# MANATEE COUNTY LEGAL NOTICES

#### FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on dates below these vehicles will be sold at public sale for monies owed on vehicle repair and storage cost. 03/13/23 at 10:00 am Blenker Boatworks & Marina 2504 88Th Street CT NW Bradenton, FL 34209 2002 CRS CRSRDA22D202 THOMAS SAVATORE DENNIS.

February 10, 17, 2023 23-00212M

#### FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 3/3/2023at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1970 IMPM HS 12521BA050 . Last Tenants: LISA CONATSER AKA LISA ANN CONAT-SER and all unknown parties beneficiaries heirs . Sale to be at CARLYN MHC LLC, 5611 BAYSHORE RD, PAL- $METTO, FL\ 34221.\ \ 813-241-8269.$ February 10, 17, 2023 23-00222M

#### 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 Freedom Oak Media located at 6471 Willowshire Way 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 1st day of February, 2023. Richard Bettencourt 23-00203M February 10, 2023

#### FIRST INSERTION

NOTICE OF UNCLAIMED FUNDS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA\ PROBATE DIVISION CASE NO. 2020CP000669AX IN RE: ESTATE OF:

# ROBERT LEE NEAL DECEASED PLEASE TAKE NOTICE that on

08/30/2021, there was placed on deposit in this office, funds received from Estate of Robert Lee Neal in the amount of \$31474.72.

Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s) Debra Neal, John Johnson, Victor Johnson, Michelle Davis and Kimberly Davis, who are unable to be located.

Unless said funds are claimed on or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursuant to Florida Statutes

IN WITNESS WHEREOF, I have set my hand and official seal at Bradenton, Florida on February 2, 2023. Angelina Colonneso,

Clerk of Circuit Court of the Circuit Court & Comptroller By: Natoni Monfils Deputy Clerk Feb. 10; Mar. 10, 2023 23-00201M

# FIRST INSERTION

AMENDED NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT. IN AND FOR MANATEE COUNTY,

FLORIDA
Case No.: 2022DR2397 Division: 3 IN RE: ADOPTION OF JOSE RODOLFO LOERA. Adoptee

And Jose Reves Loera Respondent

TO: Jose Reyes Loera 2602 49th Dr East #101 Bradenton, Florida 34203

YOU ARE NOTIFIED that an action for Stepparent Adoption has been filed against you. You are required to serve a copy of your written defenses, if any to this action on William Galarza. Petitioner's attorney, whose address is 6151 Lake Osprey Drive, Suite 300, SARASOTA, FL 34240, on or before 03/22/2023, and file the original with the clerk of this court at Manatee County Courthouse, 1115 Manatee Ave W, Bradenton, FL 34205, BRADENTON, Florida 34205, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

manded in the petition.

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 this 7 day of February 2023. Angelina Colonneso Manatee County Clerk of The Circuit Court CLERK OF THE CIRCUIT COURT (SEAL) By: Trista Winningham Deputy Clerk

Feb. 10, 17, 24; Mar. 3, 2023 23-00186M

#### FIRST INSERTION

Notice is hereby given that MANATEE PHARMACY SERVICES, INC, OWN-ER, desiring to engage in business under the fictitious name of MANATEE DISCOUNT PHARMACY located at 1802 59TH STREET WEST, BRA-DENTON, FLORIDA 34209 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. 23-00213M

February 10, 2023

#### 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 Jersey Girl Sweets located at 4725 Tortona Ct in the City of Bradenton, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of February,

Jeannine DAllegro February 10, 2023 23-00204M

#### FIRST INSERTION

NOTICE OF SALE Pursuant to Fla. Stat. Section 328.17 (2022), notice is hereby given that Safe Harbor Marinas, Regatta Pointe, (SHM Regatta Pointe, LLC) will, on Tuesday, February 28, 2023, at 1:00 p.m., at 1005 Riverside Drive, Palmetto, Manatee County, Florida 34221, either choose to remove the vessel from the marina OR offer the vessel for sale at public outcry to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit: 1983 28' Carver, FL # 7897 JM, HIN # CDR890010583 with Owner and/or Lienholder known to be Danny Franklin Hall and/or Devin Mary Smith, pursuant to the Notice of Non-Judicial Sale of a Vessel. If a public sale occurs, the Auction shall be held subject to a reserve with additional 18% buyers premium to be paid by buyer/purchaser. Should you have any interest in or intend to bid on the vessel scheduled for sale, please contact Alan D. Carmichael, Esq., 2206 14 Street W, Palmetto, Florida 34221 (941) 929-6890, Attorney for SHM Regatta Pointe, LLC.

#### February 10, 17, 2023 23-00217M

#### FIRST INSERTION

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name Pam Freni Creations located at 7815 Senrab Drive, in the County of Manatee, in the city of Bradenton, FL 34209 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated February 17, 2023. February 10, 2023 23-00214M

#### 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 Troy Vintage located at 7111 28th Ave W, in the County of Manatee, in the City of Bradenton. Florida 34209 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee,

Dated at Bradenton, Florida, this 2nd day of February, 2023. Troy Dingler

February 10, 2023 23-00205M

#### FIRST INSERTION

NOTICE OF UNCLAIMED FUNDS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA\ PROBATE DIVISION

# CASE NO. 2020CP000457AX IN RE: ESTATE OF: RICHARD K MATHEWSON

DECEASED
PLEASE TAKE NOTICE that on 09/29/2021 there was placed on deposit in this office, funds received from Estate of Richard K Mathewson in the amount of \$12,070.52.

Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s) Kathleen A. Curtin who is unable to be located.

Unless said funds are claimed on

or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursuant to Florida Statutes 733.816.

IN WITNESS WHEREOF, I have set my hand and official seal at Bradenton, Florida on February 2, 2023.

Angelina Colonneso, Clerk of Circuit Court of the Circuit Court & Comptroller By: Natoni Monfils Deputy Clerk

Feb. 10; Mar. 10, 2023 23-00202M

# FIRST INSERTION

Notice of Public Auction Notice of public auction for money due on storage units. Auction will be held on February 24th, 2023 at or after 8:00Am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows:

U-Haul Moving and Storage:  $3602\ 14th$  Street West, Bradenton FL, 34205

830066	Robert Walton	1094	\$218.94	
830066	Desiree Leiding	1042	\$384.26	
830066	Tonnie Diffin	2088	\$484.48	
830066	HOTARIO PAPILLION	4007	\$671.81	
830066	William Clack	2119	\$208.30	
830066	angel hayes	4043	\$825.28	
of vreinde	17 2023			

23-00215M

# FIRST INSERTION

#### NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 336.10, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 336.10, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel has been made by Rodney Gerling to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2104-0001 and seeks to vacate a portion of a platted right-of-way located within PID 317110659 in the Waterbury Grape Fruit Tracts in Bradenton.

On the 28th of March, 2023, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

RESOLUTION R-23-006
A RESOLUTION OF THE BOARD OF COUNTY COMMISSION-ERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPE-CIFICALLY A PORTION OF A PLATTED RIGHT-OF-WAY IN THE PLAT OF THE WATERBURY GRAPE FRUIT TRACTS PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located within PID 317110659, Section 16, Township 35 South, Range 20 East and is 9,889 square feet more or less (0.23 acres more or less) in size. The future land use map designation and zoning district of the property subject to the application is AG-R and A, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@

mymanatee.org, or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 3993.

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Carmine DeMilio at (941) 792-8784 Ext. 8203 or carmine.demilio@mymanatee.org.
According to Section 286.0105, Florida Statutes, any person desiring to appeal

any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. February 10, 2023

23-00187M

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO: 2023 CP0173 IN RE: ESTATE OF BRIAN JAMES PARKER, Deceased.

The administration of the estate of BRIAN JAMES PARKER, deceased, whose date of death was December 19, 2022 and whose Social Security Number ends in XXX-XX-7236 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 WITH-IN 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 10, 2023.

#### Personal Representative: /s/ Tracey Palermo **Tracey Palermo** 3701 32nd Avenue West

Bradenton, Florida 34205 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@suncoastlegal group.compleadings@suncoastlegalgroup.com February 10, 17, 2023 23-00221M

# FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration-Correct Scrivener's Error) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP4031 **Division Probate** IN RE: ESTATE OF CHERYL PURSER 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 CHERYL PURSER, deceased, File Number 2022CP4031, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205; that the decedent's date of death was September 4, 2022; that the total value of the estate is less than \$75,000.00 and that the names and addresses of those to whom it has been assigned by such

Name Address CURTIS CLARK 35633 Circuit Drive, Union City, PA 16438

CHRISTOPHER CLARK 4820 Rt., Emlenton, PA 16373 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is February 10, 2023. **Person Giving Notice:** CURTIS CLARK

35633 Circuit Drive Union City, PA 16438 Attorney for Person Giving Notice Melissa R. Casanueva, Esq., Attorney Florida Bar Number: 0105788 11023 Gatewood Dr., Ste. 104Bradenton, Florida 34211 Telephone and Fax: (941) 254-6611 E-Mail: melissa@butlerelderlaw.com February 10, 17, 2023 23-00220M

#### FIRST INSERTION

NOTICE OF UNCLAIMED FUNDS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA GUARDIANSHIP DIVISION

CASE NO. 2019GA000067AX IN RE: GUARDIANSHIP OF: KEYONTE CUMMINGS

PLEASE TAKE NOTICE that on 01/28/2021, there was placed on deposit in this office, funds received from Hines, Norman, Hines, P.L. in the amount of \$79507.64. Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s) Keyonte Cummings who is unable to be located.

Unless said funds are claimed on or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursu-

ant to Florida Statutes 744.534.

IN WITNESS WHEREOF, I have set my hand and official seal at Bradenton, Florida on February 2, 2023.

Angelina Colonneso, Clerk of Circuit Court of the Circuit Court & Comptroller By: Natoni Monfils Deputy Clerk

Feb. 10; Mar. 10, 2023

#### FIRST INSERTION

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

CASE NO.: 2019CA000714 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-14, MORTGAGE PASS-THROUGH CERTIFICATES, **SERIES 2005-14**, Plaintiff vs

BRADFORD A. CAIRNIE, et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Mortgage Foreclosure entered on the 15th day of November 2022, in Case No. 2019CA000714, of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-14, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-14, is the Plaintiff and BRADFORD A. CAIRNIE: UNKNOWN SPOUSE OF BRADFORD A. CAIRNIE; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Angelina Colonneso Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.manatee. realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 15th day of March 2023, the following described property as set forth in said Final Judgment, to wit: THE EAST 1/2 OF TRACT

18, WATERBURY GRAPE-FRUIT TRACTS, IN SECTION 4, TOWNSHIP 35 SOUTH, RANGE 20 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 37 OF THE PUBLIC RECORDS MANATEE COUNTY,

FLORIDA, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ACROSS THE SOUTHERNMOST 20 FEET OF TRACTS 46 AND 51 AND THE EASTERNMOST 20 FEET OF TRACT 19, WATERBURY GRAPEFRUIT TRACTS AND RESERVING TO MYRNA A. JORDAN, HER HEIRS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 15 FEET OF TRACT 18.

