

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION
 Notice is hereby given that JENNIFER DEAN, OWNER, desiring to engage in business under the fictitious name of LUMINOSITY AESTHETICS located at 324 50TH ST W, PALMETTO, FLORIDA 34221 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.
 January 20, 2023 23-00110M

FIRST INSERTION
 Notice is hereby given that CONNOR HOLMES, OWNER, desiring to engage in business under the fictitious name of PURONDT FILTRATION located at 1317 EDGEWATER DR, #3016, ORLANDO, FLORIDA 32804 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.
 January 20, 2023 23-00106M

FIRST INSERTION
 Notice is hereby given that JOAQUIN ALMODOVAR, OWNER, desiring to engage in business under the fictitious name of ATLANTIS CORAL AND FISH located at 1611 11TH STREET WEST, BRADENTON, FLORIDA 34205 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.
 January 20, 2023 23-00109M

FIRST INSERTION
 Notice is hereby given that BRADENTON ENTERPRISES, INC, OWNER, desiring to engage in business under the fictitious name of A TO Z RENTAL CENTER AND SALES located at 1825 CORTEZ RD W, BRADENTON, FLORIDA 34207 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.
 January 20, 2023 23-00098M

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Hide-Away Storage - Central located at 3760 Cortez Rd., West Bradenton, FL 34210 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 2/8/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. James A Moore unit #1LOT7 contents: 2004 Nissan Maxima VIN: 1N4BA41E04C930076. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 January 20, 27, 2023 23-00089M

FIRST INSERTION
 Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit Application number 850298 from Land Experts, Inc., 1651 Whitfield Avenue, Sarasota, FL 34243. Application received: June 13, 2022. Proposed activity: 330 Unit Residential Subdivision Development/Outparcel Mass Grading. Project name: Cross Creek South Subdivision Phase 1D, 1E & 1F. Project size: 143.28 Ac. Location: Section(s) 8 Township 34 South, Range 19 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watmatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.
 January 20, 2023 23-00103M

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 "Anna Maria Charters" at 4207 126th Street West, Cortez, FL 34215 in the County of Manatee, intends to register the name with Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Bradenton, Florida this 11th day of January, 2023, by Anna Maria Charters and Tours, LLC.
 January 20, 2023 23-00099M

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 J. COLE HAIR : Located at 4423A 19th St Cir W : Manatee County in the City of Bradenton : Florida, 34207 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Bradenton Florida, this January day of 17, 2023
 OSEAN LIFESTYLE CO.
 January 20, 2023 23-00112M

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 AJ's Kitchen located at 3633 Cortez Road W, in the County of Manatee in the City of Bradenton, Florida 34210 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Manatee County, Florida, this 4th day of January, 2023.
 The Coffee Place LLC
 January 20, 2023 23-00114M

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Hide-Away Storage - West located at 8400 Cortez Rd., West Bradenton, FL 34210 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 2/8/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Larry Stritzel unit #01547. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 January 20, 27, 2023 23-00085M

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Hide-Away Storage - Palmetto located at 2015 8th Ave. W., Palmetto FL 34221 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 2/8/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. James A Foxworth unit #E033; Latesia Laverne Davis unit #E054; Tonya Renee Furnice unit #G20. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 January 20, 27, 2023 23-00086M

FIRST INSERTION
 NOTICE OF PUBLIC AUCTION:
 Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on February 8, 2023 at 3:00pm online at: www.storagetreasures.com for the safeguard self-storage facility located at:
 SAFEGUARD SELF STORAGE
 4335 Royal Palm Drive
 Bradenton, FL 34210
 Tel: 941-254-3850
 Fax: 941-254-3868
 Unit #257 BAIANCA BRITAN-YA BLACK, Furniture, boxes
 Purchases must be paid at the facility with Credit Card or Cash. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.
 January 20, 27, 2023 23-00105M

FIRST INSERTION
 Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of THE VINTAGE VINE MARKET : Located at 424 9th St East : Manatee County in the City of Bradenton : Florida, 34208 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Bradenton Florida, this January day of 17, 2023
 NEES CAROLYN RENEE
 January 20, 2023 23-00111M

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 M & W Supply Company located at PO Box 1030, in the County of Manatee in the City of Bradenton, Florida 34206 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Manatee County, Florida, this 13th day of January, 2023.
 Wholesale Landscape Supply
 January 20, 2023 23-00115M

