

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

Notice is hereby given that DEBORAH SANKEY, OWNER, desiring to engage in business under the fictitious name of RHODES COLOR located at 8717 54TH AVE E, BRADENTON, FLORIDA 34211 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.  
February 3, 2023 23-00169M

FIRST INSERTION

NOTICE OF PUBLIC SALE  
Notice is hereby given that on 2/17/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1968 MARL HS 4712CKR0835 . Last Tenants: JOSE D INGLES AND CARLYN ESTATE TRAILER PARK and all unknown parties beneficiaries heirs . Sale to be at CARLYN MHC, LLC, 5611 BAYSHORE RD, PALMETTO, FL 34221. 813-241-8269.  
February 3, 10, 2023 23-00162M

FIRST INSERTION

Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage in business under the fictitious name of SHAW MORTGAGE SOLUTIONS located at 3100 W RAY RD, SUITE 201, OFFICE #209, CHANDLER, ARIZONA 85226 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.  
February 3, 2023 23-00173M

FIRST INSERTION

NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE at 115 Manatee Ave W, Bradenton, Florida, 34205 will sell the contents of the following units to satisfy a lien to the highest bidder on February 22nd 2023 by 1:30 PM at WWW.STORAGETREASURES.COM. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.  
Unit #2053-Voneshia Stringer-mattress, mobile shelf, wedge pillow  
Unit#2223-Terquorsha Thomas-dresser, bed set, furniture, household items  
Unit#5209-Shon Pool-chair, outdoor furniture, pillows, luggage.  
February 3, 10, 2023 23-00160M

FIRST INSERTION

NOTICE OF PUBLIC SALE  
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 23, 2023, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.  
**PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 10:00 AM**  
Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).  
A020 - Knowels, Mauricio; A022 - Ellis, Eric; A031 - Pierre, Ashley; A038 - Presha, Haroleasha; A050 - Wenzel, Patricia; A060 - Poppe, Lisa; A063 - GRaymond clothing ullrich, Gregg; A071 - Rouzier, Da'lana; A075 - Louis, Camius; A076 - Moore, Marilyn; B003 - Latham, Rhonda; B017 - Dozier, Terrance; B020 - swan, james; B026 - Gleason, Pamela; B039 - Valles, Onex; C012 - McGruder, Joseph; C016 - Cannon, Candice; C021 - Cannon, Candice; C023 - Castillo, Timothy; C035 - Colon, Violet; C037 - Saputo, Tiffany; C039 - Rolle, Glenwood; C070 - SMITH, HEATHER; C083 - Roberts, Elizabeth; C084 - Brandenberger, Matthew; C093 - Sloan, Chris; C097 - Milton, Mercedes; C107 - Johnson, Michael E; D003 - Lowe, Tamara; D004 - Lewis, Omari; D017 - Brown, Jada; D021 - Simmons, Linda; D037 - Meyers, Scott; D043 - Hutson, Tammy; D051 - BREWER, DESIREE; D054 - Reyes, Yahitza; D058 - Criss, Amie; E009 - Gaona, Rangel; E011 - Garrett, Jason; E016 - Jernigan, Louis; E021 - White, Lora; F021 - Jackson, Jamica; G003 - Cave, Robert; G007 - Rafferty, Danielle; G014 - Novotny, Michael; G032 - Louis, Daniel; G042 - Worman, Michael; H007 - Davis, Alphonso; H020 - Shahinian, Frank; H029 - Daniels, Michael; H042 - Mccoy, Cory; H044 - Gillespie, Richard; J002 - Payton, Donald; J004 - Williams, Delexis; J019 - Zamora, Laura; J021 - Espinosa Zapata, Uriel; K002 - hinton, james; K014 - mayo, Sofia  
**PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 10:15 AM**  
Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).  
A22 - Watson, Pamulin; A25 - Reinshuttle, Robert; A37 - Monay, Bianca; A39 - AVILLANEDA, CRISTOBAL; B02CC - robertson, timothy; B03CC - Haymond, Devin; C04 - Welsh, Margaret; C06 - brady, dawn; C24CC - Pesiri, John; D01 - Jones, Mayola B; D07CC - Curry, Cynde; E02 - Williams, Cotrina; E29 - DEVILBISS, CHRIS; F12CC - spells, Lenard; G18 - Johnson, Ebony; G19 - c, quinton; G35 - Lohoe, Shaun; H04 - Fripp, Pamela; H21 - Smithee, Amber; I05 - Brown, Teresa; K16 - Young, Michael; L08CC - Williams, Alexandria  
**PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 10:30 AM**  
Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).  
0105 - whobrey, Roger; 0121 - Peckham, William; 0201 - Sword, Robert; 0311 - Wilkerson, Michael; 0444 - Donaghy, Kimberly; 0478 - williams, alexander; 0492 - Burls, Jayzayah; 0512 - Moulton, Claudette E; 0520 - Hampton-Deg, Cynthia; 0531 - wiggins, Marybeth; 0537 - Nichols, James; 0601 - Mitchell-Vegas, Stacey; 0614 - fraiser, albrina; 0617 - Rivera, Sonia; 0623 - Macon, Rashad; 0635 - Merrick, Kehtura J; 0644 - Smith, Janna; 0660 - Lawson, James; 0661 - Evans, Melinda; 0666 - Axelrod, Brian; 0671 - Lopez, Jennifer; 0723 - House, Lauren; 0804 - Tyson, Martha; 0808 - Evans, Melinda; 0820 - Hope, Leroy; 0829 - Ford, Lakisha; 0847 - Mangual, Diana; 0849 - Yacin, Charlene; 0850 - Willis, Doug; 2055 - Hartwig, Heide; 2076 - Davis, Stephanie; 2104 - Jones, Violet; 2114 - cheaves, earlie; 2124 - Lowe, Brentress  
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.  
February 3, 10, 2023 23-00167M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Glass Advertising located at 8220 Constance Dr in the City of Sarasota, Manatee County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 30 day of January, 2023.  
Martin Glass  
February 3, 2023 23-00170M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of AKM ROOFING located at 504 PECAN LN in the City of BRADENTON, Manatee County, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 25th day of January, 2023.  
SHEET MAGIC METAL INC  
February 3, 2023 23-00165M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Composed by Erica located at 210 3rd St W #8106 in the City of Bradenton, Manatee County, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 27th day of January, 2023.  
Erica Puisis  
February 3, 2023 23-00166M

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 KLEYK ART : Located at 5922 Richard Pl : Manatee County in the City of Sarasota : Florida, 34231-6014 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Sarasota Florida, this January day of 26, 2023  
WEAVER KAILEY KATHLEEN  
February 3, 2023 23-00164M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of B ALLAN SMITH MEDIA SOLUTIONS located at 5020 119TH TER E in the City of PARRISH, Manatee County, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 30th day of January, 2023.  
BRENT A SMITH  
February 3, 2023 23-00172M

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 ASHLEY'S BOTTLED CREATIONS : Located at 702 6th Ave E Unit 309 : Manatee County in the City of Bradenton : Florida, 34208-2035 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 26, 2023  
GARBER ASHLEY FALLON  
February 3, 2023 23-00163M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO: 2023 CP0088  
IN RE: ESTATE OF THOMAS RAYMOND GROTZ, Deceased.  
The administration of the estate of THOMAS RAYMOND GROTZ, deceased, whose date of death was November 27, 2022 and whose Social Security Number ends in XXX-XX-9861, 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 February 3, 2023.  
**Personal Representative:**  
/s/ William Troy Toman  
William Troy Toman  
5052 Newport News Circle  
Bradenton, Florida 34211  
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  
February 3, 10, 2023 23-00183M

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 VALDEZ LANDSCAPING : Located at 2511 32nd Ave E : Manatee County in the City of Bradenton : Florida, 34208-7545 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 31, 2023  
VALDEZ PONCE CAMELIA  
February 3, 2023 23-00176M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of On Trac Publishing located at 1202 Gary Ave - Suite 113 in the City of Ellenton, Manatee County, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 1st day of February, 2023.  
PCI Communications, Inc.  
Lenny Longo  
February 3, 2023 23-00185M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Little Harmony Bake Shop located at 11449 Rolling Green Drive in the City of Lakewood Ranch, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 12th day of December, 2021.  
Stacey Brantley  
February 3, 2023 23-00184M

FIRST INSERTION

**Notice of Meetings Fiscal Year 2022/2023 Parrish Lakes II Community Development District**  
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023 Regular Meetings of the Board of Supervisors of the Parrish Lakes II Community Development District shall be held at **6:00 p.m. at the Springhill Marriott Bradenton Downtown/Riverfront, 102 12th Street W., Bradenton, Florida 34205**. The meeting dates are as follows:  
February 28, 2023  
March 28, 2023  
April 25, 2023  
May 23, 2023  
June 27, 2023  
July 25, 2023  
August 22, 2023  
September 26, 2023  
The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting.  
A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564- 7847, one week prior to the meeting.  
There may be occasions when one or more supervisors will participate by telephone or other remote device.  
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Breeze at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.  
Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
Breeze, District Management  
February 3, 2023 23-00159M

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386

and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



FIRST INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Parrish Lakes II Community Development District

The Board of Supervisors ("Board") of the Parrish Lakes II Community Development District ("District") will hold a regular meeting and public hearing on February 28, 2023, at 6:00 p.m. at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12th Street West, Bradenton, Florida 34205.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed capital improvement revenue bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Special Assessment Methodology Report dated January 4, 2023. The proposed bonds will fund of the public improvements described in the Report of the District Engineer dated January 4, 2023. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$92,850,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

Parcel Area Identification / (b)	Owner / (b)	Acreage (a)	% Ac	Total District Debt / (c)	Total MADS / (d)
Refer to legal description of the District in the Engineer's Report	FLM, Inc.	549.988	100%	\$92,850,000	\$7,633,336

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Manatee County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 564-7847 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Patricia Thibault, District Manager



Water Resources Associates, LLC  
Engineering - Construction Services  
10000 Riverfront Parkway  
Bradenton, FL 34205-1100  
www.wraeng.com

PROJECT: Manatee County Phase 2 CDD  
Parrish Lakes Phase 2 CDD  
Manatee County, FL  
Location Map

ORIGINAL DATE: 4/2022  
REVISION DATE:  
JOB NUMBER: 2302  
FILE NAME: LORIS.PDF  
JOB OPERATOR: RL

1" = 1/8" = 0.001"

RESOLUTION NO. 2023-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARRISH LAKES II COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Parrish Lakes II Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Report of the District Engineer dated January 4, 2023 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Breeze, located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report dated January 4, 2023, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution, sanitary sewer system, reclaimed water distribution, recreational amenities, parks, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$62,914,757 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$92,850,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefitted lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefitted lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on January 16, 2023.

Attest:

/s/ Lori Price  
Printed Name: Lori Price  
Secretary / Assistant Secretary  
February 3, 10, 2023

Parrish Lakes II  
Community Development District  
Michael Lawson  
Printed Name: Michael Lawson  
Chair/Vice Chair of the Board of Supervisors  
23-00150M

FIRST INSERTION

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

CASE NO.: 2022-CA-4673

MICHAEL FRONK and ROBERT  
FRONK,  
Plaintiffs, vs.  
NOLSENS INC., STEVEN NELSON,  
THE UNKNOWN HEIRS OF  
HARRY VARLEY, deceased, and  
CITY OF HOLMES BEACH  
Defendants.

TO: THE UNKNOWN HEIRS OF  
HARRY VARLEY, deceased  
LAST KNOWN ADDRESS: Unknown  
CURRENT ADDRESS: Unknown

YOU ARE NOTIFIED that an action  
to quiet title on the following property  
in Manatee County, Florida:

Parcel Identification Number:  
6965003009

Parcel Identification Number:  
6965400059

has been filed against the above defend-  
ants and you are required to serve a

copy of your written defenses, if any, on  
or before March 10, 2023 on Richard P.  
Green, Esq., Lewis, Longman & Walker,  
P.A., 100 Second Avenue S., Suite 501-  
S, St. Petersburg, FL 33701, and file the  
original with this Court either before  
service on Plaintiff's attorney or imme-  
diately thereafter; otherwise a default  
will be entered against you for the relief  
demanded in the Complaint.