23-00200M

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

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

Dated this 2nd day of February 2023. By: /s/ David Dilts David Dilts, Esq. Bar Number:68615 Copies sent to: DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 | FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 18-02923-F

February 10, 17, 2023

# FIRST INSERTION

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

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

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

to an Order to Cancel and Reschedule Foreclosure Sale Date dated the 6th day of February 2023, and entered in Case No. 412022CA001963CAAXMA, of the Circuit Court of the 12TH Judicial Circuit in and for MANATEE County, Florida, wherein NATIONSTAR MORT-GAGE LLC D/B/A MR. COOPER is the Plaintiff and UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD TRUJILLO JENNIFER ANN TRUJILLO JESSICA LYNN TRUJILLO; and RICHARD MATTHEW TRUJILLO, JR. UN-KNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. ANGELINA M. COLON-NESO as the Clerk of the Circuit Court. shall sell to the highest and best bidder for cash electronically at www.manatee. realforeclose.com in accordance with Chapter 45 at, 11:00 AM on the 9th day of May 2023, the following described property as set forth in said Final Judgment, to wit:

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

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

23-00188M

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to von. 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 8th day of February 2023.

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

February 10, 17, 2023 23-00219M

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

PROBATE DIVISION File No. 2023-CP-0135 IN RE: ESTATE OF ROBERT L. ANDREWS. Deceased.

The administration of the estate of ROBERT L. ANDREWS, deceased, whose date of death was December 23, 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 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 10, 2023.

#### **Christine Andrews** Personal Representative 14 Seaside PL

Norwalk, CT 06855 Jeffrey Scott 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 10, 17, 2023 23-00194M

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY. FLORIDA PROBATE DIVISION CASE NO.: 2022-CP-004030 IN RE: ESTATE OF LEE T. NELSON A/K/A LEE TERRY NELSON,

DECEASED. The administration of the estate of LEE T. NELSON A/K/A LEE TERRY NELSON, deceased, whose date of death was April 4, 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 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 30 DAYS AFTER THE TME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is February 10, 2023. Signed on this 5th day of December, 2022.

#### Personal Representative: REX T. NELSON A/K/A REX TERRY NELSON 306 Hartford Drive

Ames, IA 50014 Attorney for Personal Representative: JAMES D. JACKMAN, ESQUIRE Florida Bar No. 521663 JAMES D. JACKMAN, P.A 5008 Manatee Avenue West, Suite A Bradenton, Florida 34209 Telephone: (941) 747-9191 Facsimile: (941) 747-1221 Email: jackman pleadings@gmail.comFebruary 10, 17, 2023 23-00210M

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

BUSINESS OBSERVER

PROBATE DIVISION File No. 2022-CP-003828AX IN RE: ESTATE OF ROBERT J. GOLD,

Deceased. The administration of the estate of ROBERT J. GOLD, deceased, whose date of death was September 21, 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 attornev are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA 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 10, 2023.

#### Personal Representative: KIMBERLY G. SHEPPARD

96 College Avenue Flourtown, PA 19031 Attorney for Personal Representative: ELIZABETH C. MARSHALL Florida Bar No. 0440884 Williams Parker Harrison Dietz & Getzen 200 S. Orange Ave. Sarasota, FL 34236 Telephone: 941-366-4800 Designation of Email Addresses for service: Primary: emarshall@williamsparker.com Secondary: mbussiere@williamsparker.com 23-00207M February 10, 17, 2023

# 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-0158

IN RE: ESTATE OF KENNETH DOWD, also known as KENNETH FRANKLIN DOWD, Deceased.

The administration of the estate of KENNETH DOWD, also known as KENNETH FRANKLIN DOWD, deceased, whose date of death was November 20, 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 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

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 10, 2023.

#### Michael Franklin Dowd Personal Representative 2738 Wharton Way

Normal, IL 61761 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  $\underline{Email: jgoethe@barneswalker.com}$ Secondary Email:  $rbattle@\dot{b}arneswalker.com$ February 10, 17, 2023 23-00195M

#### 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-0152 IN RE: ESTATE OF GARY A. MEAD, Deceased.

The administration of the estate of GARY A. MEAD, deceased, whose date of death was October 23, 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 representatives and the personal representatives' attorney are set forth

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA 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 10, 2023.

#### KEVIN M. COLLVER

Personal Representative 3119 Manatee Avenue West Bradenton, Florida 34205 Kevin M. Collver Attorney for Personal Representative Florida Bar No. 0104450 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: kcollver@barneswalker.comSecondary Email: nmika@barneswalker.com February 10, 17, 2023 23-00209M

# FIRST INSERTION

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

CASE NO. 2022CP003603AX IN RE: THE ESTATE OF PEGGY JO STEELEY A/K/A PEGGY STEELEY,

**Deceased.**The administration of the Estate of Peggy Jo Steeley a/k/a Peggy Steedeceased, whose date of death was January 27, 2022, File Number 2022CP003603AX is pending in the Circuit Court for Manatee County, Florida, Probate Division: the address of which is Clerk of the Circuit Court, Manatee County, Probate Division, 1115 Manatee Ave W. Bradenton, FL 34205. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, 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 TIME 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 FILEDWITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

The date of first publication of this notice is February 10, 2023.

#### Personal Representative LYNDY C. JENNINGS, Personal Representative 330 Pauls Drive, Suite 212

Brandon, FL 33511 Attorney for Personal Representative Lyndy C. Jennings, Esq. Attorney for Personal Repre Florida Bar No. 908851 Law Offices of Lyndy C. Jennings, PA 330 Pauls Drive, Suite 212 Brandon, FL 33511 Telephone: (813) 315-8547 Email: ljennings@lyndylaw.com February 10, 17, 2023 23-00197M

# 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-002042 IN RE: ESTATE OF SHIRLEY JEAN COOPER DANIELS

Deceased. The administration of the estate of Shirley Jean Cooper Daniels, deceased, whose date of death was January 7, 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

All creditors of the decedent and other persons having claims or demands against the 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 PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is February 10, 2023.

#### Personal Representative Sara Elizabeth Hartman 59 Newton Rd

Newnan, Ga 30263 Attorney for Personal Representative Jamy Barreau, Esq Fla. Bar No.: 1005169 1860 SW Fountainview Blvd, Suite 100 Port St. Lucie, FL 34986 T: 772-236-5204 jamy@blegalfl.com February 10, 17, 2023 23-00196M

# FIRST INSERTION

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

CIVIL DIVISION Case No.: 22-CA-001392 CITY OF BRADENTON,

Plaintiff, v. KIMM YVETTE MIDDLETON, TRUSTEE OF THE KIMM YVETTE MIDDLETON REVOCABLE TRUST DATE JUNE 27, 2016,

Defendant(s),
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated January 23, 2023 and entered in Case No. 22-CA-001392 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County,

Florida where City of Bradenton, is the Plaintiff and Kimm Yvette Middleton, Trustee of the Kimm Yvette Middleton Revocable Trust date June 27, 2016 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 April 25, 2023 the following described properties set forth in said Final Judgment to wit:

Lots 8, 9 & 10, Block F, J K SINGELTARY SUBDIVISION. according to plat thereof as recorded in Plat Book 1, Page 205, of the Public Records of Manatee County, Florida.

Property No.: 4298600000 Address: 215 11TH Ave W Bradenton, FL 34205

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 von. 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 February 1, 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 23-00193M February 10, 17, 2023

FIRST INSERTION

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

File No. 2023CP000149AX IN RE: ESTATE OF CHARLES AUGUST HERRMANN Deceased.

The administration of the estate of Charles August Herrmann, deceased, whose date of death was June 20, 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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 10, 2023.

#### Personal Representative: Matthew C. Herrmann 15 South East 8th Street

Gainesville, Florida 32601 Attorney for Personal Representative: Rodolfo Suarez Jr. Esq, Attorney Florida Bar Number: 013201 9100 South Dadeland Blvd, Suite 1620 Miami, FL 33156 Telephone: 3054484244

E-Mail: rudy@suarezlawyers.com Secondary E-Mail: eca@suarezlawyers.com February 10, 17, 2023 23-00211M

#### FIRST INSERTION

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

CIVIL DIVISION Case No. 2022-CA-2480 MARIA SCARPA, as personal representative of the Estate of Saverio Luigi Castelli,

Plaintiff, vs. GIUSEPPE AMATO, et. al., Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause in the Circuit Court of Manatee County, Florida, and Fla. Stat. 45.031, Angelina "Angel" Colonneso, as Clerk of this Court, will sell the real estate located in Manatee County Florida, described as:

(1) Lot 9, TRASSLER SUBDIVI-SION, according to the map or plat thereof, as recorded in Plat Book 11, Page 39, of the Public Records of Manatee County,

Property Address: 2815 39th Avenue West, Bradenton, Florida

(2) Lot 55, VOGELSANG'S BRASOTA MANOR SUBDI-VISION, as per plat thereof recorded in Plat Book 9, Page 7, of the Public Records of Manatee County, Florida.

Property Address: 507 64th Ave. West, Bradenton, Florida 34207 at public sale, to the highest and best bidder, for cash, at 11:00 a.m. on March 8, 2023 at www.manatee.realforeclose

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you. 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: January 24, 2023 ELLISON | LAZENBY /s Jason M. Ellison Jason M. Ellison FBN: 0040963 jellison@elattorneys.com 150 Second Avenue N., Ste. 1770 St. Petersburg, FL 33701 admin2@elattorneys.com Phone - (727) 362-6151 Attorneys for Plaintiff February 10, 17, 2023 23-00206M

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP- 0234 IN RE: THE ESTATE OF

JUSTIN MICHAEL DARR,

Deceased. The administration of the estate of JUSTIN MICHAEL DARR, deceased, whose date of death was on or about January 15, 2023, 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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 10, 2023.