FIRST INSERTION
 NOTICE OF PUBLIC SALE
 Notice is hereby given that on 02/03/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 NOBI mobile home bearing Vehicle Identification Number N4683 and all personal items located inside the mobile home. Last Tenant: Valerio Pierluigi Scano, Estate of Valerio Pierluigi Scano, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Valerio Pierluigi Scano. Sale to be held at: Coach House, 4907 28th Avenue East, Palmetto, Florida 34221, (941)-845-3115.
 January 20, 27, 2023 23-00117M

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Hide-Away Storage - Lakewood Ranch located at 14710 SR 64 East, Bradenton FL 34212 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 2/8/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Troy Williams unit #3030; Joe Birmingham unit #3136. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 January 20, 27, 2023 23-00087M

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Xpress Storage - Parrish located at 8709 Old Tampa Rd., Parrish, FL 34219 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 2/8/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Jerome Houston unit #1073; Liba Somonte unit #1127. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 January 20, 27, 2023 23-00083M

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Hide-Away Storage - 32nd Street located at 4305 32nd St. W., Bradenton, FL 34205 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 2/8/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Jamelyn R Carpenter unit #00235; Alexis L Claar unit #00242; Kenneth D McDaniel unit #00243; Kristin M Simmons unit #00362; Sarah G Reed unit #00671; Vetra A Raysor unit #00818; Nancy J Robinson units #01272 & #01284; Jazmin A Bostock unit #01309; Joe Hopkins/Joe Hopkins Engineering unit #01907; Brookley M Symons unit #02015; Leroy C Register units #02051 & #02052. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 January 20, 27, 2023 23-00090M

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 RCG Consultants located at 11329 Spring Gate Trail, in the County of Manatee, in the City of Lakewood Ranch, Florida 34211 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Lakewood Ranch, Florida, this 18th day of January, 2023.
 Jodie L Roberts
 January 20, 2023 23-00120M

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Hide-Away Storage - Ellenton, located at 2900 US 301 N., Ellenton, FL 34222 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 2/8/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Eddie G Rosa unit #00719; Diane Rainey unit #01238. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 January 20, 27, 2023 23-00088M

FIRST INSERTION
 NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Perpetual Jewelry, located at 11244 Spring gate trail, in the City of Bradenton, County of Manatee, State of FL, 34211, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated this 18 of January, 2023.
 Rachel Marie Bruno
 11244 Spring gate trail
 Bradenton, FL 34211
 January 20, 2023 23-00119M

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Xpress Storage - Lakewood Ranch located at 10415 Portal Crossing, Bradenton, FL 34211 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 2/8/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Matthew Vanalstine unit #2011; Rodney Rupert unit #3132; Edward Jones unit #4022. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 January 20, 27, 2023 23-00084M

FIRST INSERTION
 NOTICE OF PUBLIC SALE
 The following personal property of FRANCIS RAMIREZ, if deceased any unknown heirs or assigns, will, on February 1, 2023, at 10:00 a.m., at 6320 14th Street West, Lot #23, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
 1963 CROS MOBILE HOME,
 VIN: 602485,
 TITLE NO.: 0001602742
 and all other personal property located therein
 PREPARED BY:
 J. Matthew Bobo
 Lutz, Bobo & Telfair, P.A.
 2 North Tamiami Trail, Suite 500
 Sarasota, Florida 34236
 January 20, 27, 2023 23-00118M

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Xpress Storage - SR70 located at 1102 53rd Ave. W. Bradenton FL 34207 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 2/8/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Kouroush Attari unit #2009; Clarence Smith unit #2026; Alphonso Durden unit #3013; Rodney Rupert unit #3059; Kymberly Simmerman unit #3079; Jude L Edmond unit #3088; Karnesha Goodson unit #3099; Lyndon Jones unit #4039; Heather Booth unit #4042; Odessa Ammons unit #4089; Gretchen Paul unit #5004; Albert Hall unit #5029; Nikki Inniss unit #5046. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 January 20, 27, 2023 23-00082M

FIRST INSERTION
 1/30/2023
 NOTICE OF PUBLIC MEETINGS
 MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT
 PROPERTY ACQUISITION DIVISION

Invitation to Negotiate Number 22-003 for the Sale and Development of a Portion of the Property Located at 2411 Tallevast Road, Sarasota, Florida 34243
 The evaluation committee is scheduled to meet at the time, date and location listed below to review and evaluate the proposals/responses for the Invitation to Negotiate Number 22-003 for the Sale and Development of a Portion of the Property Located at 2411 Tallevast Road, Sarasota, Florida 34243.

