 2022, is pending in the Circuit Court for CHARLOTTE County, Flori- da, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and ad- dresses of the personal representative and the personal representative's attor- ney 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 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 27, 2022. Personal Representative: Patty Sue Hudson 11 Fairforest Lane Bluffton, SC 29909 CHEYENNE R. YOUNG Attorney for Personal Representative Florida Bar Number: 0515299 Wotitzky, Wotitzky, Ross & Young, P.A. Attorneys at Law 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkylaw.com May 27; June 3, 2022 22-00557T



# SAVE TIME

E-mail your Legal Notice  
legal@businessobserverfl.com

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2022-510-CP Division Probate IN RE: ESTATE OF TINA J. VAN POLANEN AKA TINE J. VAN POLANEN Deceased. The administration of the estate of TINA J. VAN POLANEN aka TINE J. VAN POLANEN, deceased, whose date of death was January 22, 2022, is pending in the Circuit Court for CHAR- LOTTE County, Florida, Probate Divi- sion, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the per- sonal representative 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 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 27, 2022. Personal Representative: Jennifer E. Van Polanen 22050 Peter Grubb Rd S.E. Renton, Washington 98058 Attorney for Personal Representative: James W. Mallonee, Attorney Florida Bar Number: 0638048 946 Tamiami Trail, #206 Port Charlotte, FL 33953-3108 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail: jmallonee@jameswmallonee.com Secondary E-Mail: jcarter@jameswmallonee.com May 27; June 3, 2022 22-00562T
SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-000537-CP Division: PROBATE IN RE: ESTATE OF LINDA LEE WALLACE, A/K/A LINDA L. WALLACE, Deceased. The administration of the estate of Linda Lee Wallace, a/k/a Linda L. Wal- lace, deceased, whose date of death was April 2, 2022, 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 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 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 27, 2022. Personal Representative: Linda Ann Smith 330 Meadowbrook Road Stratford, CT 06614 Cheyenne R. Young Attorney for Personal Representative Florida Bar Number: 0515299 Wotitzky, Wotitzky, Ross & Young, P.A. Attorneys at Law 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkylaw.com May 27; June 3, 2022 22-00556T

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22000583CP Division Probate IN RE: ESTATE OF MIGUEL HERNANDEZ Deceased. The administration of the estate of Miguel Hernandez, deceased, whose date of death was March 26, 2022, is pending in the Circuit Court for Char- lotte County, Florida, Probate Division, the address of which is Charlotte Coun- ty Justice Center, 350 E. Marion Av- enue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal repre- sentative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY 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 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 27, 2022. Personal Representative: Miguel Angel Hernandez 2173 S Salford Blvd North Port, Florida 34287 Attorney for Personal Representative: James W. Mallonee Attorney for Petitioner Florida Bar Number: 0638048 JAMES W MALLONEE PA 946 Tamiami Trail, #206 Port Charlotte, FL 33953-3108 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail: jmallonee@jameswmallonee.com Secondary E-Mail: jcarter@jameswmallonee.com May 27; June 3, 2022 22-00570T
SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-000539-CP Division : PROBATE IN RE: ESTATE OF CHARLES J. BOWERS, JR., Deceased. The administration of the estate of Charles J. Bowers, Jr, deceased, whose date of death was April 11, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and ad- dresses of the personal representative 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 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 27, 2022. Personal Representative: Robin Vazquez 6230 Scott Street, Suite 211 Punta Gorda, FL 33950 Telephone: (941) 743-4151 - ext. 1 E-Mail: robin@egmsfl.com Attorney for Personal Representative: Ellie K. Harris, Attorney Florida Bar Number: 0021671 Schwarz & Harris 17841 Murdock Circle Port Charlotte, FL 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 Service E-Mail: e-service@schwarzlaw.net E-Mail: ellie@schwarzlaw.net Secondary E-Mail: kim@schwarzlaw.net May 27; June 3, 2022 22-00554T