MICHAEL E. DARR Personal Representative 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202

Joseph L. Najmy, Esq. Attorney for Personal Representative Florida Bar No. 00847283 Najmy Thompson, PL 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: jnajmy@najmythompson.com Secondary Email: kwest@naimythompson.com

# February 10, 17, 2023 23-00198M FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY. FLORIDA CIVIL DIVISION

Case No.: 22-CA-001042 CITY OF BRADENTON. Plaintiff, v.

MICHAEL W. OSCIAK, THE UNKNOWN HEIRS, PERSONAL REPRESENTATIVE, GRANTEES, BENEFICIARIES, DEVISEES, AND CREDITORS OF GERALDINE WATRUS, DECEASED, DESIREE

E. WATRUS, Defendant(s), NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated January 31, 2023 and entered in Case No. 22-CA-001042 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida where City of Bradenton, is the Plaintiff and Michael W. Osciak, The Unknown Heirs, Personal Representative, Grantees, Beneficiaries, Devisees, and Creditors Of Geraldine Watrus, Deceased, Desiree E. Watrus 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 6, 2023 the following described properties set forth

in said Final Judgment to wit: Lot 20, Block 3, POINCIANA PARK, according to the plat thereof recorded in Plat Book 8, Page 8, of the Public Records of Manatee County, Florida. Property No.: 4180600001 Address: 1514 30th St W.

Bradenton, FL 34205 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 February 6, 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 February 10, 17, 2023

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

File No. 2023CP286 IN RE: ESTATE OF ANDRE TIFT Deceased

The administration of the Estate of ANDRE TIFT, 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, in-

RE-NOTICE OF

FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND

FOR MANATEE COUNTY, FLORIDA

CIVIL DIVISION: D CASE NO.: 2019CA000944AX

THE BANK OF NEW YORK

MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR

THE CERTIFICATEHOLDERS

OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-57CB

MORTGAGE PASSTHROUGH

RAYMOND J. LEPRIOL, et. al.,

NOTICE IS HEREBY GIVEN

pursuant to Uniform Final Judgment

of Mortgage Foreclosure entered on the 28th day of September 2022, in

Case No. 2019CA000944AX, of the

Circuit Court of the 12TH Judicial

Circuit in and for Manatee County,

Florida, wherein THE BANK OF NEW

YORK MELLON FKA THE BANK

OF NEW YORK AS TRUSTEE FOR

THE CERTIFICATEHOLDERS OF

CWALT, INC. ALTERNATIVE LOAN

TRUST 2005-57CB MORTGAGE

CERTIFICATES, SERIES

2005-57CB,

Defendants.

cluding unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS: February

#### Personal Representative: **GWENDOLYN WAITERS TIFT**

919 32nd Ave E Bradenton, FL 34208 Attorney for Personal Representative: JAMES WM. KNOWLES Florida Bar No. 0296260 2812 Manatee Ave W Bradenton, FL 34205 941-746-4454 February 10, 17, 2023

#### FIRST INSERTION

PASSTHROUGH CERTIFICATES, SERIES 2005-57CB, is the Plaintiff RAYMOND J. LEPRIOL; NETTE D. LEPRIOL; JEANNETTE UNKNOWN SPOUSE OF RAYMOND J. LEPRIOL; UNKNOWN SPOUSE OF JEANNETTE D. LEPRIOL; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Angelina Colonneso Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 21st day of March 2023, the following described property as set forth in said Final Judgment, to

THE EAST 1/2 OF LOTS 395 AND 396 ROSEDALE MANOR AS PER PLAT THEREOF RECORDED IN PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 89 OF THE PUBLIC RE-CORDS OF MANATEE COUN-

TY, 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

23-00199M

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 2nd day of February 2023. By: /s/ David Dilts David Dilts, Esq. Bar Number:68615 Copies sent to: DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 | FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucal awgroup.com18-02932-F February 10, 17, 2023 23-00189M

# FIRST INSERTION

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

CIVIL DIVISION: D CASE NO.: 2016 CA 003615 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-15 Plaintiff, vs.

PETER GEDEON, et., al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure date the 23rd day of August 2021, and entered in Case No. 2016 CA 003615, of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-15, is the Plaintiff and PETER GEDEON; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS,

CLAIMANTS: UNKNOWN PARTY #1, UNKNOWN PARTY #2, UNKNOWN PARTY #3, AND UNKNOWN PARTY #4 THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION, are defendants. Angelina Colonneso Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.manatee. realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 9th day of March 2023, the following described property as set forth in said Final Judgment, to wit:

BEGIN AT THE NE CORNER OF LOT 8, BLOCK D, J.N. HARRIS SUBDIVISION, A/K/A J.N. HARRIS HEIRS PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 125, OF THE PUBLIC RECORDS
OF MANATEE COUNTY. MANATEE COUNTY, FLORIDA, THENCE WEST 115.5 FEET ALONG SOUTH SIDE OF 12TH AVENUE FOR A POINT OF BEGINNING, THENCE WEST 69.5 FEET ALONG THE SOUTH SIDE OF 12TH AVENUE, THENCE SOUTH 83.67 FEET, THENCE EAST 69.5 FEET, THENCE NORTH 83.67 FEET TO POINT OF BEGINNING, BEING A PART OF LOT 8 OF BLOCK "D", J.N. HARRIS SUBDIVISION, LESS THE NORTH 24 FEET. Aka: 911 W 12TH AVE BRA-

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 7th day of February 2023.

By: /s/ David Dilts David Dilts, Esq. Bar Number: 68615 Copies sent to: DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 | FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 19-03159-F

February 10, 17, 2023

23-00218M

# FIRST INSERTION

DENTON, FL 34205

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

DEVISEES, GRANTEES, OR OTHER

CIVIL DIVISION CASE NO. 2019CA000912AX U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE HOLDERS OF THE CIM TRUST 2021-NR1. MORTGAGE-BACKED NOTES. SERIES 2021-NR11,

Plaintiff, vs.
PATRICIA PEREZ A/K/A PATRICIA SINNOTT PEREZ; JOHN T. PEREZ: HSBC MORTGAGE SERVICES INC.: 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 a Uniform Final Judgment of Mortgage Foreclosure dated January 26, 2023, and entered in Case No.  $2019\mathrm{CA}000912\mathrm{AX}$  of the Circuit Court in and for Manatee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE HOLDERS OF THE CIM TRUST 2021-NRI, MORTGAGE-BACKED NOTES, SERIES 2021-NR1 is Plaintiff and

PATRICIA PEREZ A/K/A PATRICIA SINNOTT PEREZ; JOHN T. PEREZ; HSBC MORTGAGE SERVICES INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING BY. THROUGH. INTERESTS 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 "ANGEL" COLONNESO, Clerk of the Circuit Court, will sell to the highest and best hidder for cash website of www.manatee.realforeclose. com, 11:00 a.m., on May 30, 2023, the following described property as set forth in said Order or Final Judgment,

LOT 164, OF SABAL HAR-BOUR, PHASE V, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 56 THROUGH 62, INCLUSIVE, OF THE PUB-LIC RECORDS OF MANATEE

COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

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 disabilimpaired, call 711.

DATED February 2, 2023. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 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 1162-169086 / AP3 THE CIM TRUST 2021-NR1, MORT-GAGE-BACKED NOTES, SERIES

2021-NR1 pursuant to the Order sub-

23-00190M

stituting plaintiff dated 12/03/2021.

February 10, 17, 2023

Pursuant to Florida Statute

ity 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

Service E-mail: answers@dallegal.com The Plaintiff is U.S. BANK NATION-AL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE HOLDERS OF

#### FIRST INSERTION

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

CASE No.

412022CA000791CAAXMA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1, Plaintiff, vs.

SALINAS AVILEZ, GLORIA M, et. al..

Defendants.

MANATEE COUNTY

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 412022CA000791CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for MANATEE County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1, Plaintiff and SALINAS AVILEZ, GLORIA M, et. al., are Defendants, Clerk of Court, Angelina "Angel" Colonneso, will sell to the highest bidder for cash at WWW. MANATEE.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 8th day of March, 2023, the following described property:

LOT 13, BLOCK 3-A, 2ND SECTION, CASA-DEL-SOL. ACCORDING TO THE PLAT THEREOF RECORDED IN

PLAT BOOK 13, PAGE 46, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-DA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT

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

DATED this 1st day of February,

2023

GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700  $\,$ 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Scott.Griffith@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /S/ Scott Griffith Scott Griffith, Esq. Florida Bar No. 26139 55530.0080 / JSchwartz February 10, 17, 2023

## FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 412022CA002077CAAXMA NATIONSTAR MORTGAGE LLC

D/B/A MR. COOPER, Plaintiff, vs. KEVIN PATRICK KEANE, AS

TRUSTEE, UNDER TRUST DATED APRIL 30/2003, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 10, 2023, and entered 412022CA002077CAAXMA the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein NATION-STAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and KEVIN PATRICK KEANE, AS TRUSTEE, UN-DER TRUST DATED APRIL 30/2003; DEBORAH A. KEANE, AS TRUST-EE, UNDER TRUST DATED APRIL 30/2003; KEVIN PATRICK KEANE; DEBORAH A. KEANE; FAIRWAY AT IMPERIAL LAKEWOODS PHASE 1A-1 HOMEOWNERS' ASSOCIA-TION, INC. are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www. manatee.realforeclose.com, at 11:00 AM, on March 15, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK E, FAIRWAYS AT IMPERIAL LAKEWOODS PHASES II-A, III-B AND III-

C, ACCORDING TOTHE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 174, OF THE PUBLIC RECORDS OFM-ANATEE COUNTY, FLORIDA 9343 RAES CREEK PLACE, PALMETTO, FL 34221

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 6 day of February, 2023.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-003110 - EuE February 10, 17, 2023 23-00216M

# FIRST INSERTION

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

GENERAL JURISDICTION DIVISION 412022CA004098CAAXMA

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. DEBORAH RYAN: et. al.

Defendant(s),
TO: DEBORAH RYAN, and UN-KNOWN SPOUSE OF DEBORAH RYAN, and STEVEN GRAVLIN, and UNKNOWN SPOUSE OF STEVEN GRAVLIN, and DAVID SEE, and UN-KNOWN SPOUSE OF DAVID SEE. and CAROL SIKES, and UNKNOWN SPOUSE OF CAROL SIKES,

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:

LOT 6. DESOTO LAKES COUN-TRY CLUB COLONY, UNIT 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE(S) 40 AND 41, OF THE PUBLIC RE-CORDS 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.