Meeting	Type	Date	Start Time	Location
Final Evaluation	Public	1/30/2023	1:00 PM	Staples Conference Room

The Staples Conference Room is located at 1112 Manatee Avenue West, 8th Floor, Bradenton, Florida 34205.

NOTE:
 Non-public meetings are not open for attendance by the public.
 January 20, 2023 23-00116M

OFFICIAL COURTHOUSE WEBSITES

1:23
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Done

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
pinellasclerk.org

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2018CA001263AX DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-9, Plaintiff, vs.

RODNEY D. GERLING, ESQ., AS PROPOSED PERSONAL REPRESENTATIVE IN THE ESTATE OF LEN GALE, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 5, 2023, and entered in 2018CA001263AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-9 is the Plaintiff and RODNEY D. GERLING,

ESQ., AS PROPOSED PERSONAL REPRESENTATIVE IN THE ESTATE OF LEN GALE, DECEASED; LGC, AS TRUSTEE OF TRUST 3104 UNDER TRUST AGREEMENT DATED SEPTEMBER 19, 2006; LGC, LLC AS TRUSTEE OF TRUST 3104 UNDER TRUST AGREEMENT DATED SEPTEMBER 19, 2006 are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on February 15, 2023, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 79 FEET OF LOTS 4 AND 5, EXCEPT 29.37 FEET OF THE EAST SIDE OF LOT 4, BLOCK B, TROPICAL PARK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 4, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

208 31ST AVE E APT. A&B, BRADENTON, FL 34208

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

45.031.

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 18 day of January, 2023.

By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Telephone: 561-241-6901
Communication Email: dsalem@raslg.com
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
18-137757 - MiM
January 20, 27, 2023 23-00122M

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

CASE NO.: 2022 CA 000475 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-11, ASSET-BACKED CERTIFICATES, SERIES 2006-11, Plaintiff, VS. WNY HOLDINGS GROUP, LLC; COUNTRY CLUB/EDGEWATER VILLAGE ASSOCIATION, INC.; BOCA GROVE CONDOMINIUM ASSOCIATION, INC., Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Resetting Sale entered on January 5, 2023 in Civil Case No. 2022 CA 000475, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-11, ASSET-BACKED CERTIFICATES, SERIES 2006-11 is the Plaintiff, and WNY HOLDINGS GROUP, LLC; COUNTRY CLUB/EDGEWATER VILLAGE

FIRST INSERTION

ASSOCIATION, INC.; BOCA GROVE CONDOMINIUM ASSOCIATION, INC. are Defendants.

The Clerk of the Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at www.manatee.realforeclose.com on February 15, 2023 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: CONDOMINIUM UNIT NO. 202, IN BUILDING 7146, OF BOCA GROVE, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1616, PAGES 4811 THROUGH 4892, AND AMENDMENTS THERETO AND AS PER THE PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 29, AT PAGE(S) 130 THRU 137, 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. IMPORTANT

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 9th day of January, 2023.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Digitally signed by
Hollis Hamilton
Date: 2023-01-09
12:34:43
Hollis Hamilton, Esq.
FBN: 91132
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-5570B
January 20, 27, 2023 23-00091M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.:

412022CA001963CAAXMA NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD TRUJILLO; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Mortgage Foreclosure dated the 10th day of January 2023, and entered in Case No. 412022CA001963CAAXMA, of the Circuit Court of the 12TH Judicial Circuit in and for MANATEE County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD TRUJILLO JENNIFER ANN TRUJILLO JESSICA LYNN TRUJILLO; and RICHARD MATTHEW TRUJILLO, JR. UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. ANGELINA M. COLONNOSO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45 at, 11:00 AM on the 15th day of February 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 15, AND LOT 16 LESS THE SOUTH 5 FEET, BLOCK B, MAIN STREET SUBDIVI-

SION TO PALMETTO FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE(S) 152 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

Dated this 13th day of January 2023.