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-525-CP Division PROBATE IN RE: ESTATE OF JEAN M. JACKSON Deceased. The administration of the estate of Jean M. Jackson, deceased, whose date of death was March 22, 2022, is pend- ing in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal repre- sentative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY 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 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 27, 2022. Personal Representative: /s/ Michael L. Kenfield Michael L. Kenfield 12144 Helios Avenue Port Charlotte, Florida 33981 Attorney for Personal Representative: /s/ Ellie K. Harris Ellie K. Harris, Attorney Florida Bar Number: 0021671 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: elise@schwarzlaw.net E-Mail: e-service@schwarzlaw.net May 27; June 3, 2022 22-00566T
SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION UCN: 082022CP000569XXXXXX REF. NO.: 22-000569-CP IN RE: THE ESTATE OF PHILLIP KLINGLER, Deceased. The administration of the estate of PHILLIP KLINGLER, deceased, whose date of death was January 6, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Di- vision, the address of which is 350 East Marion Avenue, Punta Gorda, Florida ,33950. The file number for the estate is 22-000569-CP. The names and ad- dresses of the personal representative and the personal representative's attor- ney 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 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 27, 2022. Personal Representative: /s/ Sue E. Klecewski SUE E. KLECEWSKI 3157 Madison Street Waukesha, WI 53188 Attorney for Personal Representative: /s/ Larry L. Dillahunt LARRY L. DILLAHUNTY, Esquire LARRY L. DILLAHUNTY, P.A. P.O. Box 21351 St. Petersburg, FL 33742 Ph: (727) 527-4050 Attorney for Petitioner / Estate SPN 6212 / FBN 191770 Primary Email : Larry@dillahuntlaw.com Secondary Email : Cathy@dillahuntlaw.com May 27; June 3, 2022 22-00567T

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22000523CP Division Probate IN RE: ESTATE OF FRANK HACKER, JR., Deceased. The administration of the estate of FRANK HACKER, JR., deceased, whose date of death was March 21, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court, 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 oth- er persons having claims or de- mands 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 PUBLI- CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER- VICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or 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 27, 2022. Personal Representative KATY W. KLAPROTH 3709 Neptune Drive Orlando, FL 32804 Attorneys for Personal Representative Caitlin E. Massey, FL Bar No. 1015920 Lynn B. Aust, FL Bar No. 0550841 Aust Law Firm 1220 East Livingston Street Orlando, FL 32803 Telephone: (407) 447-5399 Email: caitlin@austlaw.biz Secondary Email: doveattorney@austlaw.biz May 27; June 3, 2022 22-00553T
SECOND INSERTION
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-0509 Division: Probate IN RE: ESTATE OF MARY ANNE WEIFFENBACH, 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 Mary Anne Weiffenbach, deceased, File Number 22-CP-0509, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the Decedent's date of death was March 11, 2022; that the total value of the Estate is approximately \$26,433.00 and that the names and addresses of those to whom it has been assigned by such order are: Name: Address: Curt F. Weiffenbach and Amy W. Click, Co-Trustees of the Mary Anne Weiffenbach Trust Agreement dated October 17, 2014, as amended 2615 Eckert Road SE Lancaster, OH 43130 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the Estate of the Decedent and persons having claims or demands against the Estate of the Decedent 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. NOT- WITHSTANDING 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 27, 2022. Persons Giving Notice: CURT F. WEIFFENBACH and AMY W. CLICK Co-Trustees of the Mary Anne Weiffenbach Trust Agreement dated October 17, 2014, as amended 2615 Eckert Road SE Lancaster, OH 43130 Attorney for Persons Giving Notice: WILLIAM M. PEARSON, ESQ. Florida Bar Number: 0521949 GRANT FRIDKIN PEARSON PA 5551 Ridgewood Drive, Suite 501 Naples, FL 34108 E-Mail: wpearson@gfpac.com Secondary E-Mail: smorris@gfpac.com Secondary E-Mail: dseymour@gfpac.com Telephone: (239) 514-1000 Fax: (239) 594-7313 May 27; June 3, 2022 22-00552T
SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 22000042CA BIRSCOE LLC, Plaintiff(s), vs. SOUTHWEST HOUSING, LLC and WINWARD PROPERTY OWNERS' ASSOCIATION, ET AL.; and all parties having or claiming by, through, under or against any and all persons claiming any right, title, interest, claim, lien, estate or demand against the named Defendants in regard to the subject property, Defendants. TO: SOUTHWEST HOUSING, LLC, last known address 247 N Westmonte Dr., Altamonte Springs, FL 32714; and WINWARD PROPERTY OWNERS' ASSOCIATION, last address unknown, and all parties having or claiming by, through, under or against any and all persons claiming and right, title, interest, claim, lien, estate or demand against the named defendants in regard to the subject property. YOU ARE NOTIFIED that an ac- tion has been filed against you to quiet title pursuant to Section 65.081, Florida Statutes, and as otherwise al- leged in the complaint, to the follow- ing property(ies) located in Charlotte County, Florida: Lot 13, Block 1310, PORT CHARLOTTE SUBDIVISION, SECTION 13, according to the plat thereof, recorded in Plat Book 5, Pages 2A thru 2G, of the Public Records of Charlotte County, Florida; Lot 9, Block 932, PORT CHAR- LOTTE SUBDIVISION, SEC- TION 17, according to the plat thereof, recorded in Plat Book 5, Pages 6A thru 6D, of the Public Records of Charlotte County, Florida; Lot 29, Block 6, PEACE RIVER SHORES, UNIT 10, according to the plat thereof, recorded in Plat Book 7, Pages 43A thru 43D, of the Public Records of Charlotte County, Florida;