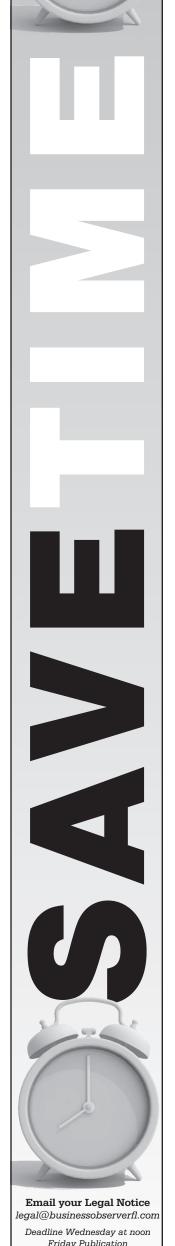
WITNESS my hand and the seal of this Court at County, Florida, this 2 day of FEBRUARY, 2023

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

23-00192M

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-058461

February 10, 17, 2023



SARASOTA • MANATEE

HILLSBOROUGH • PASCO

PINELLAS • POLK • LEE

COLLIER • CHARLOTTE

Busines

# SUBSEQUENT INSERTIONS

**MANATEE COUNTY** 

SECOND INSERTION

#### THIRD INSERTION

#### NOTICE OF SHERIFF'S SALE

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:

THIRD 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,

YOU ARE NOTIFIED that a Peti-

tion 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, Es-

quire, 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. Fail-

ure to serve and file written defenses as

required may result in a judgment or

order for the relief demanded, without

In and for Manatee County:

If you cannot afford an attorney, con-

tact 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 as-

sistance or do not know an attorney,

you may email an attorney referral

ral Service at (800) 342-8011.

rvice (listed in the phone book) or contact the Florida Bar Lawyer Refer-

Signed on this 23 day of JANUARY,

Angelina Colonneso

Clerk of The Circuit Court

(COURT SEAL) By: Kris Gaffney

First Publication on: January 27, 2023.

Robert D. Hines, Esq.

Tampa, FL 33612

Hines Norman Hines, PL

Jan. 27; Feb. 3, 10, 17, 2023

1312 W. Fletcher Avenue, Suite B

Manatee County

As Deputy Clerk

23-00148M

Unknown

John Dickerman

Jan. 27; Feb. 3, 10, 17, 2023

TO:

ALEX WIG, JR.

further notice.

23-00143M

#### HILLSBOROUGH COUNTY hillsclerk.com

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

**CHARLOTTE COUNTY** 

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY pinellasclerk.org

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com



NOTICE TO CREDITORS NOTICE IS HEREBY GIVEN That 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 WITH-IN 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.

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 1001 3rd Avenue West, Suite 650 Florida Bar No. 0189863

The date of first publication of this

Brenden S. Moriarty, Esq. THE MORIARTY LAW FIRM, P.A. Bradenton, FL 34205 (941) 749-0075 bmoriarty@suncoastlegal group.compleadings@suncoastlegalgroup.com February 3, 10, 2023 23-00183M

February 3, 10, 2023

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY. FLORIDAPROBATE 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 personal representative and the personal representative's attorney are set forth

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

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

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

The date of first publication of this

Personal Representative: NANCY LINDBLOM P.O. Box 10192

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 rgerling@gerlinglawgroup.com

February 3, 10, 2023 23-00181M

BARRED.

notice is February 3, 2023.

Bradenton, FL 34282

# SECOND 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. storagetreasures.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.storagetreasures.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 pata, 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.storagetreasures.com.

February 3, 10, 2023

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 -Lehoe, 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.storagetreasures.com. 0105 - whobrey, Roger; 0121 - Peckham, William; 0201 - Sword, Robert; 0311 -Wilkerson, Michael; 0444 - Donaghy, Kimberly; 0478 - williams, alexander; 0492 - Burls, Jazaveah; 0512 - Moulton, Claudette E; 0520 - Hampton-Day, Cynthia; 0531 - wiggins, Marybeth; 0537 - Nichols, James; 0601 - Mitchell-Vegas, Stacye; 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.

23-00167M

THIRD 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, AMEND-MENT 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, BRA-

DENTON, FL 34208 Identification 1158401209

and on the 9th day of March, 2023, at the Crime Prevention Unit located at 600 US Hwv 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 TAX-ES 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 John Dickerman

Jan. 27; Feb. 3, 10, 17, 2023

FOURTH 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

MOMEN EMAM SAYED AHMED, CURRENT ADDRESS UN-

KNOWN 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, 25400 Bradenton, FL Box 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

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 plead-

ings.
Dated JANUARY 13, 2023 CLERK OF THE CIRCUIT COURT (SEAL) By: Connie Hoatland Deputy Clerk Jan. 20, 27; Feb. 3, 10, 2023

23-00102M

THIRD 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, DP# 14917.000/9

5904 28TH AVENUE DR. E, BRADENTON, FL 34208

Identification 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 EN-CUMBRANCES, 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

John Dickerman Jan. 27; Feb. 3, 10, 17, 2023

23-00144M

SECOND 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 Devisees; 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 Devisees

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 written 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' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Com-

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, vou may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-

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

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

# What is a public

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.

SECOND 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 HAR-RIS, 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

SECOND 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

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) DAVS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN §733.702 OF THE FLORIDA PRO-BATE CODE WILL BE FOREVER

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

The date of first publication of this

notice is 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

23-00158M

February 3, 10, 2023

SECOND 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 de-mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING 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

# SECOND INSERTION

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

FLORIDA 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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA 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. Signed on this 31st day of January,

Marie Osadian

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 & Ginsburg, PA 2033 Main Street, Suite 600 Sarasota, FL 34237 Telephone: 941-366-8100 Email: jwaskom@icardmerrill.com Secondary Email: kcapp@icardmerrill.com 23-00180M February 3, 10, 2023

SECOND 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING 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 service@boyer.com

# SECOND INSERTION

February 3, 10, 2023

23-00174M

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 AR-THUR 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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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. **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

23-00154M

Secondary Email:

rbattle@barneswalker.com

February 3, 10, 2023

SECOND INSERTION

**MANATEE COUNTY** 

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is 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

SECOND 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 BE-FORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ONTHEM

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

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

NOTWITHSTANDING 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 SECOND 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

SECOND 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

Unit#5209-Shon Pool-chair, outdoor furniture, pillows, luggage.

February 3, 10, 2023 23-00160M

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

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

THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

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

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,

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

#### SECOND 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 unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR  $30~\mathrm{DAYS}$  AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED

23-00175M

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 PUBLICA-TION OF THIS NOTICE IS: February

Personal Representative: JAMES WM. KNOWLES

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

23-00182M

February 3, 10, 2023

# SECOND 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,

THE SOUTH 61.45 FEET OF LOTS 1 AND 2, EXCEPT THE WESTERLY 4.3 FEET OF LOT 2, BLOCK B, TROPI-CAL PARK SUBDIVISION, AS PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 4, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-

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: MRService@mccalla.com Fla. Bar No.: 0146803 7124067 14-01736-4 February 3, 10, 2023

23-00152M

CHECK OUT YOUR LEGAL NOTICES Ů D

floridapublicnotices.com

SECOND INSERTION

**MANATEE COUNTY** 

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 and the state of tto 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 Dis abilities 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), to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), to the meeting.

or 1-800-955-8770 (voice) for aid in contacting the District office.

Patricia Thibault, District Manager

# C.R. 675 Matro-Parrish Lakes Phase 2 CDD Manatee County, FL Location Map

# SECOND 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 defendants and you are required to serve a

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 22-CP-424

**Division Probate** 

IN RE: ESTATE OF

RICHARD B SEARNS

a/k/a RICHARD BENSON SEARNS

Deceased.

The administration of the estate of

Richard B Searns, deceased, whose date

of death was October 27, 2021, is pend-

ing in the Circuit Court for Manatee

County, Florida, Probate Division, the

address of which is 1115 Manatee Av-

enue West, Bradenton, Florida 34205.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

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

If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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,

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

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

# SECOND INSERTION

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 demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

Personal Representaive: David J. Searns

notice is February 3, 2023.

8120 Floss Lane East Amherst, New York 14051 Attorney for Personal Representative: Lawrence C. Franco E-mail Addresses: lcf@hurwitzfine.com, janetb@hurwitzfine.com Florida Bar No. 522831 Hurwitz & Fine, P. C. 1300 Liberty Building Buffalo, New York 14202 Telephone: (716) 849-8900

23-00157M

# SAVE TIME E-mail your Legal Notice



February 3, 10, 2023

legal@businessobserverfl.com

#### 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:

- 1. 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. 4. The general locations of the Project are as shown on the plans and specifications referred to above
- $5. \ As \ stated in the Engineer's Report, the estimated cost of the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Project is approximately \$62,914,757 \ (hereinafter referred to the Pro$ as the "Estimated Cost").
- $6. \ As stated in the Assessment Report, the Debt Assessments will defray approximately \$92,850,000 of the expenses, which are the properties of the prope$ 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.
- 7. 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 benefited 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 benefited lands within the District are specifically platted, the manner by which the Debt Assess
- imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.

  8. 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.
- 9. 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.

  10. 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.
- 11. 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.
- 12. 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 / <u>Assistant Secretary</u> 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

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

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (941)263-7814

February 3, 10, 2023

23-00161M

# SECOND 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 Division, the address of which is 1051 Manatee 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.comSecondary E-Mail: jschembri@blalockwalters.com Alternate Secondary E-Mail: alepper@blalockwalters.com February 3, 10, 2023

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

FLORIDA PROBATE DIVISION Case No. 2022 CP 2383 Judge Diana Moreland

SECOND INSERTION

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 Administration 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

23-00156M

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

# CHARLOTTE COUNTY LEGAL NOTICES

#### FIRST INSERTION

Notice is hereby given that DAVID K ELLIS, OWNER, desiring to engage in business under the fictitious name of DAVID K ELLIS D/B/A PREMIER MEDICARE PLANS located at 325 MADRID BLVD, 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 10, 2023

23-00110

#### FIRST INSERTION

Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage in business under the fictitious name of NATIONAL LENDING PRO located at 3100 W RAY RD, SUITE 201, OFFICE \$209, CHANDLER, ARIZONA 85226 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 10, 2023 23-00125T

#### 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 M A Lane enterprises located at 23 Sabal dr, in the County of Charlotte, in the City of Punta Gorda, Florida 33950 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 8th day of February, 2023.