This action shall be published once  
each week for four consecutive weeks in  
the Business Observer on February 3rd,  
10th, 17th & 24th, 2023.

In and for Manatee County:

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

If you are a person with a disability

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

WITNESS my hand and the seal of  
this Court on this 27 day of January,  
2023.

Angelina "Angel" Colonneso  
Clerk of the Court  
(SEAL) By: Kris Gaffney  
As Deputy Clerk

Richard P. Green, Esq.  
Lewis, Longman & Walker, P.A.  
100 Second Avenue S., Suite 501-S  
St. Petersburg, FL 33701  
Feb. 3, 10, 17, 24, 2023 23-00151M

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 02/23/23 at 2:30 pm Contents include personal property  
along with the described belongings to those individuals listed below.

Unit B2002	Abigail Michelle Hanly	Boxes, Totes
Unit B2021	Victoria Negron	Appliances, Electronics, Furniture
Unit B2032	Gerardo Gaona	Sports, Boxes, Totes
Unit B2168	Willie Anderson	Furniture, Boxes, Bags
Unit B3046	Tiffany Brown	Furniture, Boxes, Electronics
Unit C4059	Megan Smith	Furniture, Totes
Unit D6038	Jennifer Stieg	Furniture, Totes
Unit D7029	Jerry Grant	Clothing, Boxes, Furniture
Unit D7033	Patrick E Murray	Tools, Boxes, Outdoors
Unit B1044	Zairia Jackson	clothing, furniture, boxes

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 pur-  
chase up until the winning bidder takes possession of the personal property.  
Please contact the property with any questions. (941)263-7814

February 3, 10, 2023 23-00161M

FIRST INSERTION

NOTICE TO CREDITORS  
(summary administration)  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-000056

Division Probate  
IN RE: ESTATE OF  
KATHLEEN JOYCE LYNCH  
a/k/a KATHLEEN J. LYNCH  
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 KATHLEEN  
JOYCE LYNCH, a/k/a KATHLEEN J.  
LYNCH, deceased, File Number 2023-  
CP-000056, by the Circuit Court for  
Manatee County, Florida, Probate Divi-  
sion, the address of which is 1051 Man-  
atee Avenue, Bradenton, Florida 34205;  
that the decedent's date of death was  
September 13, 2022; that the total value  
of the estate is \$50,000.00 and that the  
names and addresses of those to whom  
it has been assigned by such order are:  
NAME ADDRESS  
MICHAEL J. LYNCH  
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. NOTWITH-  
STANDING ANY OTHER APPLI-  
CABLE TIME PERIOD, ANY CLAIM  
FILED TWO (2) YEARS OR MORE  
AFTER THE DECEDENT'S DATE OF  
DEATH IS BARRED.

The date of first publication of this  
Notice is February 3, 2023.

Person Giving Notice:  
MICHAEL J. LYNCH  
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  
Attorney  
Florida Bar Number: 1028517  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734  
Telephone: (941) 748.0100  
Fax: (941) 745.2093  
E-Mail:  
jmeltzer@blalockwalters.com  
Secondary E-Mail:  
jschembri@blalockwalters.com  
Alternate Secondary E-Mail:  
alepper@blalockwalters.com  
February 3, 10, 2023 23-00155M

FIRST INSERTION

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

PROBATE DIVISION  
Case No. 2022 CP 2383  
Judge Diana Moreland  
IN RE: ESTATE OF

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

The administration of the estate  
of Charles Calderon, deceased, Case  
No. 2022 CP 2383, 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  
14, 2022; that the total value of the  
estate is approximately \$500,000,  
comprised of the exempt homestead  
property, and that the names of  
those to whom it has been assigned  
by such order are:

Joyce Calderon, 10805 55th  
Court East, Parrish, Florida  
34219  
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 Administra-  
tion must file their claims WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES SECTION  
733.702. ALL CLAIMS AND DE-  
MANDS NOT SO FILED WILL BE  
FOREVER BARRED. NOTWITH-  
STANDING ANY OTHER APPLI-  
CABLE TIME PERIOD, ANY CLAIM  
FILED TWO (2) YEARS OR MORE  
AFTER THE DECEDENT'S DATE OF  
DEATH IS BARRED.

The date of first publication of this  
Notice is February 3, 2023.

Person Giving Notice:  
JOYCE CALDERON  
10805 55th Court East  
Parrish, Florida 34219  
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  
February 3, 10, 2023 23-00156M

**SAVE TIME**  
E-mail your Legal Notice  
**Business Observer**  
legal@businessobserverfl.com  
LV4680

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case Number: 2023 CP 0103 IN RE: The Estate Of ALEXANDRA BENTLEY HARRIS Deceased.

You are hereby notified that the summary administration of the Estate of ALEXANDRA BENTLEY HARRIS, whose date of death was May 24, 2022, and whose Social Security Number was \*\*\*-\*\*-9752, File Number 2023 CP 0103, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida, 34206. The names and address of the personal representative and the personal representative 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOT WITHSTANDING THE TIME PERIOD SET 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: February 3, 2023.

**/s/ KELLY DAVIS**  
**KELLY DAVIS**  
1111 Third Avenue West, Suite 350  
Bradenton, FL 34205  
Personal Representative  
February 3, 10, 2023 23-00177M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-0023 IN RE: ESTATE OF TIMOTHY R. WOLFE, Deceased.

The administration of the estate of TIMOTHY R. WOLFE, deceased, whose date of death was October 15, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida, 34206. The names and addresses of the personal 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN §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 February 3, 2023.

**CO-PERSONAL REPRESENTATIVES:**  
**/s/ Jacob D. Wolfe**  
**JACOB D. WOLFE**  
14022 Northcoat Place  
Fishers, Indiana 46038  
**/s/ Trisha R. Mylet**  
**TRISHA R. MYLET**  
2634 Kenwood Avenue  
Ft. Wayne, Indiana 46805  
ATTORNEY FOR CO-PERSONAL REPRESENTATIVES:  
**/s/ David W. Wilcox**  
**DAVID W. WILCOX, Esquire**  
Attorney for Personal Representatives  
Florida Bar No. 0281247  
308 13th Street West  
Bradenton, Florida 34205  
Tel: 941-746-2136 / Fax: 941-747-2108  
dwilcox@wilcox-law.com  
February 3, 10, 2023 23-00158M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION File No. 2022 CP 4068 Division Probate IN RE: ESTATE OF Connie V. Carla Deceased.

The administration of the estate of Connie V. Carla, deceased, whose date of death was September 8th, 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 February 3, 2023.

**Linda Carla**  
P.O. Address:  
4110 Ridgecrest Way SE,  
Port Orchard, WA 98366  
Personal Representative  
JON R. FAHS, JR.  
KANETSKY, MOORE & DeBOER, P.A.  
ATTORNEYS AT LAW  
Attorneys for Personal Representative  
227 S. NOKOMIS AVE.  
VENICE, FL 34285  
Telephone: (941) 485-1571  
Florida Bar No. 1025389  
Email Addresses: jrf@kmdpa.com  
February 3, 10, 2023 23-00171M

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 003470 AX PROBATE DIVISION IN RE: ESTATE OF LOUIS JOHN OSADJAN Deceased.

The administration of the estate of LOUIS JOHN OSADJAN, deceased, whose date of death was September 12, 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 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: February 3, 2023.

**Marie Osadjan**  
Personal Representative  
4724 Bark Road  
Sturgeon Bay, WI 54235  
JOHN J. WASKOM  
Attorney for Personal Representative  
Florida Bar No. 0962181  
Icard, Merrill, Cullis, Timm,  
Furen & Gainsburg, PA  
2033 Main Street, Suite 600  
Sarasota, FL 34237  
Telephone: 941-366-8100  
Email: jwaskom@icardmerrill.com  
Secondary Email:  
kcapp@icardmerrill.com  
February 3, 10, 2023 23-00180M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-0231 Division Probate IN RE: ESTATE OF EUGENE GYULING Deceased.

The administration of the estate of Eugene Gyuling, deceased, whose date of death was August 19, 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 February 3, 2023.

**Personal Representative:**  
**Jane Gyuling**  
**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  
February 3, 10, 2023 23-00174M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-0077 IN RE: ESTATE OF ARTHUR H. GRIFFIN, Deceased.

The administration of the estate of ARTHUR H. GRIFFIN, deceased, whose date of death was May 2, 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: February 3, 2023.

**Suzanne Griffin Carrington**  
Personal Representative  
P.O. Box 262  
Terra Ceia, FL 34250  
Jeffrey S. Goethe  
Attorney for Personal Representative  
Florida Bar No. 0861420  
BARNES WALKER, GOETHE,  
PERRON, SHEA,  
& ROBINSON, PLLC  
3119 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 741-8224  
Email: jgoethe@barneswalker.com  
Secondary Email:  
rbattle@barneswalker.com  
February 3, 10, 2023 23-00154M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-3826 Division Probate IN RE: ESTATE OF DOUGLAS HILLIARD CROOK, Deceased.

The administration of the Estate of Douglas Hilliard Crook, deceased, whose date of death was July 21, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206, 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 February 3, 2023.

**Personal Representative:**  
**MICHAEL D. CROOK**  
206 133rd Street East  
Bradenton, Florida 34212  
Attorney for  
Personal Representative:  
Rebecca J. Proctor, Esq.  
PROCTOR ELDER LAW PA  
Florida Bar Number: 0629774  
3639 Cortez Road W, Suite 108  
Bradenton, FL 34210  
Telephone: (941) 251-6969  
Fax: (941) 243-3825  
E-Mail:  
rproctor@rebeccaproctor.com  
Secondary E-Mail:  
assistant@rebeccaproctor.com  
February 3, 10, 2023 23-00178M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2022 CP 3904 JUDGE DIANA MORELAND IN RE: ESTATE OF JENNIFER E. OSTERLING Deceased

The administration of the Estate of Jennifer E. Osterling, deceased, whose date of death was January 9, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (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 February 3, 2023.

**Personal Representative:**  
**/s/ LEAH M. DAKIN (PR)**  
7136 Spencer Parrish Road  
Parrish, Florida 34219  
Attorney for Personal Representative:  
**/s/ Jennifer L. Hamey**  
**JENNIFER L. HAMEY (0123046)**  
Jennifer L. Hamey, PA  
3815 US Highway 301 N  
Ellenton, FL 34222  
(941) 932-6217  
jenniferhamey@gmail.com  
February 3, 10, 2023 23-00168M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP261 IN RE: ESTATE OF JACKSON ALLEN ROSENBERG Deceased.

The administration of the Estate of JACKSON ALLEN ROSENBERG, 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, 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.

FIRST INSERTION

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

**CASE NO. 2009-CA-001635**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE HARBOR VIEW MORTGAGE TRUST 2006-9 TRUST FUND,**  
**Plaintiff, vs.**  
**LEN GALE, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 9, 2021 in Civil Case No. 2009-CA-001635 of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Bradenton, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE HARBOR VIEW MORTGAGE TRUST 2006-9 TRUST FUND is Plaintiff and LEN GALE, et al., are Defendants, the Clerk of Court, ANGELINA M. COLONNESO, will sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 1st day of March, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

THE SOUTH 61.45 FEET OF LOTS 1 AND 2, EXCEPT

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: February 3, 2023.