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 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 27, 2022. Signed on this 27th day of April, 2022. Personal Representative KATY W. KLAPROTH 3709 Neptune Drive Orlando, FL 32804 Attorneys for Personal Representative Caitlin E. Massey, FL Bar No. 1015920 Lynn B. Aust, FL Bar No. 0550841 Aust Law Firm 1220 East Livingston Street Orlando, FL 32803 Telephone: (407) 447-5399 Email: caitlin@austlaw.biz Secondary Email: doveattorney@austlaw.biz May 27; June 3, 2022 22-00553T
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. NOT- WITHSTANDING 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 27, 2022. Persons Giving Notice: CURT F. WEIFFENBACH and AMY W. CLICK Co-Trustees of the Mary Anne Weiffenbach Trust Agreement dated October 17, 2014, as amended 2615 Eckert Road SE Lancaster, OH 43130 Attorney for Persons Giving Notice: WILLIAM M. PEARSON, ESQ. Florida Bar Number: 0521949 GRANT FRIDKIN PEARSON PA 5551 Ridgewood Drive, Suite 501 Naples, FL 34108 E-Mail: wpearson@gfpac.com Secondary E-Mail: smorris@gfpac.com Secondary E-Mail: dseymour@gfpac.com Telephone: (239) 514-1000 Fax: (239) 594-7313 May 27; June 3, 2022 22-00552T
Lot 129A a/k/a a Portion of Lots 128 and 129, CAPE HAZE WINDWARD, according to the plat thereof, recorded in Plat Book 15, Pages 59A thru 590, of the Public Records of Charlotte County, Florida, less the South- erly 50 feet thereof; and North 1/2 of North 1/2 of South- east 1/4 of Southeast 1/4 of Northwest 1/4, less and except the West 25 feet thereof reserved for perpetual road right-of-way easement, of Section 15, Town- ship 42 South, Range 24 East, situate, lying, and being in Char- lotte County, Florida. You are required to serve a copy of your written response, if any, to the action on Ilian Rashtanov, Plaintiff's attor- ney, whose address is One E. Broward Blvd., Ste. 700, Ft. Lauderdale, Florida 33301, ir@rashtanov-law.com, on or before June 24, 2022, and file the origi- nal with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. In accordance with the American with Disabilities Act, if you are a person with a disability who needs In ac- cordance with the American with Disabili- ties Act, if you are a person with a dis- ability who needs any accommodation in order to participate in this proceed- ing or program, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Jon Em- bury, Administrative Services Manager Phone: (941) 637-2110, Fax: (941) 637- 2283, jembury@ca.cjis20.org, as far in advance as possible, but preferably at least seven (7) working days before your scheduled court appearance or other court activity. DATED this May 18, 2022. ROGER D. EATON, as Clerk of Court By: B. Lackey (SEAL) Deputy Clerk Ilian Rashtanov Plaintiff's attorney One E. Broward Blvd., Ste. 700 Ft. Lauderdale, Florida 33301 ir@rashtanov-law.com May 27; June 3, 10, 17, 2022 22-00573T