Malcolm A Lane February 10, 2023

23-00142T

#### FIRST INSERTION

# BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF PUBLIC HEARING AND REGULAR GOVERNING BOARD MEETING

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a public hearing and regular meeting on February 23, 2023, at 1:00 p.m., at The Hatchery – East Conference Room, Second Floor, 42881 Lake Babcock Drive, Punta Gorda, Florida 33982. The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address proposed rules that adopt amendments to the Babcock Ranch Community Independent Special District Design and Specification Manual, Volumes 1, 2, and 3. The purpose and effect of the proposed rules is to provide for efficient and effective District construction, maintenance and operations within boundaries of the District.

A copy of the agenda and proposed rules may be obtained by contacting the District Manager, Craig Wrathell, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or by visiting the District's website at the following address: http://www.babcockranchliving.com/153/Independent-Special-District.

The public hearing and regular meeting may be continued to a date, time, and place to be specified on the record at the hearing/meeting. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing or meeting, 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. At the hearing, one or more Supervisors may participate in the public hearing by telephone. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Craig Wrathell, Manager February 10, 2023

23-00138T

#### FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-92-CP
Division Probate
IN RE: ESTATE OF
KAREN K. HAWKINS
Deceased.

The administration of the estate of KAREN K. HAWKINS, deceased, whose date of death was January 11, 2023, 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 and the personal representative's attorney are set forth below.

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is February 10, 2023.

#### Personal Representative: Robin Vazquez 6230 Scott Street, Suite 211

Punta Gora, Florida 33950 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: ellie@schwarzlaw.net Secondary E-Mail: joy@schwarzlaw.net February 10, 17, 2023 23-00111T

#### FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 23000056CP
Division: Probate
IN RE: ESTATE OF
JOAN R. ARNOLD
Deceased.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA 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 Friday, February 10, 2023.

Personal Representative:

Personal Representative:
Kimberly A. Lane
75 Cape Haze Drive
Placida, Florida 33946
Attorney for Personal Representative:
Lori Wellbaum Emery
Attorney for Personal Representative
Florida Bar Number: 071110

Lori Wellbaum Emery Attorney for Personal Representative Florida Bar Number: 071110 WELLBAUM & EMERY PA 686 N. Indiana Avenue Englewood, FL 34223 Telephone: (941) 474-3241 Fax: (941) 475-2927 E-Mail: lemery@wellbaumandemery.com Secondary E-Mail:

karen@wellbaumandemery.com February 10, 17, 2023 23-00120T

# FIRST INSERTION

# NOTICE OF AGENCY ACTION SOUTH FLORIDA WATER MANAGEMENT DISTRICT

The South Florida Water Management District (District) has issued an Individual Environmental Resource Permit No. 08-108029-P to Babcock Property Holdings, LLC authorizing the construction and operation of a stormwater management system serving 31.70 acres of commercial development known as BRC Sheriff/Fire/EMS and Bloom Academy. The project is under Application Number 220916-35982 and is located within Babcock Ranch Community, Charlotte County, Florida.

# NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your

# RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111. Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

# FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business

hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
Filings by hand-delivery must be delivered to the Office of the District Clerk. De-

 Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.

• Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

# INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on  $8\ 1/2$  by 11-inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.

2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.3. An explanation of how the petitioner's substantial interests will be affected by

the agency determination.

4. A statement of when and how the petitioner received notice of the District's

5. A statement of all disputed issues of material fact. If there are none, the petition

must so indicate.

6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.

7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.

8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.

9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action

# MEDIATION

Rev. 1/16/20

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The District is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

# RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

February 10, 2023 23-0012



# Who benefits from legal notices?

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.

# 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.

# Are internet-only legal notices sufficient?

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.

# How much do legal notices cost?

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

To publish your legal notice Email: legal@businessobserverfl.com

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-000994-CP IN RE: The Estate of:

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

JEFFREY ALAN SIEBELT,

The administration of the estate of JEFFREY ALAN SIEBELT, deceased, whose date of death was August 4th, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 350 E. Marion Avenue, Punta Gorda, Florida, 33950; the names and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 AND 733.710 OF THE FLORIDA PRO-BATE 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 10, 2023.

Lynda Marie Pisinski Personal Representative 9224 Bensonhurst Lane

Englewood, FL 34224 Mark A. Creech, Esq. Attorney for PR 1620 Placida Rd., Ste A Englewood, Florida 34223 941-474-3721 February 10, 17, 2023 23-00137T

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-1366CP

**Division Probate** IN RE: ESTATE OF FRANK G. PLUMMER Deceased.

The administration of the estate of Frank G. Plummer, deceased, whose date of death was September 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, Florida  $33950. \ \ The names and addresses of the$ 

personal representatives and the per-

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

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

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

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

The date of first publication of this notice is February 10, 2023.

Co-Personal Representatives: Guy R. Plummer 2104 A Park Plaza Drive

Springfield, Tennessee 37172 AND Debra J. Kohlmever

15404 Woodson Lane Overland Park, KS 66223 Attorney for Personal Representative: Lori Wellbaum Emery, Attorney Florida Bar Number: 071110 686 N. Indiana Avenue ENGLEWOOD, FL 34223 Telephone: (941) 474-3241 Fax: (941) 475-2927 E-Mail:

lemery@wellbaumandemery.com

23-00119T

February 10, 17, 2023

FIRST INSERTION

**BUSINESS OBSERVER** 

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

PROBATE DIVISION File No. 22 403 CP Division Probate IN RE: ESTATE OF ROMAN M. PIKAS, Deceased.

The administration of the estate of ROMAN M. PIKAS, deceased, whose date of death was September 27, 2020, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and  $addresses\ of\ the\ personal\ representative$ and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING 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 10, 2023.

Personal Representative: Sylvia Winters P.O. Box 2731 Sarasota, FL 34230

(941) 377-2910 Attorney for Personal Representative: Pamela D. Keller Attorney for Personal Representative Florida Bar Number: 082627 Keller Law Office, P.A. 126 E. Olympia Avenue, Suite 200 Punta Gorda, Florida 33950 Telephone: (941) 505-2555 Fax: (941) 505-4355 Administrator@kellerlaw.biz

# FIRST INSERTION

February 10, 17, 2023

23-00126T

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA File No. 2023-CP-94 **Division: Probate** 

IN RE: ESTATE OF JAMES MERRITT FREEMAN Deceased.

The administration of the Estate of James Merritt Freeman, deceased, whose date of death was September 2, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 the 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 PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLA. STAT. § 733.702 WILL BE FOR-EVER 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 10, 2023.

Personal Representative: NANCY C. McEACHERN 196 Pine Hill Road

Berwick, Maine 03901 Attorney for Personal Representative: M. TRAVIS HAYES, ESQ. Florida Bar No. 27883 GUNSTER, YOAKLEY & STEWART, P.A. 5551 Ridgewood Drive, Suite 501 Naples, Florida 34108 Telephone: (239) 514-1000 Facsimile: (239) 594-7313  $Attorney\ E\text{-Mail: thayes@gfpac.com}$ Secondary E-Mail: jhendrickx@gfpac.com February 10, 17, 2023 23-00132T

#### FIRST INSERTION

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

File No. 23000098CP **Division Probate** IN RE: ESTATE OF JUNE F. FRAZIER Deceased.

The administration of the estate of June F. Frazier, deceased, whose date of death was November 11, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 10, 2023.

#### Personal Representative: Kathy D. Hendricks 3210 10th Street

Englewood, Florida 34224 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@dunkinshirlev.com February 10, 17, 2023 23-00130T

# FIRST INSERTION

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

File No. 082023CP000048XXXXXX IN RE: ESTATE OF HANS G. KOK AKA JOHANNES KOK, **Deceased.**The administration of the Estate of

Hans G. Kok aka Johannes Kok (the "Estate"), deceased, whose date of death was December 8, 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 OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is February 10, 2023.

George H. Kok Personal Representative

5 Acorn Path Quogue, New York 11959 Matthew N. Turko, Esq. Attorney for Personal Representative Florida Bar Number: 30621 COLE SCHOTZ, P.C. 2255 Glades Road, Suite 300E One Boca Place Boca Raton, Florida 33431 Telephone: (561) 514-4924 Fax: (561) 423-2913 Primary Email: mturko@coleschotz.com Secondary Email: mharvey@coleschotz.com February 10, 17, 2023 23-00131T

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22000468CP Division Judge Mason IN RE: ESTATE OF RICHARD G. SWIZDOR SR.

Deceased. The administration of the estate of RICHARD G. SWIZDOR SR., ceased, whose date of death was April 7, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 10, 2023.

Personal Representative: JOHN V. SWIZDOR 33 Sydney Court

Rolla, Missouri 65401 Attorney for Personal Representative: THOMAS R. WALSER, ESQ. Email Address: trwalser@floridaprobatefirm.com Florida Bar No. 116596 Florida Probate Law Firm, PLLC 4800 N. Federal Highway, Suite 106D Boca Raton, Florida 33431 23-00134T February 10, 17, 2023

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22001475CP **Division Probate** IN RE: ESTATE OF ALEXANDER T. CARNAHAN A/K/A ALEXANDER THOMAS CARNAHAN

Deceased. The administration of the estate of Alexander T. Carnahan a/k/a Alexander Thomas Carnahan, deceased, whose date of death was September 25 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Port Charlotte, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 10, 2023. Personal Representative:

Curtis C. Carnahan 2880 S. Locust St. Apt. S402

Denver, Ĉolorado 80222

Attorney for Personal Representative: Michaela Di Nunzio Florida Bar Number: 1031220 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, Florida 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: michaela@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com February 10, 17, 2023 23-00129T FIRST INSERTION

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

File No. 22-001512-CP IN RE: ESTATE OF ROSE MARIE RAKITA Deceased.

The administration of the estate of Rose Marie Rakita, deceased, whose date of death was February 16, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 10, 2023.

Personal Representative: Kathleen Teresa Pandy a/k/a Kathleen Cooklin

785 Texas Street Englewood, Florida 34223 Attorney for Personal Representative: Ashly Mae Guernaccini Attorney for Personal Representative Florida Bar Number: 1022329 314 S Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: stephanie.r@atcauselaw.com 23-00128T February 10, 17, 2023

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION Case No. 22001492CP IN RE: ESTATE OF

NORMA B. HAMILTON, Deceased.