By: /s/ Lindsay Maisonet, Esq.
Lindsay Maisonet, Esq.
Florida Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
P.O. Box 771270
Coral Springs, FL 33077
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
22-00690
January 20, 27, 2023 23-00104M

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.:

2019CA001192

J.G. WENTWORTH HOME LENDING, LLC., Plaintiff, vs.

CALVIN WRIGHT; SHEFFIELD GLEN HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN PARTY #1, UNKNOWN PARTY #2, UNKNOWN PARTY #3, AND UNKNOWN PARTY #4 THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Reset Foreclosure Sale Date dated the 9th day of January 2023, and entered in Case No. 2019CA001192, of the Circuit Court of the 12TH Judicial Circuit in and for MANATEE County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and CALVIN WRIGHT SHEFFIELD GLEN HOMEOWNERS ASSOCIATION, INC.; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. ANGELINA M. COLONNOSO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45 at, 11:00 AM on the 22nd day of February 2023 the following described property as set forth

FIRST INSERTION

in said Final Judgment, to wit:

LOT 15 SHEFFIELD GLENN ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 190, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA.

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

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

Dated this 12th day of January 2023.

By: /s/ Lindsay Maisonet, Esq.
Lindsay Maisonet, Esq.
Florida Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
P.O. Box 771270
Coral Springs, FL 33077
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
19-03931
January 20, 27, 2023 23-00092M

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2022-CP-003791

Division Probate

IN RE: ESTATE OF

MARION MOHR PARKER,

a/k/a MARION M. PARKER

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 MARION MOHR PARKER, a/k/a MARION M. PARKER, deceased, File Number 2022-CP-003791, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue, Bradenton, Florida 34205; that the decedent's date of death was May 13, 2022; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
JOHN FREDERICK PARKER
c/o Jenna Kyle Meltzer, Esquire
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
JOAN PARKER PARENT
c/o Jenna Kyle Meltzer, Esquire
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Ashley W. Dillon, as Personal Representative of the Estate of JEFFREY FRANK PARKER, a/k/a JEFFREY F. PARKER, deceased
c/o Jenna Kyle Meltzer, Esquire
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
PATRICK RUSSELL PARKER
c/o Jenna Kyle Meltzer, Esquire
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734

BRIE BARTOW, a/k/a BRIE BARSTOW, n/k/a BRIE BARSTOW GIBSON

c/o Jenna Kyle Meltzer, Esquire
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
CHRISTOPHER BARTOW, a/k/a CHRISTOPHER BARSTOW
c/o Jenna Kyle Meltzer, Esquire
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734

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 January 20, 2023.

Person Giving Notice:
JOAN PARKER PARENT
c/o Jenna Kyle Meltzer, Esquire
Blalock Walters, P.A.
802 11th Street West

Bradenton, Florida 34205-7734
Attorney for Person Giving Notice:
JENNA KYLE MELTZER
E-mail Address:
jkmeltzer@blalockwalters.com
Secondary E-mail Address:
jschembri@blalockwalters.com
Alternate Secondary E-mail Address:
alepper@blalockwalters.com
Florida Bar No. 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
January 20, 27, 2023 23-00095M

SAVE TIME



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FLORIDA'S NEWS PAPER FOR THE C-SUITE
Business Observer

1/20/2023, 1:06



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

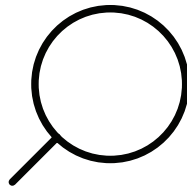


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

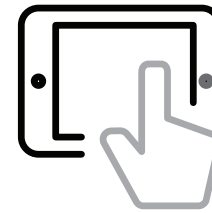
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Land and Water Use
- Meeting Minutes or Summaries
- Creation of Special Tax Districts
- Agency Proposals
- School District Reports
- Proposed Budgets and Tax Rates
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No.: 22001367CA
DIANA M. RODGERS and EDWARD G. RODGERS, Plaintiffs, vs. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for MARKET STREET MORTGAGE CORPORATION; BAYVIEW LOAN SERVICING, LLC a/k/a COMMUNITY LOAN SERVICING, LIMITED LIABILITY COMPANY; and BUCKS FINANCIAL LLC; Defendants.
 TO: BUCKS FINANCIAL LLC
 c/o ATA CORPORATE SERVICES,

LLC, its Registered Agent 1201 N. MARKET STREET, SUITE 2300 WILMINGTON, DELAWARE 19801
 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:
 THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:
 Lot 23, Block 561, Port Charlotte Subdivision, Section 13, according to the plat thereof, recorded in Plat Book 5, Pages 2A through 2G, of the Public Records of Charlotte County, Florida.
 has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham,

Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E. Marion Avenue, Punta Gorda, FL 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950,

and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.
 DATED this 21st day of December, 2022.
 Clerk of the Circuit Court
 BY: B. Lackey (SEAL)
 As Deputy Clerk

The Law Office of
 C.W. Wickersham, Jr., P.A.,
 Plaintiff's attorney,
 2720 Park Street, Suite 205,
 Jacksonville, Florida, 32205,
 Phone Number: (904) 389-6202
 Jan. 20, 27; Feb. 3, 10, 2023
 23-00058T

SUBSEQUENT INSERTIONS

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2022-CA-1626
JEAN-PIERRE RASAI AH INDIVIDUALLY AND AS TRUSTEE OF THE JEAN-PIERRE RASAI AH LIVING TRUST DATED JUNE 29, 2017, Plaintiff, v. OKSANA GRYSYUK; TIMIOS LIMITED; REFERENCE T36 AND T49, Defendants.
 To OKSANA GRYSYUK; TIMIOS LIMITED; REFERENCE T36 AND T49:

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

TROP G A UN10 BLK224 LT41 601/459 2551/1651 2558/1503 2598/197 TD4916/809 L/ E5003/307 More commonly known as: 28178 NIGHTINGALE DR., PUNTA GORDA, FL 33955 AND/OR TROP G A UN 10 BLK224 LT27 511/950 TD1037/784 1114/312 2516/568 3738/284 3740/1367 CD3758/1301 4916/778 L/ E5002/2154 More commonly known as: 28177 MONTE CRISTO DR., PUNTA GORDA, FL 33955 AND/OR TROP G A UN 10 BLK224 LT 28 605/2156 627/2000-01 991/2000-01 2516/568 3738/284 3740/1367 CD3758/1301 TD4916/795 5002/2186 More commonly known as: 28183 MONTE CRIS-

TO DR., PUNTA GORDA, FL 33955
 has been filed by Plaintiff, JEAN-PIERRE RASAI AH INDIVIDUALLY AND AS TRUSTEE OF THE JEAN-PIERRE RASAI AH LIVING TRUST DATED JUNE 29, 2017, 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 on or before 2-3-2023 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Witness my hand and the seal of this court on this 28th day of December, 2022.

Clerk of the Circuit Court
 By: B. Lackey (SEAL)
 Deputy Clerk

Alisa Wilkes, Esq.
 Wilkes & Mee, PLLC
 13400 Sutton Park Dr. S., Suite 1204
 Jacksonville, FL 32224
 Jan. 6, 13, 20, 27, 2023 23-00060T

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
 CIVIL ACTION
Case No. 22-001385-CA
RE HOLDINGS XII, LLC, a Florida limited liability company, Plaintiff, vs. JOHN MCCORMICK; MURIEL MCCORMICK; SEAN MCCORMICK; CLANCIE TYGER; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the lands which constitute the subject matter of this action, Defendants.

To: JOHN MCCORMICK; MURIEL MCCORMICK; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the lands which constitute the subject matter of this action,

YOU ARE NOTIFIED that a suit to quiet title to the following-described parcels of property in Charlotte County, Florida:
 Lot 5, Block 88, Unit No. 6, TROPICAL GULF ACRES, ac-

cording to the plat thereof as recorded in Plat Book 3, Page 67, 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 TAMSEN HAYS, Esq. of Wotitzky, Wotitzky, Ross & Young, P.A., the Plaintiff's attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 27th day of January, 2023, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a Default will be entered against you for the relief demanded in the Complaint or Petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.
 Dated this 12-21-2022.