**Personal Representative:**  
**JAMES WM. KNOWLES**  
2812 Manatee Ave W  
Bradenton, FL 34205

Attorney for Personal Representative:  
JAMES WM. KNOWLES  
KNOWLES BOUZIANE  
& SHAFER PLLC  
Florida Bar No. 0296260  
2812 Manatee Ave W  
Bradenton, FL 34205  
941-746-4454  
February 3, 10, 2023 23-00182M

THE WESTERLY 4.3 FEET OF LOT 2, BLOCK B, TROPICAL PARK SUBDIVISION, AS PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 4, 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 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.

Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
110 SE 6th Street, Suite 2400  
Fort Lauderdale, FL 33301  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRSservice@mccalla.com  
Fla. Bar No.: 0146803  
7124067  
14-01736-4  
February 3, 10, 2023 23-00152M



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 email:  
**legal@businessobserverfl.com**

## FIRST INSERTION

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

Case No.: 2022-CA-4160

Step Properties, Inc.

Plaintiff, vs.  
All those claiming by through and  
under Mae Etta Washington, and  
all the Heirs and/or Devises; ATCF  
II Delaware Master LLC; Bank  
of America N.A.; CT Corporation  
System; and Dorothy Ann  
Washington,  
Defendants.

TO: All those claiming by through and  
under Mae Etta Washington, and all her  
Heirs and/or Devises

YOU ARE NOTIFIED that an action  
to Quiet Title based on Tax Deed to the  
following described property:

Lots 5, 6 WASHINGTON PARK  
UNITS 1, 2, 3 & 4  
P.I. #24921.0000/9

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on CHARLES  
J. PRATT, JR., ESQUIRE, Plaintiffs'  
attorney, whose address is 1206 Manatee  
Avenue West, Bradenton, Florida  
34205, within 30 days after the first  
publication of this notice, and file the  
original with the Clerk of this Court  
either before service on Plaintiffs' at-  
torney or immediately thereafter; oth-

erwise a default will be entered against  
you for the relief demanded in the Com-  
plaint.

In and for Manatee County:

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

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

DATED on this 19 day of January  
2023.

Angelina "Angel" Colonneso  
CLERK OF THE COURT  
(SEAL) By: Kris Gaffney  
As Deputy Clerk

February 3, 10, 2023 23-00153M

## FIRST INSERTION

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

File No. 22-CP-3614

IN RE: ESTATE OF  
KENDALL LEE RHINE,  
Deceased.

The administration of the Estate of  
KENDALL LEE RHINE (also known  
as KENDALL L. RHINE), deceased,  
whose date of death was March 16,  
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 address-  
es 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  
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: February 3, 2023.

Signed on this 29th day of December,  
2022.

JANICE GAIL RHINE,  
Personal Representative  
611 Baronet Lane

Holmes Beach, FL 34217

KENDALL TISON RHINE,  
Personal Representative

815 Commons Park  
Statham, GA 30666

SUSAN NESBET-SIKUTA

Attorney for Personal Representatives  
Florida Bar No. 859001

Dentons Cohen & Grigsby P.C.

9110 Strada Place

Mercato - Suite 6200

Naples, FL 34108

Telephone: (239) 390-1900

Email: susan.sikuta@dentons.com

Secondary Email:

michelle.maliszewski@dentons.com

February 3, 10, 2023 23-00175M

## FIRST INSERTION

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

PROBATE DIVISION

File No. 2023 CP 0150

Division Probate

IN RE: ESTATE OF

Ronald A. Lindblom

Deceased.

The administration of the estate of  
RONALD A. LINDBLOM, deceased,  
whose date of death was October 23,  
2022, is pending in the Circuit Court  
for Manatee County, Florida, Pro-  
bate Division, the address of which  
is 1115 Manatee Avenue West, P. O.  
Box 25400, Bradenton, FL 34206.

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 FIRST  
PUBLICATION OF THIS NOTICE OR  
30 DAYS AFTER THE DATE OF SER-  
VICE OF A COPY OF THIS NOTICE  
ON THEM.

All other creditors of the decedent  
and other persons having claims or 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 February 3, 2023.

Personal Representative:

NANCY LINDBLOM

P.O. Box 10192

Bradenton, FL 34282

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

February 3, 10, 2023 23-00181M

# PUBLISH YOUR LEGAL NOTICE

We publish all Public sale,  
Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**

and select the appropriate County  
name from the menu option

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE

# Business Observer

**SUBSEQUENT INSERTIONS**

**SECOND INSERTION**

Notice of Self Storage Sale  
Please take notice Midgard Self Storage - Lakewood Ranch located at 10810 Internet Pl., Bradenton, FL 34211 intends to hold a sale to sell the property stored at the Facility by the below list of Occupant who is in default at an Auction. The sale will occur as an on-line auction via www.storageauctions.com on 2/17/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. William Fields units #4172 & #5006. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
Jan. 27; Feb. 3, 2023 23-00124M

**SECOND INSERTION**

Notice of Self Storage Sale  
Please take notice Midgard Self Storage - Bradenton - Lena located at 5246 Lena Rd., 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.storageauctions.com on 2/17/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Russell Hall unit #226. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
Jan. 27; Feb. 3, 2023 23-00123M

**SECOND INSERTION**

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
Case No.: 412022CA004764CAAXMA  
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRIAN K. MACE, DECEASED; ETHAN CHARLES MACE; OLIVIA ROSE MACE; MALACHI DAVID MACE; BANK OF AMERICA, N.A.; 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 UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRIAN K. MACE, DECEASED  
Last Known Address: Unknown  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida:  
LOT 14 AND THE EAST 85 FEET OF LOT 16, BRADLEY PLACE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 56, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Marc A. Marra, Esquire, Kelley Kronenberg, the Plaintiff's attorney, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 30 DAYS AFTER FIRST PUBLICATION, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS  
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.  
DATED ON 1/19/2023.  
Angelina Colonneso  
Manatee County Clerk  
of The Circuit Court  
(SEAL) By Kris Gaffney  
As Deputy Clerk  
Marc A. Marra  
Kelley Kronenberg  
Plaintiff's Attorney  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Jan. 27; Feb. 3, 2023 23-00126M

**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 DIVISION  
CASE NO. 2018-CA-001229AX  
U.S. BANK TRUST N.A, AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. MARC MAILLOUX; TONY TOLEDO; UNKNOWN SPOUSE OF MARC MAILLOUX; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE BANK, N.A. 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, Defendant(s).  
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 20, 2023, and entered in Case No. 2018-CA-001229AX of the Circuit Court in and for Manatee County, Florida, wherein U.S. BANK TRUST N.A, AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is Plaintiff and MARC MAILLOUX; TONY TOLEDO; UNKNOWN SPOUSE OF MARC MAILLOUX; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE BANK, N.A. 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, ANGELINA COLONNESO, Clerk of the Circuit Court, will sell to the highest and best bidder for cash website of www.manatee.realforeclose.com, 11:00 a.m., on April 6, 2023, the following

described property as set forth in said Order or Final Judgment, to-wit:  
LOTS 14 AND 15, BLOCK A, J.H. BRUNJES ADDITION TO TOWN OF PALMETTO, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 276, 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. 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 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 1/23/2023.  
By: /s/ Sheena M. Diaz  
Sheena M. Diaz  
Florida Bar No.: 97907  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1491-179672 / SM2  
Jan. 27; Feb. 3, 2023 23-00140M



**Q What is a public notice?**

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

**Q Are internet-only legal notices sufficient?**

A No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

**Q Are there different types of legal notices?**

A 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.

**Q Who benefits from legal notices?**

A You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

**Q How much do legal notices cost?**

A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

**VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)**  
To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/10/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1964 SUNL mobile home bearing vehicle identification number S140CK793 and all personal items located inside the mobile home. Last Tenant: Richard Anthony Hilton and Sherry Lynn Hilton. Sale to be held at: Cortez Plaza, 616 Cortez Road, Bradenton, Florida 34207, 727-315-0414.

Jan. 27; Feb. 3, 2023

23-00146M

## FOURTH INSERTION

NOTICE OF ACTION  
(formal notice by publication)  
IN THE TWELFTH JUDICIAL  
CIRCUIT COURT  
IN AND FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2020-CP-1721  
IN RE: ESTATE OF  
JOSE ANGEL HERRERA,  
Deceased.

TO:  
Jose Leon Herrera Unknown  
YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esquire, Hines Norman Hines, PL, 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 2/16/2023, and to

file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 5TH day of JANUARY, 2023.

Angelina Colonneso  
Manatee County  
Clerk of the Circuit Court  
As Clerk of the Court  
(COURT SEAL) By: Brenda Stewart  
As Deputy Clerk

First Publication on: January 13, 2023.  
Robert D. Hines, Esq.  
Hines Norman Hines, PL  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612

Jan. 13, 20, 27; Feb. 3, 2023  
23-00057M

## SECOND INSERTION

NOTICE TO CREDITORS  
(summary administration)  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-000014  
Division Probate  
IN RE: ESTATE OF  
JACK A. ABENE  
a/k/a JACK ANTHONY ABENE  
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 JACK A. ABENE, a/k/a JACK ANTHONY ABENE, deceased, File Number 2023-CP-000014, 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 September 16, 2022; that the total value of the non-exempt assets comprising the estate is \$20,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
NANCY A. ABENE  
c/o Jenna Kyle Meltzer, Esquire  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734  
MICHAEL A. ABENE  
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 27, 2023.

## Person Giving Notice:

NANCY A. ABENE

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

Attorney  
Florida Bar Number: 1028517  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734  
Telephone: (941) 748.0100  
Fax: (941) 745.2093  
E-Mail: jmelts@blalockwalters.com  
Secondary E-Mail:  
jschembri@blalockwalters.com  
Alternate Secondary E-Mail:  
alepper@blalockwalters.com  
Jan. 27; Feb. 3, 2023 23-00128M

## SECOND INSERTION

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

File No.: 2022-CP-2655  
IN RE: ESTATE OF  
LINDA BROWN, a/k/a  
LINDA J. BROWN, a/k/a  
LINDA JEAN BROWN,  
Deceased.

The administration of the estate of LINDA BROWN, a/k/a LINDA J. BROWN, a/k/a LINDA JEAN BROWN, deceased, File Number 2022-CP-2655, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 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 was January 27, 2023.

Signed on January 24, 2023.

/s/ Damian M. Ozark  
Personal Representative

/s/ Damian M. Ozark  
Damian M. Ozark, Esquire  
The Ozark Law Firm, P.A.  
Florida Bar No. 0582387  
1904 Manatee Avenue West, Ste. 300  
Bradenton, Florida 34205  
Telephone: (941)750-9760  
dmozark@ozarklawfirm.com  
Jan. 27; Feb. 3, 2023 23-00145M

## SECOND INSERTION

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

CASE NO. 2021CA001147AX  
DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS  
TRUSTEE ON BEHALF OF THE  
CERTIFICATEHOLDERS OF  
NATIXIS REAL ESTATE CAPITAL  
TRUST 2007-HE2, MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2007-HE2,  
Plaintiff, vs.  
MICHAEL FULLERTON A/K/A  
MICHAEL H. FULLERTON AND  
C. JOY FULLERTON A/K/A  
CHRISTINE JOY FULLERTON,  
et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 05, 2022, and entered in 2021CA001147AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF NATIXIS REAL ESTATE CAPITAL TRUST 2007-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE2 is the Plaintiff and MICHAEL FULLERTON A/K/A MICHAEL H. FULLERTON; C. JOY FULLERTON A/K/A CHRISTINE JOY FULLERTON; AQUA FINANCE, INC.; STATE OF FLORIDA DEPARTMENT OF REVENUE are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on February 16, 2023, the

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

LOT 19, BLOCK 54, OF WHITEFIELD ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 33, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 7124 WILLOW ST, 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.

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 in Manatee County, Florida, on January 24, 2023.