The administration of the estate of NORMA B. HAMILTON, deceased, whose date of death was April 26, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA 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 10, 2023.

PETER G. HAMILTON Personal Representative c/o Cohen, Chase, Hoffman & Schimmel, P.A. 9400 South Dadeland Boulevard, Suite 600

Miami, Florida 33156 Telephone: (305) 670-0201 JOSEPH BARRY SCHIMMEL, **ESQUIRE** Florida Bar No. 989533 Attorney for Personal Representative Cohen, Chase, Hoffman & Schimmel, P.A. 9400 South Dadeland Boulevard,

Suite 600 Miami, Florida 33156 Telephone: (305) 670-0201 Facsimile: (305) 670-6152 Email: jschimmel@miamitaxlaw.com

23-00127T

February 10, 17, 2023

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 22-1513 CP **Division Probate** IN RE: ESTATE OF THERESA CURIONE,

Deceased. The administration of the estate of THERESA CURIONE, deceased, whose date of death was September 23, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Street, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is February 10, 2023.

Personal Representative: Maryann Curione

305 Village Heights Drive, Apt 323 State College, PA 16801 Attorney for Personal Representative: Pamela D. Keller, Esquire Attorney for Personal Representative Florida Bar Number: 082627 Keller Law Office, P.A. 425 Cross Street, Ste. 213 Punta Gorda, Florida 33950 Telephone: (941) 505-2555 Fax: (941) 505-2355 E-Mail: Administrator@kellerlaw.biz February 10, 17, 2023 23-00117T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-69-CP

**Division Probate** IN RE: ESTATE OF CHARLES J. FERRENTINO A/K/A CHARLES JAMES FERRENTINO

**Deceased.**TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Charles J. Ferrentino a/k/a Charles James Ferrentino, deceased, File Number 23-69-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was September 25, 2022; that the total value of the estate is \$2,108.48 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Eileen M. Karkis 11896 Five Water Circle Ft. Myers, FL 33913 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 10, 2023.

Person Giving Notice: Eileen Karkis  $({\rm Feb}\ 3, {\bf 2023}\ 11{:}22\ {\rm EST})$ Eileen M. Karkis 11896 Five Water Circle

Ft. Myers, Florida 33913 Attorney for Person Giving Notice Schwarz & Harris, P.A Attorneys for Petitioner 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  $\hbox{E-Mail: e-service@schwarzlaw.net}\\$ Secondary E-Mail: stacie@schwarzlaw.net February 10, 17, 2023 23-00118T

NOTICE TO CREDITORS IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION Case Number: 22-CP-1435 IN RE: ESTATE OF ELIZABETH L. ROBINSON a/k/a ELIZABETH LOUISE ROBINSON,

Deceased. The administration of the estate of ELIZABETH L. ROBINSON, also as ELIZABETH LOUISE ROBINSON, deceased, whose date of death was August 25, 2022, 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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 10, 2023.

#### MARK WILLIAM ROBINSON Personal Representative

7161 Crystal Way Punta Gorda, FL 33950 Robert D. Hines, Esquire Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, PL 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: hballinger@hnh-law.com February 10, 17, 2023 23-00141T

#### FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 08-2021-CA-000832 FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES. SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION. AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs.

THOMAS E JORDAN JR, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 10, 2023 in Civil Case No. 08-2021-CA-000832 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A. INTEREST TRUSTEE, SUCCESSOR BY LASALLE BANK MERGER TO NATIONAL. ASSOCIATION, AS TRUSTEE is Plaintiff and Thomas E Jordan Jr, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.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:

Lot 23, Block 2528, Port Charlotte Subdivision Section Forty Seven, according to the plat thereof as recorded in Plat Book 5, Pages 61A through 61G, of the Public Records of Charlotte County, Florida.

Address: 332 Gaynor Ln, Port Charlotte, FL 33953

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 02/07/2023 Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court

23-00133T

BY: (SEAL) B. Lackey McCalla Raymer Leibert Pierce, LLC 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 flaccountspayable@mccalla.com Counsel of Plaintiff 21-02740FL

February 10, 17, 2023

#### FIRST INSERTION

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

CASE NO.: 2022-CA-1674 FENG WU; YAOQI ZHANG; SIGMA INFINITY LLC, Plaintiffs, v.

JOSHUA J. RANSOM; LINDA H. JONES; DONALD LOWMAN; N.R.L.L. EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PERFORMANCE RESOURCES, LLC; DAVID DREW; HORIZON TRUST COMPANY CUSTODIAN FBO JOANNE WESTERMAN IRA, Defendants.

To N.R.L.L. EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY:

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

PORT CHARLOTTE SEC60 BLK1965 LT 26 522/368 1098/1068 1106/291 1110/177 1657/549 2996/374 3205/1570 3655/1062 TD4998/1142 More commonly known as: 12133 ASHLEY AVE., PORT CHAR-LOTTE, FL 33952

has been filed by Plaintiffs, FENG WU; YAOQI ZHANG; SIGMA INFINITY LLC, and you are required to serve a copy of your written defenses, if any,

on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 3-13-23 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded

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

Witness my hand and the seal of this court on this 7th day of February, 2023. Clerk of the Circuit Court By: B. Lackey (SEAL) Deputy Clerk

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 Feb. 10, 17, 24; Mar. 3, 2023

23-00136T

#### FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY. CIVIL DIVISION CASE NO.: 2022-CA-001113 TAIMI A. TAALA,

Plaintiff, vs. ELLA III, LLC, et al. Defendants.

TO: KATHRYN PIETILA, AS CUSTO-DIAN FOR MEGHAN M. PIETILA UNDER THE FLORIDA UNIFORM TRANSFER TO MINORS ACT, 2023 CORNELL ROAD, MIDDLEBURG, FL 32068.

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

LOT 80, BLOCK 35, ROTONDA VILLAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 1A THRU 1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Parcel ID: 422109227015

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney. whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 3-13-2023, 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, vou are entitled, at no cost to vou, 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,

DATED on 2-7-2023.

Roger D. Eaton, CLERK OF THE CIRCUIT COURT (SEAL) By: B. Lackey DEPUTY CLERK

SOKOLOF REMTULLA, PLLC 6801 Lake Worth Road, Suite  $100\mathrm{E}$ Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff Feb. 10, 17, 24; Mar. 3, 2023

23-00135T

#### FIRST INSERTION

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

Case No. 08-2022-CA-000012 SPECIALIZED LOAN SERVICING

Plaintiff, vs. MARC PAGANO A/K/A MARC M. PAGANO A/K/A MARC MICHAEL PAGANO, AS KNOWN HEIR OF PAUL PAGANO, DECEASED; UNKNOWN HEIRS, DEVISÉES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF PAUL PAGANO, DECEASED, UNKNOWN SPOUSE OF MARC PAGANO A/K/A

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 2, 2022, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as:

MARC M. PAGANO A/K/A MARC

UNKNOWN TENANTS/OWNERS,

MICHAEL PAGANO, AND

LOT 15, BLOCK 5109, PORT CHARLOTTE SUBDIVISION, SECTION 95, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 10. PAGE(S) 1A THROUGH 1Z33. PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. and commonly known as: 6431

CONISTON ST, PORT CHARLOTTE,

FL 33981; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte. realforeclose.com in accordance with Chapter 45 Florida Statutes , on March 20, 2023 at 11:00 A.M..

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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 02/08/2023. Clerk of the Circuit Court Roger D. Eaton By: (SEAL) B. Lackey

Deputy Clerk

(813) 229-0900 x1515 Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 298100/2117317/CMP February 10, 17, 2023

Laura E. Noves

#### FIRST INSERTION

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

Case No: 18-001085-CA CARRINGTON MORTGAGE SERVICES, LLC,

Plaintiff, vs. CATHLEEN WIEDER A/K/A CATHLEEN H. WIEDER; et al., Defendants.

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated February 12, 2020 and entered in Case No. 18-001085-CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and CATHLEEN WIEDER A/K/A CATHLEEN H. WIEDER; PETER MCLAUGHLIN; UNKNOWN SPOUSE OF CATHLEEN WIEDER A/K/A CATHLEEN H. WIEDER; UNKNOWN SPOUSE OF PETER MCLAUGHLIN; and SECTION 23 PROPERTY OWNERS ASSOCIATION INC are Defendants, I, Roger D Eaton, Charlotte County Clerk of Courts will sell to the highest and best bidder for cash at www.charlotte.realforeclose. com at 11:00 a.m. on March 20, 2023 following described property set

forth in said Final Judgment, to wit: LOT 25, BLOCK 742, PUN-TA GORDA ISLES SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 12, PAGES

2-A, THROUGH 2-Z-41, INCLU-SIVE, OF THE PUBLIC RECORD OF CHARLOTTE COUNTY, FLORIDA

More Commonly Known as: 1422 Navigator Road, Punta Gorda, Florida 33983

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

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

DATED in Charlotte, Florida this, day of 02/08/2023

As Clerk of Circuit Court Charlotte County, Florida (SEAL) B. Lackey Deputy Clerk

Bradford Petrino, Esq. Lender Legal PLLC 2807 Edgewater Drive Orlando, Florida 32804 Attorney for Plaintiff LLS08143 February 10, 17, 2023

23-00139T

**Email your Legal Notice** 

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

#### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 22000540CA REGIONS BANK D/B/A REGIONS

MORTGAGE Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ARLENE KIST, DECEASED, ET AL.

**Defendants.** TO: RANDALL S. KIST A/K/A RAN-DY S. KIST,

Current residence unknown, but whose last known address was:

6865 PARKRIDGE COURT, COLO-RADO SPRINGS, CO 80915

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida, to-wit: LOT 48, PALM LAKE ESTATES,

SECTION 1, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 16. PAGES 1A, 1B AND 1C, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or

2100 Kings Highway, Port Char-

lotte, Charlotte County, Florida

Any person who is 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 same with the Clerk

of Court within 60 days after the fore-

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact Jon Embury, Admin-

istrative Services Manager, whose office is located at 350 E. Marion

Avenue, Punta Gorda, Florida 33950,

and whose telephone number is (941) 637-2110, at least 7 days before your

scheduled court appearance, or im-

mediately upon receiving this notifica-

tion if the time before the scheduled

appearance is less than (7) days; if

you are hearing or voice impaired,

ROGER D. EATON, CLERK OF CIRCUIT COURT

& COMPTROLLER

Deputy Clerk

23-00114T

By: (SEAL) B. Lackey

DATED on 02/03/2023

David L. Boyette, Esquire

1515 Ringling Boulevard, Suite 700

Adams and Reese LLP

Sarasota, Florida 34236

Florida Bar No. 0813140

Phone: (941) 316-7600

February 10, 17, 2023

Counsel for Plaintiff

before March 9, 2023 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 350 E Marion Ave, Punta Gorda, FL 33951, 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 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.