ROGER D. EATON (SEAL) Clerk of the Court
 By: /s/ Brittany Lackey Deputy Clerk
 Tamsen Hays, Esq.
 Wotitzky, Wotitzky, Ross & Young, P.A.
 1107 West Marion Avenue, Unit 111
 Punta Gorda, FL 33950
 Dec. 30, 2022; Jan. 6, 13, 20, 2023
 22-01338T

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
 CIVIL ACTION
Case No. 22-001582-CA
EQUITY TRUST COMPANY, FBO ACCT. NO. XXXXX6336, Plaintiff, vs. TIEN LI-JUNG; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against him or her, if alive, and if the named above-referenced defendant is dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the lands which constitute the subject matter of this action, Defendants.

To: TIEN LI-JUNG and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the lands which constitute the subject matter of this action,
 YOU ARE NOTIFIED that a suit to quiet title to the following-described parcels of property in Charlotte County, Florida:

Lot 12, Block A, CHARLOTTE COMMERCIAL CENTER, a subdivision according to the plat thereof, as recorded in Plat Book

16, Pages 16A through 16C, 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 TAMSEN HAYS, Esq. of Wotitzky, Wotitzky, Ross & Young, P.A., the Plaintiff's attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 27th day of January, 2023, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a Default will be entered against you for the relief demanded in the Complaint or Petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.
 Dated this 12-21-2022.

ROGER D. EATON (SEAL) Clerk of the Court
 By: /s/ Brittany Lackey Deputy Clerk
 Tamsen Hays, Esq.
 Wotitzky, Wotitzky, Ross & Young, P.A.
 1107 West Marion Avenue, Unit 111
 Punta Gorda, FL 33950
 Dec. 30, 2022; Jan. 6, 13, 20, 2023
 22-01337T

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
 CIVIL ACTION
CASE NO.: 2022-1328-CA
NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. KATHERINE P. JIMENEZ-YANCE, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties

natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF KATHERINE P. JIMENEZ-YANCE, Defendants.
 TO: KATHERINE P. JIMENEZ-YANCE, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any

right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF KATHERINE P. JIMENEZ-YANCE, and ALL OTHERS WHOM IT MAY CONCERN:
 YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Charlotte County, Florida:

Lot 35, Block 3061, Port Charlotte Subdivision, Section Sixty-One, according to the map or plat thereof, as recorded in Plat Book 5, Pages 75A through 75C, inclusive, of the Public Records of Charlotte County, Florida
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
 If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and seal of this Court 1-11-2023

ROGER D. EATON
 CLERK OF THE COURT
 By: B. Lackey (SEAL)
 Deputy Clerk

Albert J. Tiseo, Jr., Esq.
 Goldman, Tiseo & Sturges, P.A.
 701 JC Center Court, Suite 3
 Port Charlotte, FL 33954
 atiseo@gtslawfirm.com
 lbaird@gtslawfirm.com
 941-625-6666
 January 20, 27, 2023 23-00053T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA.
 CIVIL DIVISION
CASE NO. 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).
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated January 10, 2023, and entered in Case No. 22000378CA

of the Circuit Court in and for Charlotte County, Florida, wherein 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 is Plaintiff and 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; ANDREA M. MCVICKER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF THEODORA T. MORITZ A/K/A THEODORA TEAGUE MORITZ A/K/A THEODORA L. MORITZ, DECEASED; 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; ANDREA M. MCVICKER; MICHAEL C. MORITZ, II; T. MATTHEW MCVICKER; JUSTIN J. SULLIVAN; STATE OF FLORIDA,

DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF CHARLOTTE COUNTY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash website of www.charlotte.realestate.com, 11:00 a.m., on February 17, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

THE WEST ONE-HALF OF LOT 31, AND ALL OF LOTS 32 AND 33, BLOCK 179, HARBOR HEIGHTS SECTION ELEVEN, PART TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 48A THROUGH 48G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

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

DATED at Punta Gorda, Florida, on 01/12/2023.

ROGER D EATON
 As Clerk, Circuit Court
 By: B. Lackey (SEAL)
 As Deputy Clerk

Diaz Anselmo & Associates, P.A.
 Attorneys for Plaintiff
 P.O. BOX 19519
 Fort Lauderdale, FL 33318
 Telephone: (954) 564-0071
 Service E-mail: answers@dallegal.com
 1496-177884 / AP3
 January 20, 27, 2023 23-00054T

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Business Observer

1/20/2023, V25