Weidner Law, P.A.  
Counsel for the Plaintiff  
250 Mirror Lake Dr., N.  
St. Petersburg, FL 33701  
Telephone: (727) 954-8752  
Designated Email for Service:  
Service@MattWeidnerLaw.com  
By: s/ Matthew D. Weidner  
Matthew D. Weidner, Esq.  
Florida Bar No. 185957  
Jan. 27; Feb. 3, 2023 23-00141M

## SECOND INSERTION

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

CIVIL DIVISION  
Case No.: 2021-CA-005185  
CITY OF BRADENTON,  
Plaintiff, v.  
DOT ONE, LLC, A FLORIDA  
LIMITED LIABILITY COMPANY,  
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to the Order granting Plaintiff's Motion to reset foreclosure sale dated January 17, 2023 and entered in Case No. 2021-CA-005185 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida where City of Bradenton, is the Plaintiff and DOT ONE, LLC, a Florida limited liability company is/are the Defendant(s). Angelina Colonneso will sell to the highest bidder for cash at www.manatee.realforeclose.com at 11:00 a.m. on March 21, 2023 the following described properties set forth in said Final Judgment to wit:

Lot 3, Block 5, Fairview Park, a subdivision according to the plat thereof recorded in Plat Book 1, Page 188, of the Public Records of Manatee County, Florida.

Property No.: 4384400209  
Address: 1007 18TH ST W,  
Bradenton, FL 34205-5328

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.

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

Dated in Manatee County, Florida, on January 24, 2023.

Weidner Law, P.A.  
Counsel for the Plaintiff  
250 Mirror Lake Dr., N.  
St. Petersburg, FL 33701  
Telephone: (727) 954-8752  
Designated Email for Service:  
Service@MattWeidnerLaw.com  
By: s/ Matthew D. Weidner  
Matthew D. Weidner, Esq.  
Florida Bar No. 185957  
Jan. 27; Feb. 3, 2023 23-00141M

## SECOND INSERTION

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

Case No. 2022 CP 2912  
JUDGE DIANA MORELAND  
IN RE: ESTATE OF  
BARRY A. RUHL  
Deceased

The administration of the estate of Barry A. Ruhl, deceased, whose date of death was February 9, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (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 Jan 27, 2023.

Personal Representatives:  
/s/ Derek W. Ruhl  
DEREK RUHL (PR)

63 Strayer Drive  
Carlisle, PA 17013  
Attorney for Personal Representative:  
/s/ Jennifer L. Hamey  
JENNIFER L. HAMEY (0123046)  
Jennifer L. Hamey, PA  
3815 US Highway 301 N  
Ellenton, FL 34222  
(941) 932-6217  
jenniferhamey@gmail.com  
Jan. 27; Feb. 3, 2023 23-00129M

## SECOND INSERTION

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

CIVIL DIVISION  
Case No.: 2017-CA-002468-AX  
WOODBROOK NEIGHBORHOOD  
ASSOCIATION, INC., a Florida  
not-for-profit corporation,  
Plaintiff, v.  
CHRISTOPHER VIGNA, JR.,  
et al  
Defendant.

Notice is hereby given pursuant to the Order to Reschedule Foreclosure Sale entered on January 19, 2023 in the above-styled Case Number 2017-CA-002468-AX in the County Court of MANATEE, Florida, that the Clerk of Court shall sell the following property, in MANATEE County, Florida, described as:

Lot 167, WOODBROOK, PHASE IIB, according to the plat thereof, as recorded in Plat Book 55, Pages 125 through 129, of the Public Records of Manatee County, Florida.

Property address: 6428 Autumn Woods Way, Sarasota, FL 34243 at public sale, to the highest and best bidder for cash, at www.manatee.realforeclose.com, at 9:00 A.M. on March 9, 2023. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

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

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

Dated this 20th day of January, 2023.  
By: /s/ Thomas A. Marino II  
Thomas A. Marino II, Esquire  
Jan. 27; Feb. 3, 2023 23-00127M

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT IN AND  
FOR MANATEE COUNTY, FLORIDA  
PROBATE DIVISION

FILE NO: 2022CP002965AX  
IN RE: ESTATE OF  
BARBARA H. COMER,  
Deceased.

The administration of the estate of BARBARA H. COMER, deceased, File Number 2022CP002965AX is pending in the Probate Court, Manatee County, Florida, the address of which is:

Clerk of the Court  
Probate Division  
Manatee County Courthouse  
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 has been served must file their claims with this court, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent, and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS (3) 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 YEARS (2) OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is January 27, 2023.

/s/ Ann Comer-Woods  
Date 8/6/22

ANN COMER-WOODS  
a/k/a ANN MARIE  
COMER-WOODS

Personal Representative  
7404 Arrowhead Run  
Lakewood Ranch, FL 34202

/s/Elizabeth Moneymaker  
Date 8/25/22  
ELIZABETH MONEYMAKER, ESQ.  
Liz Moneymaker, P.A.  
Florida Bar Number: 885851  
3833 Central Avenue  
St. Petersburg, FL 33713  
Phone: (941) 677-7237  
Fax: (941) 751-0127  
Email: liz@lizmoneymakerlaw.com  
Secondary:  
eservice@lizmoneymakerlaw.com  
Jan. 27; Feb. 3, 2023 23-00130M



# SAVE TIME

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

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE

**NOTICE IS HEREBY GIVEN** That pursuant to a Writ of Execution issued by the Manatee County Court of Manatee County, Florida, on the 12th day of December, 2022, in the cause wherein Cach LLC (Dove Investment Corp, as Assignee) was plaintiff(s) and Mark G Sampson was defendant(s), being case number 2007CC002675AX in said Court, I, Charles R. Wells, as Sheriff of Manatee County, Florida, have this day levied upon **all the right, title and interest of the DEFENDANT**, Mark G Sampson, in and to the following described real property, to-wit:

Legal Description of Real Property: Lots 7 and 8 of Drymon's Third Subdivision, as per plat thereof recorded in plat book 2, page 65-A, of the Public Records of Manatee County, Florida. Physical Address and Parcel ID Number of Real Property: Address: 814 10 Ave W Bradenton, FL 34205

Parcel ID: 4317200006

and on the 14th day of February, 2023, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 202, Bradenton, Manatee County, Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, **SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES**, if any, to the highest and best bidder for **CASH IN HAND**, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Daniel Sanchez, Manatee County Sheriff's Office, 747-3011 ext. 2339, Monday through Friday, 8:00 a.m. to 5:00 p.m., not later than seven (7) days prior to the proceedings.

**CHARLES R. WELLS, SHERIFF**  
**MANATEE COUNTY, FLORIDA**  
**BY: \_\_\_\_\_ D.S.**

**John Dickerman**  
Jan. 13, 20, 27; Feb. 3, 2023  
23-00058M

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

**Case No: 2023DR175AX**  
**Division: FAMILY/DOMESTIC RELATIONS**

**In re: The Marriage of:**  
**LARISA ALEXANDROVNA AHMED**  
**Petitioner, And**  
**MOMEN EMAM SAYED AHMED**  
**Respondent**

TO: MOMEN EMAM SAYED AHMED, CURRENT ADDRESS UNKNOWN  
LAST KNOWN ADDRESS: 3719 76th St East, Palmetto FL 34221

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Romaine Brown, Esquire, Attorney for the Petitioner, whose address is P.O. Box 858, Mims, FL 32754 on or before FEBRUARY 24, 2023, and file the original with the clerk of this Court at Manatee County Clerk of the Court, Family Court Division, P.O. Box 25400 Bradenton, FL 34206, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided:

3719 76th St East, Palmetto FL 34221 and property listed on Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated JANUARY 13, 2023  
CLERK OF THE CIRCUIT COURT (SEAL) By: Connie Hoatland  
Deputy Clerk

Jan. 20, 27; Feb. 3, 10, 2023  
23-00102M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-3559 IN RE: ESTATE OF THOMAS E. WESTLAKE Deceased.

The administration of the estate of Thomas E. Westlake, deceased, whose date of death was September 2, 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 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 January 27th, 2023.

**Personal Representative:**  
**/s/ Sydney Westlake**  
**Sydney Westlake**  
2393 Starlite Lane  
Port Charlotte, FL 33952

Attorney for Personal Representative: /s/ Kelly M. Albanese Kelly M. Albanese, Esquire Westchase Law, P.A. 12027 Whitmarsh Lane Tampa, FL 33626 Telephone: (813) 490-5211 Jan. 27; Feb. 3, 2023 23-00139M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP002057AX Division Probate IN RE: ESTATE OF JAMES W. HAYES, Deceased.

The administration of the estate of James W. Hayes, deceased, whose date of death was May 3, 2022, 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 27, 2023.

**Personal Representative:**  
**Michael S. Hayes**  
19736 Knights Crossing Road  
Monument, CO 80132

Attorney for Personal Representative: Julie A. Taft Florida Bar No. 37016 200 Public Square, Suite 3500 Cleveland, OH 44114 216-241-2838 Jan. 27; Feb. 3, 2023 23-00138M

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Bradenton - SR70 located at 8785 E State Rd 70, Bradenton, FL 34202 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.storageauctions.com on 2/17/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Adrian Carter unit #442. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Jan. 27; Feb. 3, 2023 23-00125M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case Number 2022 CP 3902 IN RE: The Estate Of: ILA J. GREENE Deceased.

The administration of the estate of ILA J. GREENE, Deceased, whose date of death was July 2, 2022, and whose Social Security Number was \*\*\*\*-\*\*-4794, File Number 2022 CP 3902, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida, 34206. The names and address of the personal representative and the personal representative 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOT WITHSTANDING THE TIME PERIOD SET ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

First Date of Publication: January 27, 2023

**/s/ Rebecca McGowin**  
**REBECCA MCGOWIN**  
4903 19th Ave W  
Bradenton, FL 34209  
**Personal Representative**

Jan. 27; Feb. 3, 2023 23-00135M

SECOND INSERTION

NOTICE OF SHERIFF'S SALE NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued by the Manatee County Court of Manatee County, Florida, on the 17th day of October, 2022, in the cause wherein Jason Searcy (The Collection Company LLC, as Assignee) was plaintiff and Camillo Rizzo / Vincent Rizzo were defendants, being case number 2017SC000472 in said Court, I, Charles R. Wells, as Sheriff of Manatee County, Florida, have this day levied upon **all the right, title and interest of the DEFENDANT**, Camillo Rizzo, in and to the following described real property, to-wit:

Units 9,10, and 11, AMENDMENT TO THE TWO RIVERS BUSINESS PARK, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1824, Page 6097, as amended in Official Records Book 2033, Page 288, and amendments thereto, as per plat thereof, recorded in Condominium Book 31, Page 24, and amendments thereto, of the Public Records of Manatee County, Florida

515 27TH ST E, SUITE 9, BRADENTON, FL 34208  
Parcel Identification No.: 11584-01209  
and on the 9th day of March, 2023, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 202, Bradenton, Manatee County, Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, **SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES**, if any, to the highest and best bidder for **CASH IN HAND**, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Daniel Sanchez, Manatee County Sheriff's Office, 747-3011 ext. 2339, Monday through Friday, 8:00 a.m. to 5:00 p.m., not later than seven (7) days prior to the proceedings.

**CHARLES R. WELLS, SHERIFF**  
**MANATEE COUNTY, FLORIDA**  
**BY: \_\_\_\_\_ D.S.**

**John Dickerman**  
Jan. 27; Feb. 3, 10, 17, 2023  
23-00142M

SECOND INSERTION

NOTICE OF SHERIFF'S SALE NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued by the Manatee County Court of Manatee County, Florida, on the 13th day of December, 2022, in the cause wherein Markone Financial LLC a/k/a Markone was plaintiff and William Reppond was defendant, being case number 2015CC001440AX in said Court, I, Charles R. Wells, as Sheriff of Manatee County, Florida, have this day levied upon **all the right, title and interest of the DEFENDANT**, William Reppond, in and to the following described real property, to-wit:

Lot 15, Block C, LYONSDALE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 10, Page(s)68, Public Records of Manatee County, Florida DP# 14917.000/9 5904 28TH AVENUE DR. E, BRADENTON, FL 34208 Parcel Identification No.: 1491700009

and on the 2nd day of March, 2023, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 202, Bradenton, Manatee County, Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, **SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES**, if any, to the highest and best bidder for **CASH IN HAND**, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Daniel Sanchez, Manatee County Sheriff's Office, 747-3011 ext. 2339, Monday through Friday, 8:00 a.m. to 5:00 p.m., not later than seven (7) days prior to the proceedings.

**CHARLES R. WELLS, SHERIFF**  
**MANATEE COUNTY, FLORIDA**  
**BY: \_\_\_\_\_ D.S.**

**John Dickerman**  
Jan. 27; Feb. 3, 10, 17, 2023  
23-00144M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-3817 IN RE: ESTATE OF DENNIS J. MCMAHON, Deceased.

The administration of the estate of DENNIS J. MCMAHON, deceased, whose date of death was August 24, 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: January 27, 2023.

**JULIA ANN MCMAHON**  
**Personal Representative**  
6320 Venture Drive, Suite 104  
Lakewood Ranch, FL 34202

Carolina Arias Zaccari, Esq. Attorney for Personal Representative Florida Bar No. 1015218 Najmy Thompson, P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: carias@najmythompson.com Secondary Email: kwest@najmythompson.com Jan. 27; Feb. 3, 2023 23-00131M

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of BENJAMIN DEMARCO GONZALEZ, will, on February 8, 2023, at 10:00 a.m., at 5811 14th Street West, Lot #15, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1956 ANDE MOBILE HOME,  
VIN: 569724,  
TITLE NO.: 0008631333  
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  
Jan. 27; Feb. 3, 2023

23-00132M

SECOND INSERTION

NOTICE OF SHERIFF'S SALE NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued by the Manatee Circuit Court of Manatee County, Florida, on the 7th day of October, 2022, in the cause wherein Peloton Inc was plaintiff and Rodger J Davis an Individual AKA Roger J Davis was defendant, being case number 2007CA002010 in said Court, I, Charles R. Wells, as Sheriff of Manatee County, Florida, have this day levied upon **all the right, title and interest of the DEFENDANT**, Rodger J Davis AKA Roger J Davis, in and to the following described personal property, to-wit:

2014 Toyota Camry-L VIN# 4T1BF1FK8EU437889

and on the 1st day of March, 2023, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 202, Bradenton, Manatee County, Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, **SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES**, if any, to the highest and best bidder for **CASH IN HAND**, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution. Property may be seen at Elmer's Towing, 6732 15th St Ct W, Bradenton, FL 34207, between the hours of 8:00a.m. and 5:00p.m., Monday through Friday.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Daniel Sanchez, Manatee County Sheriff's Office, 747-3011 ext. 2339, Monday through Friday, 8:00 a.m. to 5:00 p.m., not later than seven (7) days prior to the proceedings.

**CHARLES R. WELLS, SHERIFF**  
**MANATEE COUNTY, FLORIDA**  
**BY: \_\_\_\_\_ D.S.**

**John Dickerman**  
Jan. 27; Feb. 3, 10, 17, 2023  
23-00143M

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. 412022CA005332CAAXMA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARSHA A. STAGE, DECEASED, et. al. Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARSHA A. STAGE, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 14, ORANGE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 50, TOGETHER WITH SOUTH 1/2 OF VACATED ALLEY DESCRIBED IN OR BOOK 947 PAGE 1700, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., 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 demanded in the complaint or petition filed herein.

In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any 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 at County, Florida, this 25 day of JANUARY, 2023

SECOND INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case Number: 2022-CP-4050 IN RE: ESTATE OF ETHEL F. WIG, Deceased.

TO: ALEX WIG, JR. Unknown YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esquire, Hines Norman Hines, PL, 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 3/6/2023, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. Signed on this 23 day of JANUARY, 2023.

Angelina Colonnese  
Manatee County  
Clerk of The Circuit Court (COURT SEAL) By: Kris Gaffney  
As Deputy Clerk  
First Publication on: January 27, 2023.  
Robert D. Hines, Esq.  
Hines Norman Hines, PL  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Jan. 27; Feb. 3, 10, 17, 2023  
23-00148M

are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

If you are a person with a disability who needs any 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 at County, Florida, this 25 day of JANUARY, 2023

Angelina Colonnese  
Manatee County Clerk of The Circuit Court (SEAL) BY: Kris Gaffney  
DEPUTY CLERK  
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: fhmail@raslg.com  
22-063886  
Jan. 27; Feb. 3, 2023 23-00149M

# CHARLOTTE COUNTY LEGAL NOTICES

## FIRST INSERTION

Notice is hereby given that WALKA'S ELECTRICAL SERVICES LLC, OWNER, desiring to engage in business under the fictitious name of WALKA ELECTRIC located at 1518 TRUVALTER, PORT CHARLOTTE, FLORIDA 33952 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.

February 3, 2023 23-00107T

## 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 DUMP DIVERS JUNK REMOVAL : Located at 4327 Mills St : Charlotte County in the City of Port Charlotte : Florida, 33980-3018 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Charlotte Florida, this January day of 25, 2023  
MANNING OPERATIONS LLC  
February 3, 2023 23-00086T

## 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 BABCOCK HAPPY TAILS : Located at 16541 Timber Ln : Charlotte County in the City of Punta Gorda : Florida, 33982-5029 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Punta Gorda Florida, this January day of 25, 2023  
A TO KLEAN LLC  
February 3, 2023 23-00084T

## FIRST INSERTION

Lien claimed by lienor pursuant to Section 713.585, F.S., Elsie Title Services of SW FL, LLC -agent, will sell listed unit(s) to highest bidder free of any liens; Net deposited with clerk of court per 713.585; prior to sale, owner/lienholders, at any time prior, has right to a hearing per FS713.585(6); to post bond per FS559.917; owner may redeem for cash sum of lien; held w/reserve; inspect 1 wk prior @ lienor facility; cash or cashier's check; 25% buyers prem. Sale @ 9:00 am on 02/27/2023 2022 Storage @ \$26.75 per day inc tax Jiabano LLC dba Walt's Garage 208 E Ann St Punta Gorda FL 33950-6006 MV-101496 941-637-8988 Waltg M3 lien amt \$2,172.64 2006 Dodg Charger 4D Gry 2B3KA53H86H210159 / 02/27/2023 Storage @ \$26.75 per day inc tax Ortega's Electro-Bake Auto Painting, Inc. 23337 Harborview Rd Charlotte Harbor FL 33980-2110 MV-20115 941 625-625-5272 ORTEB M3 lien amt \$3,966.26 2001 Ford E350 Vn Blu/Whi 1FBNE31L61HB12021  
February 3, 2023 23-00108T

## FIRST INSERTION

Notice is hereby given that SUSAN JUANITA ROSE, OWNER, desiring to engage in business under the fictitious name of STRATEGIES FOR CAREERS located at 5041 ALMAR DRIVE, PUNTA GORDA, FLORIDA 33950 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.

February 3, 2023 23-00101T

## 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 Charlotte Mercantile located at 1441 Tamiami Trail, 933 A, in the County of Charlotte, in the City of Port Charlotte, Florida 33948 intends to register the said name with the Division of Corporation of the Florida Department of State, Tallahassee, Florida.

Dated at Port Charlotte, Florida, this 27th day of January, 2023.  
K AND K ENDEAVORS COWBOY ACRES ART LIMITED LIABILITY COMPANY  
February 3, 2023 23-00097T

## FIRST INSERTION

Notice is hereby given that AMANDA JEAN KIRKPATRICK KERVIN, OWNER, desiring to engage in business under the fictitious name of SPILL THE TEA BEAUTY BAR located at 22456 LACOMBE AVE, PORT CHARLOTTE, FLORIDA 33952 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.

February 3, 2023 23-00102T

## FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Toasted Larry's Smoke & Vape Shop located at 2550 Placida Road, Unit A in the City of Englewood, Charlotte County, FL 34224 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of January, 2023.  
Toasted Larry's, LLC  
Nick Miklos  
February 3, 2023 23-00106T

## 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 JONCO : Located at 3700 Bal Harbor Blvd Apt 203 : Charlotte County in the City of Punta Gorda : Florida, 33950-8257 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Punta Gorda Florida, this January day of 25, 2023  
GRIGSBY JON  
February 3, 2023 23-00085T

## FIRST INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, 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](http://www.selfstorageauction.com) on 02/23/2023 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below  
111 Alicia McLaughlin Boxes, Totes, Furniture, Cat Tree  
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) 993-9071.  
February 3, 10, 2023 23-00092T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023-CP-000063**  
**Division Probate**  
**IN RE: ESTATE OF GLORIA LYNN BRUFLADT a/k/a GLORIA L BRUFLADT Deceased.**

The administration of the estate of Gloria Lynn Brufladt a/k/a Gloria I. Brufladt, deceased, whose date of death was October 24, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must 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 February 3, 2023.

**Personal Representative:**  
**Renee Roggow**  
9261 Triana Terrace, Apt. 4  
Fort Myers, Florida 33912  
Attorney for Personal Representative:  
Brett H. Sifrit, Attorney  
Florida Bar Number: 105564  
Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
E-Mail: bsifrit@farr.com  
Secondary E-Mail: npheet@farr.com  
and probate@farr.com  
February 3, 10, 2023 23-00104T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 23CP000083**  
**Division Probate**  
**IN RE: ESTATE OF FREDERICK V. ROSSA Deceased.**

The administration of the estate of Frederick V. Rossa, deceased, whose date of death was November 14, 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 co-personal representatives and the co-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 February 3, 2023.

**Co-Personal Representatives:**  
**Brian Rossa**  
9141 Lake Dr, Unit 101  
Englewood, Florida 34224  
**Mary Jennifer Vogel**  
2 Long Hill St  
Greenville, SC 29605  
Attorney for Personal Representatives:  
Albert Stickley, III, Esquire  
Florida Bar Number: 0051605  
737 S. Indiana Ave, Suite A  
Englewood, FL 34223  
Telephone: (941) 474-5506  
Fax: (941) 474-5507  
E-Mail: aj@stickleylaw.com  
Secondary E-Mail:  
skyselar@stickleylaw.com  
February 3, 10, 2023 23-00089T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File Number 22-1521-CP**  
**IN RE: ESTATE OF DANIEL JOHN SULLIVAN a/k/a DANIEL J. SULLIVAN Deceased.**

The ancillary administration of the estate of DANIEL JOHN SULLIVAN, deceased, whose date of death was January 1, 2021, is pending in the Circuit Court for Charlotte County, Florida the address of which is 18500 Murdock Cir., Port Charlotte, FL 33948. The names and addresses of the ancillary 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 must file their claims with the decedent's attorney 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 PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES 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 first publication date of this notice is February 3, 2023.

**Ancillary Personal Representative:**  
**DEIRDRE A. MATTERA**  
12405 Basketweave Drive  
Raleigh, NC 27614

Attorney for Ancillary Personal Representative:  
PETER B. TIERNAN, ESQ.  
6361 NW 16th Street,  
Margate, FL 33063  
(954)975-7152  
Florida Bar No.:0165698  
tiernanmar@aol.com  
February 3, 10, 2023 23-00109T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 23-CP-40**  
**Division: Probate**  
**IN RE: ESTATE OF CARL FRANK SCOLARO a/k/a CARL F. SCOLARO Deceased.**

The administration of the Estate of Carl Frank Scolaro a/k/a Carl F. Scolaro, deceased, whose date of death was October 30, 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 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 February 3, 2023.

**Personal Representative:**  
**Bruce Bryant Reese**  
11300 SW Essex Dr.  
Lake Suzy, Florida 34269  
Attorney for Personal Representative:  
Tina M. Mays, Attorney  
Florida Bar Number: 0726044  
Mizell & Mays Law Firm, PA  
331 Sullivan Street,  
Punta Gorda, FL 33950  
Telephone: (941) 575-9291/  
Fax: (941) 575-9296  
E-Mail: tmays@mizell-law.com  
Secondary E-Mail:  
ndotres@mizell-law.com  
February 3, 10, 2023 23-00094T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023CP000107**  
**Division PROBATE**  
**IN RE: ESTATE OF STEPHEN A. JANSEN Deceased.**

The administration of the estate of Stephen A. Jansen, deceased, whose date of death was October 27, 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 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 February 3, 2023.

**Personal Representative:**  
**Mary Rivas**  
713 Armada Rd South  
Venice, Florida 34285

Attorney for Personal Representative:  
Albert Stickley, III, Esquire, Attorney  
Florida Bar Number: 51605  
737 S. Indiana Avenue, Suite A  
Englewood, FL 34223  
Telephone: (941) 474-5506  
Fax: (941) 474-5507  
E-Mail: aj@stickleylaw.com  
Secondary E-Mail:  
info@stickleylaw.com  
February 3, 10, 2023 23-00103T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 23 000049 CP**  
**IN RE: ESTATE OF ROMA A. HERRINGTON, Deceased.**

The administration of the estate of ROMA A. HERRINGTON, deceased, whose date of death was November 26, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 February 3, 2023.

**Personal Representative:**  
**CAITLYN HERRINGTON**  
917 Wellington Drive  
Clarksville, TN 37043  
Attorney for Personal Representative:  
FLETCHER H. RUSH  
Florida Bar No. 0100586  
Williams Parker Harrison  
Dietz & Getzen  
200 South Orange Avenue  
Sarasota, FL 34236  
Telephone: 941-552-2563  
Designation of Email  
Addresses for service:  
Primary: frush@williamsparker.com  
Secondary:  
scuster@williamsparker.com  
February 3, 10, 2023 23-00091T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 23-000050-CP**  
**Division PROBATE**  
**IN RE: ESTATE OF MARIE E. CAMBRIA Deceased.**

The administration of the estate of Marie E. Cambria, deceased, whose date of death was November 29, 2022, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 February 3, 2023.

**Personal Representative:**  
**Michael J. Cambria**  
7 Meadow Ave.  
Chester, NY 10918

Attorney for Personal Representative:  
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: e-service@schwarzlaw.net  
Secondary E-Mail:  
joy@schwarzlaw.net  
February 3, 10, 2023 23-00090T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 23000026CP**  
**Division Probate**  
**IN RE: ESTATE OF MARTHA J. GLADMAN Deceased.**

The administration of the estate of MARTHA J. GLADMAN, deceased, whose date of death was November 26, 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 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 February 3, 2023.

**Personal Representative:**  
**SCOTT GLADMAN**  
66 Dix Street  
Waltham, Massachusetts 02543  
Attorney for Personal Representative:  
BRADEN H. SHARRER, Attorney  
Florida Bar Number: 0084674  
FARR FARR EMERICH HACKETT  
CARR & HOLMES PA  
237 Nokomis Avenue South  
Venice, FL 34285  
Telephone: (941) 488-7751  
Fax: (941) 497-7636  
E-Mail: bsharrer@farr.com  
Secondary E-Mail: twiess@farr.com  
February 3, 10, 2023 23-00088T

**HOW TO PUBLISH YOUR**

**LEGAL NOTICE**  
IN THE BUSINESS OBSERVER

**CALL 941-906-9386**  
and select the appropriate County name from the menu option

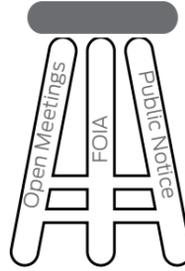
**OR E-MAIL:**  
legal@businessobserverfl.com

**Business Observer**

LV10161

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



**Newspapers remain the primary vehicle for public notice in all 50 states**



## 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](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

## FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of LEEWOOD ASSOCIATES : Located at 1166 Virgo Dr : Charlotte County in the City of Port Charlotte : Florida, 33948-5036 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Charlotte Florida, this January day of 25, 2023  
DUGUAY WOOD LINDA MARIE  
February 3, 2023 23-00087T

## FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
File No. 2023-19-CP  
IN RE: ESTATE OF MARILYN ELAINE ANDERSON  
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 Marilyn Elaine Anderson, deceased, File Number 2023-19-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was November 6, 2022; that the total value of the estate is \$7,322.59 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Brian Anderson  
13558 Sandy Beach Rd.  
Manitou Beach, MI 49253  
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 February 3, 2023

## Personal Giving Notice:

**Brian Anderson**  
13558 Sandy Beach Rd.  
Manitou Beach,  
Michigan 49253  
Attorney for Personal Giving Notice:  
Jeffrey R. Kuhns,  
Florida Bar No. 96026  
Forrest G. Miller,  
Florida Bar No. 1028360  
Attorney for Brian Anderson  
KUHNS LAW FIRM, PLLC  
425 Cross Street, Ste. #312  
Punta Gorda, Florida 33950  
Telephone: (941) 205-8000/  
Fax: (941) 205-8001  
E-Mail: jeff@kuhnslawfirm.com  
Secondary E-Mail:  
forrest@kuhnslawfirm.com  
February 3, 10, 2023 23-00098T

## FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 22001554CA

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. JAMES W. FISCHER; UNKNOWN SPOUSE OF JAMES W. FISCHER; DEBRA L. FISCHER; UNKNOWN SPOUSE OF DEBRA L. FISCHER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s): JAMES W. FISCHER (LAST KNOWN ADDRESS) 541 RIDGECREST DR PUNTA GORDA, FLORIDA 33982 UNKNOWN SPOUSE OF JAMES W. FISCHER (LAST KNOWN ADDRESS) 541 RIDGECREST DR PUNTA GORDA, FLORIDA 33982  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on

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. 22000764CA

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST CARL CARINO, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEEES OR OTHER CLAIMANTS, et al, Defendants/

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 26, 2023, and entered in Case No. 22000764CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein NewRez LLC d/b/a Shellpoint Mortgage Servicing is the Plaintiff and GERALDINE FRIEDMANN, LORRAINE PARLO, JOHN CARINO, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK N.A. SUCCESSOR BY MERGER TO BANK ONE, N.A., AS INDENTURE TRUSTEE OF CWABS MASTER TRUST, REVOLVING HOME EQUITY LOAN ASSET BACKED NOTES SERIES, 2003-D , ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST CARL CARINO, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEEES OR OTHER CLAIMANTS, JOSEPH CARINO, ALFRED CARINO, CHARLOTTE COUNTY, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER

the following described property: LOT 6 AND 7, BLOCK 1, UNIT 1 PEACE RIVER SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 19, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
a/k/a 541 RIDGECREST DRIVE, PUNTA GORDA, FLORIDA 33982

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before MARCH 6, 2023, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order

OR AGAINST CALVIN BLOUNT DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEEES OR OTHER CLAIMANTS, SUE ANN HASSLER, and MARY JOAN CARINO the Defendants. Roger D. Eaton, Clerk of the Circuit Court in and for Charlotte County, Florida will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, the Clerk's website for on-line auctions at 11:00 AM on 13th day of February, 2023, the following described property as set forth in said Order or Final Judgment, to wit:

Lot 9, Block 143, Tropical Gulf Acres, Unit 7, a Subdivision according to the plat thereof, as recorded in plat Book 3, Pages 99A-99I, of the public records of Charlotte County, Florida.

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

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

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 this 27th day of January, 2023.

ROGER D. EATON  
As Clerk of the Court  
By /s/ B Lackey (SEAL)  
As Deputy Clerk

Submitted by:  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 22-00824.JPC  
February 3, 10, 2023 23-00099T

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.

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

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

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

DATED at Charlotte County, Florida this day of 01/27/2023.

Roger D. Eaton, Clerk  
Charlotte County, Florida  
By: (SEAL) B. Lackey  
Deputy Clerk

GILBERT GARCIA GROUP, P.A.  
Attorney for Plaintiff(s)  
2313 W. Violet St.  
Tampa, FL 33603  
832775.029521/tll  
February 3, 10, 2023 23-00095T

## FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION  
DIVISION  
CASE NO. 22001282CA

SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. EDWARD B ONEILL, et al. Defendants.

To: ELISABETH B ONEILL  
30 SKUNK LANE, WILTON, CT 06897

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 27 AND 28, PALM LAKE ESTATES SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 1A THROUGH 1C, 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 Morgan B. Lea, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled

Court on or before March 8, 2023 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 30th day of January, 2023.

CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
(SEAL) BY: B. Lackey  
Deputy Clerk

MCCALLA RAYMER  
LEIBERT PIERCE, LLC  
225 E. Robinson St. Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
7120238  
22-00800-1  
February 3, 10, 2023 23-00105T

## FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION  
DIVISION  
CASE NO. 22001560CA

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs.

SUEANN SANDERS, AS PLENARY GUARDIAN OF THE PERSON AND PROPERTY OF BEVERLY A. HARRAR, THE WARD, et. al. Defendant(s).

TO: SUEANN SANDERS, AS PLENARY GUARDIAN OF THE PERSON AND PROPERTY OF BEVERLY A. HARRAR, THE WARD, and UNKNOWN SPOUSE OF BEVERLY A. HARRAR, 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 foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

UNIT 404, BUILDING 8, SANDPIPER KEY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 685, PAGE 49, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 3, PAGE 42A - X, AS AMENDED PUBLIC

RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 2-21-2023 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 12th day of January, 2023.

CLERK OF THE CIRCUIT COURT  
BY: /s/ B Lackey (SEAL)  
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
22-072557  
February 3, 10, 2023 23-00096T

## FIRST INSERTION

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

CASE NO.: 22000718CA  
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. JAMES F. ZALESKI; PUNTA GORDA ISLES CIVIC ASSOCIATION, INC.; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 26th day of January 2023, and entered in Case No. 22000718CA, of the Circuit Court of the 20TH Judicial Circuit in and for CHARLOTTE County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and PUNTA GORDA ISLES CIVIC ASSOCIATION, INC. SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES F. ZALESKI SEAN SEBASTIAN ZALESKI UNKNOWN TENANT; and IN POSSESSION OF THE SUBJECT PROPERTY are defendants. ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes at 11:00 AM on the 13th day of February 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 581, PUNTA GORDA ISLES, SECTION TWENTY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 2-A THROUGH 2-Z-42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK 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 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 day of 01/27/2023.

ROGER D. EATON  
Clerk Of The Circuit Court  
By: /s/ B Lackey (SEAL)  
Deputy Clerk

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  
22-00695  
February 3, 10, 2023 23-00100T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
File No. 22-28-CP  
Division PROBATE  
IN RE: ESTATE OF PAULETTE DAVIS  
Deceased.

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

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

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this

notice is February 3, 2023.

Personal Representative:  
Noreen Collins

1819 Princeton Lakes Drive #902  
Brandon, Florida 33511  
Attorney for Personal Representative:  
Schwarz & Harris, P.A.  
Ellie K. Harris  
Florida Bar Number: 0021671  
17841 Murdock Circle  
Port Charlotte, Florida 33948  
Telephone: (941) 625-4158  
Fax: (941) 625-5460  
E-Mail: elise@schwarzlaw.net  
Secondary: e-service@schwarzlaw.net  
February 3, 10, 2023 23-00093T

# OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

pinellasclerk.org

polkcountyclerk.net

myorangeclerk.com

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE NO.: 22001654CA**  
**FLORIDA DREAM LANDS, LLC, a Florida limited liability company, Plaintiff, vs. ASSMA Zaid Addalla Mohamed, if alive and if not their unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against ASSMA Zaid Abdalla Mohamed; Jose G. Iguina Reyes, if alive and if not his unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against Jose G. Iguina Reyes;**

**Defendant(s).**  
**TO: ASSMA Zaid Addalla Mohamed, et al.; and Jose G. Iguina Reyes, et al.**  
 YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida:  
 A. COUNT I - LOT 2, BLOCK 2262, PORT CHARLOTTE SUBDIVISION, SECTION 20, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 10A THRU 10F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
 B. COUNT II - LOT 4, BLOCK 9, 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.  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Myles A. Hoover, the Plaintiff's attorney, whose address is 11 Island Ave #406, Miami Beach, Florida 33139, on or before 2-27-2023, 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 on January 20, 2023.  
**ROGER D. EATON,**  
 Clerk of Court  
 By /s/ B Lackey (SEAL)  
 As Deputy Clerk  
 Myles A. Hoover,  
 Plaintiff's attorney  
 11 Island Ave #406  
 Miami Beach, Florida 33139  
 Jan. 27; Feb. 3, 10, 17, 2023  
 23-00069T

SECOND INSERTION

NOTICE OF PUBLIC SALE  
 Notice is hereby given that on 02/10/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1982 HARV travel trailer bearing vehicle identification number 9P35202C1010120 and all personal items located inside the mobile home. Last Tenant: Holly-Jo Brousseau. Sale to be held at Shell Creek RV Resort, 37511 Washington Loop Road, Punta Gorda, Florida 33982, 941-639-4234.  
 Jan. 27; Feb. 3, 2023  
 23-00073T

SECOND INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
 Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at [www.StorageTreasures.com](http://www.StorageTreasures.com) (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.  
 Property includes the storage unit contents belonging to the following tenants at the following locations:  
**Metro Self Storage 1231 Kings Hwy Port Charlotte, FL 33980**  
 The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **February 14th, 2023 at 10AM**

Occupant Name	Unit	Description of Property
Cornelius Borders	02004	Household Items
Katherine Elizabeth Brosseau	11173	Household Items
Kate Brosseau	11173	Household Items
Stacy Lynn Crews	05015	Household Items
Stacy Crews	05015	Household Items
Marie Magdala Bissainthe	11187	Household Items
Marie Bissainthe	11187	Household Items
Marie M Bissainthe	11187	Household Items
Judy Scott	04015	Household Items
Judy Norberta Scott	04015	Household Items

January 27; February 3, 2023  
 23-00060T

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO. 22000946CA**  
**BANK OF AMERICA, NA, Plaintiff, vs. WILLIAM R. MINTON; LISA S. ZULLO; GARDENS OF GULF COVE PROPERTY OWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, Defendant(s)**  
 To the following Defendant(s):  
 LISA S. ZULLO (LAST KNOWN ADDRESS)  
 13289 EBONY AVE  
 PORT CHARLOTTE, FL 33981  
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
 LOT 7, BLOCK 5110, PORT CHARLOTTE SUBDIVISION, SECTION 95, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 1A THROUGH 1Z-33, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA a/k/a 13289 EBONY AVE, PORT CHARLOTTE, FLORIDA 33981  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 on or before March 1, 2023, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
 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 this 23rd day of January, 2023.

**ROGER D. EATON**  
 As Clerk of the Court  
 By: /s/ B Lackey (SEAL)  
 As Deputy Clerk  
**Kahane & Associates, P.A.**  
 1619 NW 136th Avenue, Suite D-220  
 Sunrise, Florida 33323  
 Telephone: (954) 382-3486  
 Telefacsimile: (954) 382-5380  
 Designated service email:  
[notice@kahaneandassociates.com](mailto:notice@kahaneandassociates.com)  
 File No.: 23-00058 CMS  
 Jan. 27; Feb. 3, 2023  
 23-00078T

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE NO.: 08-2022-CA-000880**  
**REGIONS BANK D/B/A REGIONS MORTGAGE Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEE, ASSIGNEES OR OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST DALE A. RUTH, et al., Defendants.**  
 To the Defendants,  
 (a) UNKNOWN HEIRS, DEVISEES, GRANTEE, ASSIGNEES, OR OTHER PERSONS CLAIMING BY, THROUGH, UNDER, OR AGAINST DALE A. RUTH;  
 (b) UNKNOWN SPOUSE OF DALE A. RUTH;  
 (c) ZACHARY RUTH;  
 (d) JEFFREY SKIFF;  
 (e) MARIAH GREELEY; and  
 (f) SAVANNAH RICHARDS,  
 and all others whom it may concern:  
 Last Known Address of Defendants UNKNOWN HEIRS, DEVISEES, GRANTEE, ASSIGNEES, OR OTHER PERSONS CLAIMING BY, THROUGH, UNDER, OR AGAINST DALE A. RUTH; UNKNOWN SPOUSE OF DALE A. RUTH; ZACHARY RUTH; JEFFREY SKIFF; MARIAH GREELEY; and SAVANNAH RICHARDS:  
 11065 Waterford Ave., Englewood, Florida 34224  
 Current Address of Defendants:  
 Unknown  
 You are hereby notified that an action to foreclose a mortgage lien on the following property in Charlotte County, Florida:  
 Lot 21, Block 3707, Port Charlotte Subdivision, Section 63, according to the map or plat thereof as recorded in Plat Book 5, Page 77, 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 it on Michael C. Caborn, Esquire, Winderweelde, Haines, Ward & Woodman, P.A., Plaintiff's attorney, whose address is 329 Park Avenue North, Second Floor, Winter Park, FL 32789, within 30 days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. See §49.09, Fla. Stat. This Notice of Action shall be published once during each week for two (2) consecutive weeks under §49.10(c), Fla. Stat.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.  
 Dated on January 12, 2023.  
 Clerk of Circuit Court (SEAL) By: B. Lackey As Deputy Clerk  
**Michael C. Caborn, Esquire,**  
 Winderweelde, Haines, Ward & Woodman, P.A.,  
 P.O. Box 880,  
 Winter Park, FL 32790-0880  
 Jan. 27; Feb. 3, 2023  
 23-00074T

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION  
**Case No. 22-001563-CA**  
**ELTON BHARATH and LEISA-GAY MULLINGS, Plaintiff, vs. AMERICAN ESTATE AND TRUST, FBO KEVIN SEBASTIAN IRA; KEVIN SEBASTIAN, individually; 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: KEVIN SEBASTIAN; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against him, 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 27, Block 2679, PORT CHARLOTTE SUBDIVISION, SECTION 29, according to the plat thereof, as recorded in Plat

Book 5, Pages 22A through 22G, 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 10th day of February, 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 1-4-2023.  
**ROGER D. EATON**  
 Clerk of the Court  
 By: /s/ B Lackey (SEAL)  
 Deputy Clerk  
 Tamsen Hays, Esq.  
 Wotitzky, Wotitzky, Ross & Young, P.A.  
 1107 West Marion Avenue, Unit 111  
 Punta Gorda, FL 33950  
 Jan. 13, 20, 27; Feb. 3, 2023  
 23-00025T

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE NO.: 22001079CA**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. AKKIMA DANNIELLE BRISCOE, Defendants.**  
**TO: AKKIMA DANNIELLE BRISCOE**  
 20995 Lawson Avenue  
 Port Charlotte, FL 33952  
 YOU ARE HEREBY NOTIFIED that an action has been filed against you in the Circuit Court of Charlotte County, Florida, raising two counts. The first count is for violation of Fla. Stat. § 817.535 for filing false, fictitious, or fraudulent UCC Financing Statements in the Public Records of Charlotte County, Florida. The second count seeks a declaratory judgment declaring that the false, fictitious or fraudulent UCC Financing Statements are null and void and seeking to expunge them from the Public Records of Charlotte County. The false, fictitious, or fraudulent UCC Financing statements relate to the following real property together with all existing or subsequently erected or affixed buildings, improvements, and fixtures, situated, lying, and being in Charlotte County, Florida, and more particularly described as:  
 LOTS 3, 24 AND 25, BLOCK 799, PORT CHARLOTTE SUBDIVISION SECTION TWENTY SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 19A THROUGH 19E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
 And having a street address of:

20995 Lawson Ave, Port Charlotte, FL 33952  
 You are required to file your written defenses, if any, to it with the Clerk of the above-styled Court and to serve a copy thereof on Daniel Cardenal, Esq., plaintiff's attorney, whose address is Akerman LLP, Three Brickell City Centre, 98 Southeast 7th Street, Suite 1100, Miami, Florida 33131, within thirty (30) days from the first date of publication of this Notice of Action.  
 If you fail to do so, Judgment by 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.  
 WITNESS my hand and seal this 20th day of January, 2023.  
**ROGER D. EATON**  
 Clerk of the Circuit Court  
 By: /s/ B Lackey (COURT SEAL)  
 Deputy Clerk  
 Daniel Cardenal, Esq.,  
 plaintiff's attorney  
 Akerman LLP  
 Three Brickell City Centre  
 98 Southeast 7th Street, Suite 1100  
 Miami, Florida 33131  
 Jan. 27; Feb. 3, 10, 17, 2023  
 23-00068T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 22001518CP**  
**Division Probate**  
**IN RE: ESTATE OF VICTORIA G. HEANEY Deceased.**  
 The administration of the estate of Victoria G. Heaney, deceased, whose date of death was October 23, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must 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 January 27, 2023.  
**Personal Representative:**  
**Bernadette M. Crimi**  
 90 Green Dolphin Drive N  
 Placida, Florida 33946  
 Attorney for Personal Representative:  
 T. Thomas Shirley, Attorney  
 Florida Bar Number: 154581  
 DUNKIN & SHIRLEY PA  
 170 West Dearborn Street  
 Englewood, Florida 34223  
 Telephone: (941) 474-7753  
 Fax: (941) 475-1954  
 E-Mail: tom@dunkinshirley.com  
 Jan. 27; Feb. 3, 2023  
 23-00062T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 22-1165-CP**  
**Division Probate**  
**IN RE: ESTATE OF Myron A. Friedman Deceased.**  
 The administration of the estate of Myron A. Friedman, deceased, whose date of death was May 14, 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 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 January 27, 2023.  
**Personal Representative:**  
**Dana Lee Picard**  
 Attorney for Personal Representative:  
 Robert C. Benedict  
 Florida Bar No: 0361150  
 rbenedict@bigwlaw.com  
 Wideikis, Benedict & Berntsson, LLC  
 The BIG W Law Firm  
 3195 S. Access Road  
 Englewood, FL 34224  
 (941) 627-1000 Telephone  
 Jan. 27; Feb. 3, 2023  
 23-00082T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 23-000043-CP**  
**Division: Probate**  
**IN RE: ESTATE OF JUDITH A. KING Deceased.**  
 The administration of the estate of Judith A. King, deceased, whose date of death was December 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, Florida 33950. The name and address of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against 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 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 Jan. 27, 2023.  
**Personal Representative:**  
**Susan Montgomery**  
 103 Manizaks Avenue  
 Punta Gorda, Florida 33983  
 Attorney for Personal Representative:  
 Jeffrey Briscoe, Esq.  
 Florida Bar No. 0127501  
 3440 Conway Blvd., Suite 1-A  
 Port Charlotte, Florida 33952  
 Telephone: (941) 625-4189  
 Facsimile: (941) 237-4126  
 E-mail: jeff@jeffbriscoe.com  
 Jan. 27; Feb. 3, 2023  
 23-00065T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 22-001415-CP**  
**IN RE: ESTATE OF JAMES M. CODY Deceased.**  
 The administration of the estate of James M. Cody, deceased, whose date of death was August 16, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or 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 DECEDENTS DATE OF DEATH IS BARRED.  
 The date of first publication of this notice is January 27, 2023.  
**Michelle Ferraro**  
 88 Darcy Circle  
 Islip, NY 11751  
**Personal Representative**  
 /s/ Amanda O. Singleton  
 Amanda O. Singleton  
 Attorney for Personal Representative  
 Florida Bar Number: 0015957  
 SINGLETON LEGAL PLLC  
 425 22nd Avenue N., Suite D  
 SAINT PETERSBURG, FL 33704  
 Telephone: (727) 755-4316  
 Fax: (727) 234-8183  
 E-mail: amanda@singletonlegal.com  
 Jan. 27; Feb. 3, 2023  
 23-00061T

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-24-CP  
Division Probate  
IN RE: ESTATE OF  
ERNEST E. BEILE A/K/A  
ERNEST E. BEILE, JR.  
Deceased.

The administration of the estate of Ernest E. Beile a/k/a Ernest E. Beile, Jr., deceased, whose date of death was November 13, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 27, 2023.

**Personal Representative:**  
**Kelly D. Beile**

1009 16th Street  
Port Townsend, Washington 98368  
Attorney for Personal Representative:  
Ellie K. Harris  
Florida Bar Number: 0021671  
Elise V. Bouchard  
Florida Bar Number: 0109033  
17841 Murdock Circle  
Port Charlotte, FL 33948  
Telephone: (941) 625-4158  
Fax: (941) 625-5460  
E-Mail: e-service@schwarzlaw.net  
Secondary E-Mail:  
stacie@schwarzlaw.net  
Jan. 27; Feb. 3, 2023 23-00083T

## THIRD 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

## SECOND 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.: 2022-1438-CA  
NEW VISTA PROPERTIES, INC.,  
a Florida Corporation,  
Plaintiff, vs.  
FABIO J. SOARES DA CRUZ,  
his devisees, grantees, creditors,  
and all other parties claiming by,  
through, under or against him  
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, though, or under those  
unknown natural persons and their  
several unknown assigns, successors  
in interest trustees, or any other  
persons claiming by through, under  
or against any corporation or other  
legal entity named as a defendant  
and all claimants, persons or parties  
natural or corporate whose exact  
status is unknown, claiming under  
any of the above named or described  
defendants or parties who are  
claiming to have any right, title or  
interest in and to the lands hereafter  
described; and UNKNOWN  
SPOUSE OF FABIO J. SOARES DA  
CRUZ,  
Defendants.**

TO: FABIO J. SOARES DA CRUZ, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him 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, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any

right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF FABIO J. SOARES DA CRUZ:

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

Lot 7, Block 2055, Port Charlotte Subdivision, Section 24, according to the map or plat thereof, as recorded in Plat Book 5, Pages 16A through 16E, 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 January 20, 2023.

ROGER D. EATON  
CLERK OF THE COURT  
By: /s/ 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  
Jan. 27; Feb. 3, 2023 23-00067T

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2300001CP  
Division Probate  
IN RE: ESTATE OF  
JEAN D. WORRALL  
Deceased.

The administration of the estate of Jean D. Worrall, deceased, whose date of death was December 4, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

and other persons having claims or demands against decedent's estate must 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 January 27, 2023.

**Personal Representative:**  
**Kim M. Campbell**

1052 Sheehan Blvd  
Port Charlotte, Florida 33952  
Attorney for Personal Representative:  
T. Thomas Shirley, Attorney  
Florida Bar Number: 154581  
DUNKIN & SHIRLEY PA  
170 West Dearborn Street  
Englewood, Florida 34223  
Telephone: (941) 474-7753  
Fax: (941) 475-1954  
E-Mail: tom@dunkinshirley.com  
Jan. 27; Feb. 3, 2023 23-00079T

## SECOND INSERTION

NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE  
(PROPERTY)  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT IN  
AND FOR CHARLOTTE COUNTY,  
FLORIDA  
CASE NO. 2022-CA-001304

**BIG 3, LLC,  
Plaintiff, vs.  
PAUL A. WILKERSON,  
Defendant.**

To: Paul A. Wilkerson, 18 Rainbow Circle, Danville, CA 94506

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: Lot 16, Block 3404, of PORT CHARLOTTE SUBDIVISION SECTION SIXTY-NINE, according to the Plat thereof, as recorded in Plat Book 6, Page 20, 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 Dane T. Stanish, Esq., attorney for Big 3, LLC, whose address is 3475 Sheridan St., Suite 209, Hollywood, FL 33021, and file the original with the Clerk of the above-styled Court on or before March 1, 2023, otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

This notice shall be published once a week for four consecutive weeks in the Business Observer, a newspaper of general circulation in Charlotte County.

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

WITNESS my hand and seal of said Court at Punta Gorda, Florida, on this 1-23-2023.

ROGER D. EATON  
As Clerk of said Court  
By B. Lackey (SEAL)  
Deputy Clerk

Dane T. Stanish, Esq.,  
attorney for Big 3, LLC,  
3475 Sheridan St., Suite 209,  
Hollywood, FL 33021  
(954-923-0524,  
stanishd@gmail.com)  
Jan. 27; Feb. 3, 10, 17, 2023  
23-00076T

## SECOND INSERTION

NOTICE OF SALE  
IN THE COUNTY COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
Case No.: 22000650CC

**THOMAS L. CORNWELL II,  
Plaintiff, vs.  
DWIGHT C. WILLIAMS; and ANY  
AND ALL UNKNOWN PARTIES  
CLAIMING BY, THROUGH,  
UNDER, AND AGAINST THE  
HEREIN NAMED INDIVIDUAL  
DEFENDANTS WHO ARE  
NOT KNOWN TO BE DEAD  
OR ALIVE, WHETHER SAID  
UNKNOWN PARTIES MAY CLAIM  
AN INTEREST AS SPOUSES,  
HEIRS, DEVISEES, GRANTEEES,  
OR OTHER CLAIMANTS; and  
UNKNOWN TENANTS #1 and #2,  
the name being fictitious, to account  
for parties in possession,  
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated 1/23/2023 and entered in Case No. 22000650CC of the County Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein THOMAS L. CORNWELL II is the Plaintiff; and DWIGHT C. WILLIAMS and the other above-named parties are the Defendants.

The Clerk shall sell the property at public sale to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m. on March 13, 2023, the following described properties as set forth in said Final Judgment, to wit:

Legal Description:  
Beginning at the Southwest corner of the SW 1/4 of the NW 1/4 of the SE 1/4 of Section 26, Township 40 South, Range 22 East; thence Northerly along the West line of the E 1/2 of said Section 26, 208.75 feet to a point; thence Easterly parallel with the South line of the SW 1/4 of the NW 1/4 of the SE 1/4 of said Section 26, 208.75 feet to a point; thence Southerly parallel with the West line of the E 1/2 of said Section 26, 208.75 feet to the South line of the SW 1/4 of the NW 1/4 of the SE 1/4 of said Section 26, thence to Point of Beginning, being in the Southwest corner of the SW 1/4 of the NW 1/4 of the SE 1/4 of said Section 26, Township 40 South, Range 22 East, Charlotte County, Florida. AND Beginning at the Southwest

corner of the SW 1/4 of the NW 1/4 of the SE 1/4 of Section 26, Township 40 South, Range 22 East; thence Westerly parallel with the Southerly line of the SW 1/4 of the NW 1/4 of the SE 1/4 of said Section 26, 13.00 feet to a point; thence Northerly parallel with the Westerly line of the E 1/2 of said Section 26, 81.00 feet to a point; thence S 89° 11' 38" W, 5.00 feet to a point; thence N 00° 48' 22" W, 5.20 feet to a point; thence N 89° 11' 38" E, 5.00 feet to a point; thence Northerly parallel with the Westerly line of the E 1/2 of said Section 26 122.55 feet to a point; thence Easterly parallel with the Southerly line of the SW 1/4 of the NW 1/4 of the SE 1/4 of said Section 26 13.00 feet to a point; thence Southerly along the West line of the E 1/2 of said Section 26 208.75 feet to a Point of Beginning; all lying and being in Charlotte County, Florida.  
Street Address: 4398 Lister Street, Port Charlotte, Florida 33952

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If you are a person with a disability who needs any 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 1/23/2023.

ROGER D. EATON  
Clerk of Court  
BY: (SEAL)  
Deputy Clerk  
Kelsey J. Veitengruber, Esq.  
Farr Law Firm  
99 Nesbit Street  
Punta Gorda, FL 33950  
(941) 505-9974  
040637.0002 / 4894-5853-9596  
Jan. 27; Feb. 3, 2023 23-00077T

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-000035-CP  
Division Probate  
IN RE: ESTATE OF  
GEETHA R. NARAYAN,  
Deceased.

The administration of the estate of Geetha R. Narayan, deceased, whose date of death was September 20, 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 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 January 27, 2023.

**Personal Representative:**  
**Roja Narayan**

41190 Saint Croix  
Temecula, CA 92591  
Attorney for Personal Representative:  
Guy S. Emerich, Esq.  
Florida Bar Number: 126991  
Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
E-Mail: gemerich@farr.com  
Secondary E-Mail:  
sziegler@farr.com and  
probate@farr.com  
Jan. 27; Feb. 3, 2023 23-00066T

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-60-CP  
Division Probate  
IN RE: ESTATE OF  
NANCY K. FLORIAN A/K/A  
NANCY KAY FLORIAN  
Deceased.

The administration of the estate of Nancy K. Florian a/k/a Nancy Kay Florian, deceased, whose date of death was August 4, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must 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 January 27, 2023.

**Personal Representative:**  
**Michelle Gromalski**

P.O. Box 510212  
Punta Gorda, FL 33951  
Schwarz and Harris, P.A.  
Attorney for Personal Representative:  
Ellie K. Harris  
Florida Bar Number: 0021671  
Elise V. Bouchard  
Florida Bar Number: 0109033  
17841 Murdock Circle  
Port Charlotte, FL 33948  
Telephone: (941) 625-4158  
Fax: (941) 625-5460  
E-Mail: e-service@schwarzlaw.net  
Secondary E-Mail:  
stacie@schwarzlaw.net  
Jan. 27; Feb. 3, 2023 23-00064T

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23000023CP  
Division Probate  
IN RE: ESTATE OF  
ALAN DALE GAVER  
Deceased.

The administration of the estate of ALAN DALE GAVER, deceased, whose date of death was September 27, 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 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 January 27, 2023.

**Personal Representative:**  
**LANI J. GAVER A/K/A**

**LANI KEEFE**  
1096 Grant Street  
Englewood, FL 34224  
Attorney for Personal Representative:  
A. BRENT McPEEK, ESQUIRE  
Attorney for Personal Representative  
Florida Bar Number: 0003905  
3986 S. Tamiami Trail  
Venice, FL 34293  
Telephone: (941) 492-3400  
Fax: (941) 492-3422  
E-Mail: brent@mcpeeklawfirm.com  
Secondary E-Mail:  
shawn@mcpeekawfirm.com  
Jan. 27; Feb. 3, 2023 23-00081T

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-000071  
Division Probate  
IN RE: ESTATE OF  
GERALD HENRY  
JOHN STEYSKAL  
A/K/A GERALD HENRY  
STEYSKAL  
Deceased.

The administration of the estate of Gerald Henry John Steyskal a/k/a Gerald Henry Steyskal, deceased, whose date of death was January 6, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must 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 01/27/2023.

**Personal Representative:**  
**Travis Steyskal**

621 Trabue Avenue  
Punta Gorda, Florida 33950  
Attorney for Personal Representative:  
Brett H. Sifrit, Attorney  
Florida Bar Number: 105564  
Farr, Farr, Emerich, Hackett,  
Carr & Holmes, P.A.  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
E-Mail: bsifrit@farr.com  
Secondary E-Mail: probate@farr.com;  
akblber@farr.com  
Jan. 27; Feb. 3, 2023 23-00080T