WITNESS my hand and seal of the Court on this 3rd day of February, 2023. Roger D. Eaton

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

EXL LEGAL, PLLC, Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000007630

February 10, 17, 2023 23-00124T

#### FIRST INSERTION

**CHARLOTTE COUNTY** 

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

GENERAL JURISDICTION DIVISION

CASE NO. 19001288CA BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES Plaintiff, vs.

RAMONA L. LEGRAND, et al.

Defendant(s). NOTICE IS HEREBY GIVEN

pursuant to a Final Judgment of Foreclosure dated August 15, 2022, and entered in 19001288CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE MORTGAGE FOR ASSETS MANAGEMENT SERIES I TRUST the Plaintiff and RAMONA L. LEGRAND; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose. com, at 11:00 AM, on March 06, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 559, PUNTA GORDA ISLES, SECTION 20, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL ACTION

Case No. 22-001460-CA EQUITY TRUST COMPANY, FBO

Plaintiff, vs. JOSEPH W. KRAJICEK; LOUISE

KRAJICEK; LAURA L. WHITE:

J. KRAJICEK; CANDY BOULE;

HEALTH; STATE OF FLORIDA;

PUNTA GORDA HMA, LLC d/b/a

GORDA, a Florida limited liability

EATON; VALLARY B. VAN EATON;

BAYFRONT HEALTH PUNTA

company; WILLIAM W. VAN EATON; CAROLINE G. VAN

JAMES VAN EATON: TARPON

IV, LLC, a Delaware limited

liability company; SEPHORA

PROPERTIES LLC, a dissolved

Florida limited liability company;

ROTONDA MEADOWS / VILLAS

CONSERVATION ASSOCIATION, INC., a Florida not for profit

corporation; JAMES G. SMITH;

CHRISTINA E. SMITH a/k/a

CHRISTINA E. LUNSFORD;

MIDLAND FUNDING, LLC, a

Delaware limited liability company; BERT KAPINUS; ANN KAPINUS;

FULLINE INVESTMENTS LLC, a

dissolved Florida limited liability

limited liability company; and the

respective unknown spouses, heirs, devisees, grantees, creditors and

other parties claiming by, through,

above-referenced defendants are

dead, any heirs, devisees, grantees,

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

To: JOSEPH W. KRAJICEK; LOUISE

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

under or against them, if alive,

assignees, lienors, creditors,

and if any of the named

company; RLK LLC, a Florida

JERRY NELSON: STATE OF FLORIDA, DEPARTMENT OF

ROBERT J. KRAJICEK, II; JAMES

ACCT. NO. XXXXX6336,

KRAJICEK; MARJORIE M.

IN PLAT BOOK 11, PAGES 2A THROUGH 2-Z-42, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 43 SAO PAULO DRÎVE, PUNTA GORDA, FL

33983 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

If you are a person with a disability who needs any 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 02/03/2023ROGER D. EATON As Clerk of the Court By: (SEAL) B. Lackey As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 19-387630 - MaM

FIRST INSERTION

February 10, 17, 2023 23-00122T

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

CIVIL ACTION CASE NO. 2021001227CC BURNT STORE VILLAGE PROPERTY OWNERS ASSOCIATION, INC., a Florida  ${\bf not}\hbox{-}{\bf for}\hbox{-}{\bf profit}\hbox{ }{\bf corporation,}$ Plaintiff, v.

ERNESTO LEONARDI,  ${\bf Defendants.}$ 

Notice is hereby given pursuant to a Final Summary Judgment of Foreclosure filed the 30th day of January, 2023, and entered in case No. 2021001227CC in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein BURNT STORE VILLAGE PROPERTY OWNERS ASSOCIATION, INC., is the Plaintiff and ERNESTO LEONARDI is the Defendant. That I will sell to the highest and best bidder for cash beginning at 11:00 a.m. at www.charlotte.realforeclose.com accordance with Chapter 45, Florida Statutes, on Friday, March 3, 2023 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit:

Lot 4, Block 330, PUNTA GORDA ISLES SUBDIVISION, SECTION 16. a subdivision according to the plat thereof, as recorded in Plat Book 8, Pages 27A through 27O, of the Public Records of Charlotte County, Florida

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031 before the Clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is 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 this 02/01/2023. ROGER D. EATON. Clerk of the Circuit Court (SEAL) By: Deni Gerace Deputy Clerk

Plaintiff's Attorney: Keith H. Hagman, Esq., PAVESE LAW FIRM, P.O. Box 1507, Fort Myers, Florida 33902-1507, keithhagman@paveselaw.com and glendahaskell@paveselaw.com February 10, 17, 2023 23-00112T

#### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE

COUNTY, FLORIDA CASE NO. 22001141CA MAPLE LEAF ESTATES HOMEOWNERS' CORPORATION, a Florida not-for-profit corporation,

Plaintiff, v. DENISE M. PROVOST, et al., Defendants.

NOTICE is hereby given that, pursuant to the Final Summary Judgment of Foreclosure entered on January 31, 2023 in the above-referenced matter pending in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of the Circuit Court will sell to the highest and best bidder for cash via the internet at www.charlotte.realforeclose. com at 9:00 a.m. on March 3, 2023 the following property described below, situated in Charlotte County, Florida, as set forth in the Final Summary Judgment of Foreclosure:

THE PHYSICAL ADDRESS IS: 2100 Kings Highway, Unit 517 Port Charlotte, Florida 33980 DESCRIPTION OF THE REAL PROPERTY:

Certificate No. 0517 of MAPLE LEAF ESTATES HOMEOWN-ERS' CORPORATION, a Florida not-for-profit corporation, together with the double-wide mobile home (2005 LIFE, VIN GAFL434A77760LF31 GAFL434B77760LF31) situated on Lot #0517 in MAPLE LEAF

GOLF & COUNTRY CLUB, 2100 Kings Highway, Port Charlotte, Charlotte County, Florida 33980.

Any person who is 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 same with the Clerk of Court within 60 days after the foreclosure sale.

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

DATED on 02/03/2023 ROGER D. EATON, CLERK OF CIRCUIT COURT & COMPTROLLER By: (SEAL) B. Lackey

23-00115T

Deputy Clerk David L. Boyette, Esquire Adams and Reese LLP 1515 Ringling Boulevard, Suite 700 Sarasota, Florida 34236 Florida Bar No. 0813140 Counsel for Plaintiff Phone: (941) 316-7600

# February 10, 17, 2023

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

CIVIL ACTION CASE NO.: 16001380CA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BROUGHAM FUND I TRUST,

Plaintiff, vs.
DAVID S. LEBLANC A/K/A DAVID LEBLANC; UNKNOWN SPOUSE OF DAVID'S, LEBLANC A/K/A DAVID LEBLANC; TARA LEBLANC; UNKNOWN SPOUSE OF TARA LEBLANC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE. WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, the names being fictitious to account for parties in possession,

Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment entered on January 20, 2023 in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of Court will on APRIL 10, 2023 at 11:00 a.m. EST, offer for sale and sell at public outcry to the highest and best bidder for cash at www.charlotte. realforeclose.com the described property situated in Charlotte

County, Florida: LOT 10, 11, AND 12, BLOCK D OF BAY SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 49, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

AND A STRIP OF LAND LYING

FIRST INSERTION EASTERLY OF THE EASTERLY PARCEL LINES OF LOTS 10, 11, AND 12, BLOCK D, BAY SHORES SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 49 OF THE PUBLIC RECORDS
OF CHARLOTTE COUNTY, FLORIDA, AND WESTERLY OF THE WESTERLY SHORELINE OF AN EXISTING CANAL, LAKE AREA LYING IN SECTION 34 TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, AND WITHIN THE EASTERLY EXTENSIONS OF THE NORTHERLY AND SOUTHERLY LOT LINES OF SAID LOTS 10, 11, AND 12, BLOCK D.

Property Address: 212 Darst Avenue, Punta Gorda, FL 33950 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you. to the provision of certain assistance. Please contact 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: 02/03/2023

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

Attorney for Plaintiff: MCMICHAEL TAYLOR GRAY, LLC 3275 W. Hillsboro Blvd, Suite 312 Deerfield Beach, FL 33442 servicefl@mtglaw.com February 10, 17, 2023 23-00123T

FIRST INSERTION on Lot #0206 in MAPLE LEAF GOLF & COUNTRY CLUB,

33980.

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 22001140CA MAPLE LEAF ESTATES HOMEOWNERS' CORPORATION,

a Florida not-for-profit corporation, Plaintiff, v. DOROTHY IANNOLA, U.S. SMALL BUSINESS ADMINISTRATION, and UNKNOWN TENANT(S) IN POSSESSION,

Defendants. NOTICE is hereby given that, pursuant to the Final Summary Judgment of Foreclosure entered on January 20, 2023 in the above-referenced matter pending in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of the Circuit Court will sell to the highest and best bidder for cash via the  $internet\ at\ www.charlotte.real foreclose.$ com at 9:00 a.m. on March 3, 2023 the following property described below, situated in Charlotte County, Florida, as set forth in the Final Summary Judgment of Foreclosure:

THE PHYSICAL ADDRESS IS: 2100 Kings Highway, Unit 206 Port Charlotte, Florida 33980 DESCRIPTION OF THE REAL PROPERTY:

Certificate No. 0206 of MAPLE LEAF ESTATES HOMEOWN-ERS' CORPORATION, a Florida not-for-profit corporation, together with the double-wide mobile home (2005 FTWD, VIN FLFL570A32396LF31 and FLFL570B32396LF31) situated

FIRST INSERTION

call 711.

NOTICE OF CIVIL ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 22-CA-1322 MARTHA ELIZABETH

**GUTIERREZ RAMIREZ and** CHRISTINA LINN PILCHER, Plaintiff, v. KEVIN YATES and CHARLOTTE

COUNTY TAX COLLECTOR, Defendant. TO: KEVIN YATES

1708 Chesapeake Drive Edgewater, MD 21037

21 Niagara Falls Circle Ormond Beach, Florida 32174-8222 COMES NOW, the Plaintiffs, MAR-

THA ELIZABETH GUTTERREZ RAMIREZ and CHRISTINA LINN PILCHER, by and through the undersigned counsel, and hereby gives notice that a civil action has been instituted in the above action and is now pending in the Circuit Court of the State of Florida, County of Charlotte, on September 22, 2022, Case No: 22-CA-1322.

"LEGAL DESCRIPTION" ZZZ 254225 P-10-1 41640 Little Farm Road 25-42-25-P10-01 0.154A M/L BEG SE COR SEC25 N ALG SEC LINE2020 FT W 2030FT M/L TO W BDRY OF LT 13 FOR POB N 100FT E 67FT S 100FT W 67FT POB292/203 2423/1767 2743/1795 3002/1, Punta Gorda FL According to the Plat thereof. recorded in the public records of Charlotte County, Florida.

Parcel: 422525400003 More commonly known 41640 Little Farm Road, Port

Charlotte, Florida 33982 You are required to serve an Answer to this action upon the Plaintiffs' attorney: Adam J. Stevens, Esq. of Powell, Jackman, Stevens & Ricciardi, P.A., whose address is 2050 McGregor Boulevard, Fort Myers, Florida 33901, on or before March 8, 2023, and file the original with the Clerk of this Court at Charlotte County Courthouse, 350 E. Marion Avenue, Punta Gorda, Florida 33950, either before service on Plaintiffs' attorney or immediately thereaf-

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on

record at the clerk's office. 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 2nd DAY OF February, 2023.

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

The parties to the action are: MARTHA ELIZABETH GUTIER-REZ RAMIREZ; CHRISTINA LINN PILCHER; KEVIN YATES; and CHARLOTTE COUNTY TAX COL-LECTOR

The nature of the proceeding is for Quiet Title.

Under the penalties of perjury, I declare that I have read the foregoing, and the facts stated are true and correct, to the best of my knowledge and belief. Signed on December 19, 2022.

/s/ Adam J. Stevens Adam J. Stevens, Esq. Attorney for Plaintiff Adam J. Stevens Printed Name

/s/ Adam J. Stevens Adam J. Stevens (FBN 31898) Powell, Jackman, Stevens & Ricciardi, P.A. 2050 McGregor Boulevard Fort Myers, Florida 33901 Telephone: (239) 689-1096 Facsimile: (239) 791-8132 Counsel for Plaintiffs astevens@your-advocates.org nbolden@your-advocates.org February 10, 17, 24; Mar. 3, 2023

23-00113T

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com sarasotaclerk.com charlotteclerk.com leeclerk.org collierclerk.com

hillsclerk.com pascoclerk.com pinellasclerk.org polkcountyclerk.net my**orange**clerk.com

KRAJICEK; MARJORIE M. KRAJI-CEK; LAURA L. WHITE; WILLIAM W. VAN EATON; CAROLINE G. VAN EATON; ANN KAPINUS; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants

action.

**Defendants** 

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 Coun-

ty, Florida: COUNT I PARCEL: The East 1/2 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 42 South, Range 24 East, Charlotte County, Florida, less the North 50 feet thereof for perpetual road right-of-way

COUNT III PARCEL: Lots 9. 10, 11, 17 and 18, Block W, BAY SHORES SUBDIVISION, according to the plat thereof, as recorded in Plat Book 2, Page 49, of the Public Records of Char-

lotte County, Florida. COUNT VII PARCEL: Lot 20, Block 25, ROTONDA VILLAS, according to the plat thereof, as recorded in Plat Book 12, Pages 1A through 1Z15, 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 Plaintiffs' attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 9th day of March, 2023, and file the original with the Clerk of this Court either before service on the Plaintiffs' 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 2/3/2023. ROGER D. EATON Clerk of the Court By: /s/ B Lackey (SEAL)

TAMSEN HAYS, Esq. Wotitzky, Wotitzky, Ross & Young, P.A. 1107 West Marion Avenue, Unit 111 Punta Gorda, Florida 33950 Feb. 10, 17, 24; Mar. 3, 2023

23-00116T

Deputy Clerk

# SUBSEQUENT INSERTIONS

**CHARLOTTE COUNTY** 

SECOND 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 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: 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

SECOND INSERTION

23-00088T

Secondary E-Mail: tweiss@farr.com

February 3, 10, 2023

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 I. 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 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: 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: npeet@farr.com and probate@farr.com

23-00104T

February 3, 10, 2023

SECOND 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 CHAR-LOTTE 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 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: Michael J. Cambria

7 Meadow Ave. Chester, NY 10918 Attorney for Personal Representative: Ellie K. Harris, Attornev 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: iov@schwarzlaw.net

23-00090T February 3, 10, 2023

# SECOND 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, 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 copersonal representatives' attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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

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: ai@sticklevlaw.com Secondary E-Mail: skyelar@stickleylaw.com February 3, 10, 2023 23-00089T SECOND 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 per-

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.

sonal representative's attorney are set

forth below.

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

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

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

SECOND 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

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

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

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

NOTWITHSTANDING THE TIME 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 23-00094T February 3, 10, 2023

SECOND 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. 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: Brian Anderson** 13558 Sandy Beach Rd.

Manitou Beach, Michigan 49253 Attorney for Person 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

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

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

#### THIRD 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 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

#### FOURTH 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 BE-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

# THIRD 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,

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 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  $\bar{d}$  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 SUB-DIVISION SECTION TWENTY SIX, ACCORDING TO THE PLAT THEREOF RECORD-ED IN PLAT BOOK 5, PAGES 19A THROUGH 19E, OF THE PUBLIC RECORDS OF CHAR-LOTTE 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 ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is 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



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

# SECOND 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. <u>com</u> 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

#### SECOND 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH IN SECTION 733.702 OF THE FLORI-DA 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

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

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,

ASSMA ZAID ADDALLA

Plaintiff, vs

tiernanmar@aol.com

February 3, 10, 2023

#### SECOND 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

THROUGH, UNDER OR AGAINST

CARL CARINO, DECEASED WHO

ARE NOT KNOWN TO BE DEAD

CLAIM INTEREST AS SPOUSES.

HEIRS, DEVISES, GRANTEES OR

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, GRANTEES OR

CLAIMANTS,

ALFRED

CHARLOTTE COUNTY, ANY

AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER

and addresses of the personal represen-

tative and the personal representative's

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

OF THIS NOTICE ON THEM.

attorney are set forth below

OTHER

CARINO.

23-00109T

JOSEPH

CARINO.

SECOND INSERTION

BARRED.

OR ALIVE, WHETHER SAID

UNKNOWN PARTIES MAY

OTHER CLAIMANTS, et al,

NEWREZ LLC D/B/A

SERVICING

Plaintiff, vs.

Defendants/

SHELLPOINT MORTGAGE

ANY AND ALL UNKNOWN

PARTIES CLAIMING BY.

the following described property: LOT 6 AND 7, BLOCK 1, UNIT 1 PEACE RIVER SHORES, AC-CORDING 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

**CHARLOTTE COUNTY** 

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; oth-

you for the relief demanded in the com-If you are a person with a disability who needs any accommodation in order

erwise a default will be entered against

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 vour 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,

> ROGER D. FATON 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 File No.: 22-00824 JPC 23-00099T February 3, 10, 2023

Submitted by:

#### SECOND INSERTION

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, GRANTEES 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 PEN-DENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UN-CLAIMED. 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 RE-CORD 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, von are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

DATE OF DEATH IS BARRED.

NOTWITHSTANDING THE TIME

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,

Apre ako ki fet avek Americans With Disabilites Act, tout moun kin ginyin yun bézwen spésiyal pou akomodasiyon pou yo patisipé nan pwogram sa-a dwé, nan yun tan rézonab an ninpot aranjman kapab fet, yo dwé kontakté 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 accomodation speciale pour participer a ces procedures doivent, dans un temps raisonable, avante 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 23-00095T February 3, 10, 2023

notice is February 3, 2023.

Schwarz & Harris, P.A.

17841 Murdock Circle

Fax: (941) 625-5460

February 3, 10, 2023

Florida Bar Number: 0021671

Port Charlotte, Florida 33948

E-Mail: elise@schwarzlaw.net

Secondary: e-service@schwarzlaw.net

23-00093T

Telephone: (941) 625-4158

Ellie K. Harris

Personal Representative:

Noreen Collins

1819 Princeton Lakes Drive #902

Brandon, Florida 33511

Attorney for Personal Representative:

#### SECOND 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

Plaintiff, vs. EDWARD B ONEILL, et al.

Defendants.
To: ELISABETH B ONEILL 30 SKUNK LANE, WILTON, CT 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, AC-CORDING 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 notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired,

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

#### SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH

JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 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 PLE-NARY GUARDIAN OF THE PERSON AND PROPERTY OF BEVERLY A. HARRAR, THE WARD, and UN-KNOWN 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:  $\begin{array}{ccc} \text{UNIT} & 404, & \text{BUILDING} \end{array}$ 

SANDPIPER KEY, A CONDO-MINIUM ACCORDING TO THE DECLARATION OF CON-DOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 685, PAGE 49, AS AMENDED, AND AS PER PLAT THERE-OF RECORDED IN CONDO-MINIUM 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, 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

# SECOND 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 ASSOCIA-TION, INC. SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC. UN-KNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF JAMES F. ZALESKI SEAN SEBASTIAN ZA-LESKI 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,

LOT 2, BLOCK 581, PUNTA GORDA ISLES, SECTION TWENTY, ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 11. PAGES 2-A THROUGH 2-Z-42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,

FLORIDA. IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING 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 LINCLAIMED 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 notifica-tion if the time before the scheduled appearance is less than (7) days; if you are

hearing or voice impaired, call 711. Dated this 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

23-00100T

February 3, 10, 2023

THIRD INSERTION

required to serve a copy of your written defenses, if any, to it on Myles A. Hoover, the Platintiff'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

If you are a person with a disability

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.

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

11 Island Ave #406 Miami Beach, Florida 33139 Jan. 27; Feb. 3, 10, 17, 2023

23-00069T

#### MOHAMED, if alive and if not their unknown spouse, heirs, devise 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 MO- $\ensuremath{\mathsf{HAMED}},$  et al.; and JOSE G. IGUINA YOU ARE NOTIFIED that an ac-

tion 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 will be entered against you for the relief demanded in the Complaint or petition.

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

Dated on January 20, 2023.

Myles A. Hoover, Plaintiff's attorney

# **Email your Legal Notice** legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication