

23-00382M

## MANATEE COUNTY LEGAL NOTICES

#### FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 03/24/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 KNGW mobile home bearing vehicle identification number 0538 and all personal items located inside the mobile home. Last Tenant: Darlene Wyss DiCarlo Martin. Sale to be held at: Cortez Plaza, 616 Cortez Road, Bradenton, Florida 34207, 727-315-0414. March 10, 17, 2023 23-00408M

SARASOTA, FLORIDA Florida Statutes. March 10, 2023 23-00399M

#### 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 Bella-Zi The Center for Cosmetic Medicine, LLC located at 11161 E State Rd 70. Unit 110-803 in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of March, 2023. Consult Physicians, LLC Temple H Drummond March 10, 2023 23-00398M

#### FIRST INSERTION

Notice of Sale - Self Storage contents Name / Unit / Goods: Sandra Markwood C 4 HHG. A minimum bid. no-reserve auction will be held, or otherwise the goods will be disposed of, on March 24, 2023 at 2:00 PM, at Manatee Storage & Mfg., 1326 37th Ave E, Bradenton FL 34208 (941-747-7045). Tenant may redeem their property by payment of the amount necessary to satisfy the lien and reasonable expenses of sale or disposition per Self Storage Facility Act FS 83.801-83.809. Terms: Cash only. All sales are final. Buyer to remove entire contents from the premises and leave space "broom clean". Firearms (if any) transfer subject to applicable regulations with any fees paid by Buyer; Secured party holds the minimum bid and declares to all bidders, "There is no warranty relating to title, possession, quiet enjoyment, or the like in this disposition" and "This is to be conducted as a commercially reasonable sale" both per FS 679.610. The contents are vehicles, household goods or other personal property collectively styled "HHG" for purposes of this notice, per FS 83.803 (1) and 192.001 (11) (12) 23-00390M

March 10, 17, 2023

#### FIRST INSERTION

#### Notice of Public Hearing and Board of Supervisors Meeting of the Parrish Lakes II Community **Development District**

The Board of Supervisors (the **"Board**") of the Parrish Lakes II Community Development District (the "District") will hold a public hearing and a meeting on March 28, 2023, at 6:00 p.m. at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront, 102 12th Street West, Bradenton, Florida 34205. The purpose of the public hearing is to receive public comments on the proposed adoption of the District's proposed budget for the fiscal year beginning on December 8, 2022 (the establishment date of the District) and ending on September 30, 2023. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager's office via email at Patricia@breezehome.com or via phone at (813) 564-7847. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. In accordance with the provisions of the Americans with Disabilities Act. any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770  $\,$ (voice) for aid in contacting the District Manager's office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Patricia Thibault District Manager 23-00397MMarch 10, 17, 2023

#### FIRST INSERTION hereby given Notice KLFAESTHETICS LLC, OWNER,

that

desiring to engage in business under the fictitious name of BOUTIQUE AESTHETICS located at 6941 COUNTRY LAKES CIRCLE. 34243 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

#### 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 FRONTIER LIGHTING located at 6204 28th Street East in the City of Bradenton, Manatee County, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 2nd day of March, 2023.

ELECTRIC SUPPLY OF TAMPA, LLC /s/ Jav Grevson, VP March 10, 2023 23-00380M

#### 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 PHOSCO ELECTRIC located at 1734 5th St W in the City of Bradenton, Manatee County, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida,

Dated this 2nd day of March, 2023. ELECTRIC SUPPLY OF TAMPA, LLC /s/ Jav Grevson, VP March 10, 2023 23-00381M

#### FIRST INSERTION

Notice of Sale of County Property In accordance with Florida Statutes §125.35, notice is given that Manatee County is offering for sale vacant real property located at 1209 72nd Street Court East, Palmetto, Florida 34221.

Bids must be received by no later than 3:00 p.m. on April 21, 2023 and will be opened immediately following the deadline by the Manatee County Property Acquisition Division in the Purchasing Conference Room located at 1112 Manatee Avenue West, Suite 803-R, Bradenton, Florida, 34205. A Bid Package can be found online at https://mymanatee.org/departments/ property\_management/property\_ acquisition/surplus\_property, or in person at 1112 Manatee Avenue West, Suite 800, Bradenton, FL 34205. Call 941-748-4501, ext. 6290 to schedule an appointment. March 10, 17, 2023 23-00407M

### FIRST INSERTION

NOTICE OF SALE OF LIVESTOCK To Whom It May Concern: YOU ARE HEREBY notified that

I will offer for sale and sell at a public sale to the highest and best bidder for cash the following described livestock: One female pot-bellied Pig (appx. 25-35 lbs.) Black in color with white feet. The public sale/auction will take place at 1:30 P.M. EST on Thursday, the 16th of March, 2023 at the following place: Manatee County Central Jail, 14470 Palmetto, Florida 34221, to Harlee Rd.

#### FIRST INSERTION Notice of Sale of County Property

In accordance with Florida Statutes §125.35, notice is given that Manatee County is offering for sale vacant real property located at 1011 71st Street East, Palmetto, Florida 34221.

Bids must be received by no later than 2:00 p.m. on April 21, 2023 and will be opened immediately following the deadline by the Manatee County Property Acqui-sition Division in the Purchasing Conference Room located at 1112 Manatee Avenue West, Suite 803-R, Bradenton, Florida, 34205. A Bid Package can be found online at

https://mymanatee.org/departments/property\_management/property\_ acquisition/surplus\_property, or in person at 1112 Manatee Avenue West, Suite 800, Bradenton, FL 34205. Call 941-748-4501, ext. 6290 to schedule an appointment. 23-00406M March 10, 17, 2023

#### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on March 28, 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.

A016 - Williams, Justice; A031 - Pierre, Ashley; A038 - Presha, Haroleasha; A050 - Wenzel, Patricia; A060 - Poppe, Lisa; B002 - Boynton, Tarrell; B003 - Latham, Rhonda; B017 - Dozier, Terrance; B026 - Gleason, Pamela; B036 - Jones, Lisa; C010 - Reagan, Pat; C020 - Mcgee, Terrance; C035 - Colon, Violet; C037 - Saputo, Tiffany; C046 - Graham, Eric; C065 - Johnson, John; C085 - Proctor, Trinity; CO97 - Milton, Mercedes; C107 - Johnson, Michael E; C119 - Kovatch, Joseph;
 D035 - Richardson, Cassandra; D037 - Meyers, Scott; D044 - Gatling, Troy; D051 - BREWER, DESIREE; D059 - Mcnear, Imani; E009 - Gaona, Rangel; E011 Garrett, Jason; E021 - White, Lora; E038 - Lazaro, Heriberto; F002 - Collins, Audrey; F027 - Duche, Lori; F033 - Smith, Ronnie; G026 - Williams, Dianne; G042 Worman, Michael; G047 - Anderson, A Dayja-lee; H007 - Davis, Alphonso; H018 - Bell, Stacey L; H022 - Porter, Antonio, H026 - Winslow, Anne; H042 - Mccoy, Cory; J004 - Williams, Delexis; J019 - Zamora, Laura; K002 - hinton, james; K011 - Full Cypher Ent Brown, Justin; 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. A37 - Monay, Bianca; C03 - Adkins, Kenneth; C06 - brady, dawn; C30 - Crawford, Trinity; C50 - Lacon, Darius; D01 - Jones, Mayola B; D03 - CRAYCRAFT, TERESA; D07CC - Curry, Cynde; D27 - Cheaves, Mercedes; E02 - Williams, Cotrina; G09CC - Lovley's Gift's Dickson, Christine; G35 - Lehoe, Shaun; H21 - Smithee, Amber; J12 - Williams, Roland; K08 - leon, jose; 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; 0310 - Hernandez, Veronica; 0311 - Wilkerson, Michael; 0438 - Kackley, Ash; 0454 -Kazura, Lori; 0460 - Jackson, Latrese; 0475 - Watkins, Crystal; 0479 - Thacker, Gary; 0500 - harwick, krey; 0520 - Hampton-Day, Cynthia; 0527 - Williams, Samantha; 0531 - wiggins, Marybeth; 0537 - Nichols, James; 0550 - Gurnon, Brittany; 0554 - Ackles, Alisha; 0560 - Lopez, Kylee; 0604 - Brookins, Kalandra; 0617 - Rivera, Sonia; 0645 - Hightower, Marlon; 0725 - Carrier, Joanna; 0846 -Gilles, Erson; 0849 - Yacin, Charlene; 0851 - Willis, Doug; 2053 - pratt, Shaneka; 2055 - Hartwig, Heide; 2076 - Davis, Stephanie; 2104 - Jones, Violet; 2120 -Ponders, Carol; 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. March 10, 17, 2023

23-00379M

FIRST INSERTION Notice Under Fictitious Name Law According to Florida Statute Number 865.09

undersigned, NOTICE IS HEREBY GIVEN that the desiring to engage in business under the Fictitious Name of Victory Horizon located at PO Box 847 in the City of Palmetto, Manatee County, FL 34220 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of February, 2023.

Troy F Heiner March 10, 2023

FIRST INSERTION Notice of Public Auction Notice of public auction for money due on storage units. Auction will be held on March 22th, 2023 at or after 8:00Am and will continue until finished. Units are said to contain household items. Property sold under Florida

in millionear ennes are state to t	on the mouse	chora neemer rieperty sona anaer rieriaa
Statute 83.806. The names of	whose unit w	vill be sold as follows:
U-Haul Moving and Storag	e: 3602 14th	St West, Bradenton FL, 34205
DOROTHY DAVIS	2031	\$336.35
Tonnie Diffin	2088	\$585.60
HOTARIO PAPILLION	4007	\$869.08
jessica brimer	2085	\$336.35
JANESHA MYLES	4025	\$272.20
Desiree Leiding	1042	\$485.68
Robert Walton	1094	\$288.41
March 10, 17, 2023		23-00404M

#### 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. 412022CA002823CAAXMA

Cardinal Financial Company, Limited Partnership, Plaintiff, vs

Theodora Ford a/k/a Theodore Ford, et al.,

Defendants NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 412022CA002823CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Cardinal Financial Company, Limited Partnership is the Plaintiff and Theodora Ford a/k/a Theodore Ford; Veronica Ford; Castle Credit Co Holdings, LLC; Manatee Oaks Homeowners Association, Inc. are the Defendants, that Angelina Colonneso, Manatee County Clerk of Court

for cash at, www.manatee.realforeclose. com, beginning at 11:00 AM on the 5th day of April, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 8, MANATEE OAKS, A SUBDIVISON, ACCORDING

will sell to the highest and best bidder

TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK

22, PAGE(S) 107 THROUGH 109, INCLUSIVE, OF THE PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA.

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

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

Dated this 3rd day of March, 2023. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 Case No. 412022CA002823CAAXMA File # 19-F02604 March 10, 17, 2023 23-00385M



satisfy a claim in the sum of \$74.72 for fees, expenses for feeding and care and costs hereof. To redeem said livestock, contact Sgt. Robert McBride at (941) 747-3011 ext. 2731. MCSO #2023-001381. March 10, 2023 RICK WELLS SHERIFF OF MANATEE COUNTY, FLORIDA March 10, 2023 23-00403M

#### FIRST INSERTION

NOTICE OF SALE OF LIVESTOCK To Whom It May Concern:

YOU ARE HEREBY notified that I will offer for sale and sell at a public sale to the highest and best bidder for cash the following described livestock: One female cow. Black in color with white udders. Faded tag #92, left ear. The public sale/auction will take place at 1:30 P.M. EST on Thursday, the 16th of March, 2023 at the following place: Manatee County Central Jail, 14470 Harlee Rd., Palmetto, Florida 34221, to satisfy a claim in the sum of \$266.08 for fees, expenses for feeding and care and costs hereof. To redeem said livestock, contact Sgt. Robert McBride at (941) 747-3011 ext. 2731. MCSO #2023-001924. March 10, 2023 RICK WELLS SHERIFF OF MANATEE COUNTY, FLORIDA March 10, 2023 23-00402M

# Business Ubserver HOW TO PUBLISH YOUR

## IN THE **BUSINESS OBSERVER**



FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File Number 2023-CP-000570

IN RE: ESTATE OF J. HAROLD CHASTAIN, Deceased.

The administration of the ESTATE OF J. HAROLD CHASTAIN, deceased, whose date of death was January 30, 2023, 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 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 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 March 10, 2023.

Personal Representatives: /s/ Barbara M. Chastain BARBARA M. CHASTAIN

c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 /s/ Ruth Ann Chastain

**RUTH ANN CHASTAIN** c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 Attorney for Personal Representatives: /s/ Daniel L. Tullidge DANIEL L. TULLIDGE Florida Bar No. 106749 FERGESON SKIPPER, P.A. 1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236 (941) 957-1900 dtullidge@fergesonskipper.com services@fergesonskipper.com 3934410.32820 March 10, 17, 2023 23-00400M

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 412023CP000562CPAXMA Judge Diana Moreland IN RE: ESTATE OF MARIO PASTA Deceased

The administration of the estate of Mario Pasta, deceased, whose date of death was July 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, the co-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.

#### FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000538 IN RE: ESTATE OF JOAN MARYLIN McCREARY Deceased.

The administration of the estate of JOAN MARYLIN McCREARY, deceased, whose date of death was December 5, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 March 10, 2023. **Personal Representative:** /s/ James Michael McCreary

JAMES MICHAEL McCREARY 7880 Grande Shores Drive Sarasota, Florida 34240

Attorney for Personal Representative: /s/ Donna I. Sobel DONNA I. SOBEL, ESQUIRE Attorney Florida Bar Number: 370096 4900 Manatee Avenue W. Suite 206 Bradenton, FL 34209 Telephone: (941) 747-0001 Fax: (941) 746-2094 E-Mail: donna@sobelattorneys.com

FIRST INSERTION

scharles@sobelattorneys.com

Secondary E-Mail:

March 10, 17, 2023

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-0329 IN RE: ESTATE OF BARBARA LOIS COLE aka BARBARA L. COLÉ Deceased.

23-00401M

The administration of the estate of BARBARA LOIS COLE, also known as BARBARA L. COLE, deceased, whose date of death was July 11, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO BOX 25400, BRADENTON, FL 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

#### FILE NO. 2023-CP-000432-AX IN RE: ESTATE OF ANDREI MICHAEL OLSON, Deceased.

The administration of the Estate of An-drei Michael Olson, deceased, whose date of death was November 26, 2022 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 March 10, 2023. Personal Representative:

Vicki Lee Olson 9006 60th Avenue East Bradenton, FL 34202 Attorney for Personal Representative: Seth S. Diamond, Esquire Florida Bar Number: 0055714 Sloto & Diamond, PLLC 9100 S. Dadeland Boulevard, Suite 1607 Miami, Florida 33156 Telephone: (305) 379-1792 Fax: (305) 379-2328 E-Mail: eservice@slotolaw.com 23-00383M March 10, 17, 2023

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2022CP004040AX **Division:** Probate IN RE: ESTATE OF WILLIAM S. LOEWENSTEIN A/K/A WILLIAM STERNBERG LOEWENSTEIN

A/K/A W.S. LOEWENSTEIN,

Deceased. The administration of the estate of WILLIAM S. LOEWENSTEIN a/k/a WILLIAM STERNBERG LOEWEN-STEIN a/k/a W.S. LOEWENSTEIN, deceased, whose date of death was October 29, 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 representatives and the personal representatives' attorney are set forth below.

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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000519 IN RE: ESTATE OF RUTH J. RAIMO A/K/A RUTH JEAN RAIMO, Deceased.

The administration of the estate of RUTH J. RAIMO A/K/A RUTH JEAN RAIMO, deceased, whose date of death was July 30, 2022, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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: March 10, 2023 /S/MJH

MARY JACQUELINE HAYES Personal Representative 4553 31st Court East

Bradenton, FL 34203-3967 /S/ JJH JENNIFER J. HENSLEY, ESQUIRE Attorney for Personal Representative Primary Email: tmlaw.jen@gmail.com Secondary Email: jhlaw.lisa@gmail.com Florida Bar No. 1022202 5190 26th Street West, Suite D Bradenton, FL 34207 Telephone: (941) 755-8583 March 10, 17, 2023 23-00374M

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

FLORIDA CASE NO. 2022CC005291CCAXMA LEISURE LAKE CO-OP INC., Plaintiff, vs.

#### SUSAN ROHRS, DENNIS L. SCHMIEMAN, and JOHN DOE As Unknown Parties in Possession, Defendants. Notice is hereby given that, pursuant to

the Default Final Judgment of Foreclosure entered in this cause, in the County Court of Manatee County, Angelina Colonneso, Manatee County Clerk of the Court, will sell the property situated in Manatee County, Florida, described as:

Unit #497, of LEISURE LAKE VILLAGE, a/k/ a LEISURE LAKE MOBILE HOME PARK, a Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 1316, Pages 2570 through 2595, inclusive, as amended, of the Public Records of Manatee County, Florida.

at public sale, to the highest and best bidder, for cash, via the internet at

#### FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 108 **Division Probate** IN RE: ESTATE OF W. S. SIKES Deceased.

The administration of the estate of W.S. SIKES, deceased, whose date of death was December 11, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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-IN 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 March 10, 2023.

Personal Representative: JULIE R. ZATKOVICH

326A Hardin Avenue Anna Maria, Florida 34216 Attorney for Personal Representative: GREGORY J. PORGES E-mail Addresses: gjp@phkhlaw.com, beckyc@phkhlaw.com Florida Bar No. 0120348 PORGES, HAMLIN, KNOWLES & HAWK, P.A. 1205 Manatee Avenue West Bradenton, Florida 34205 Telephone: (941) 748-3770 March 10, 17, 2023 23-00377M

FIRST INSERTION

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

FLORIDA CASE NO.: 2022-CA-002815

PENNYMAC LOAN SERVICES, LLC,

#### Plaintiff, v. CHRISTOPHER WILLIAM BECKETT, et al., Defendants.

NOTICE is hereby given that Angelina "Angel" Colonneso, Clerk of the Circuit Court of Manatee County, Florida, will on April 5, 2023, at 11:00 a.m. ET. via the online auction site at www.manatee. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit:

Lot 4, Bella Lago, Phase 1, according to the Plat as recorded in Plat Book 66, Pages 166 through 198, of the Public Records of Manatee County, Florida. Property Address: 10428 Flathead Dr, Parrish, FL 34219

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

## and select the appropriate County name from the menu option

## OR E-MAIL:

egal@businessobserverfl.com



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 March 10, 2023.

Personal Representative: Silvia Elena Presutti de Pasta Paseo Colon Avenue, Sarno Building 10th Floor, Apt 10-A Puerto La Cruz, Anzoategui Venezuela Co-Personal Representative and Attorney for Personal Representative: Enrique A. Van Browne, Esq. Florida Bar Number: 1025740 Burgos & Van Browne Law Firm 8200 NW 41st Street, Suite 200 Doral, Florida 33166 Telephone: (305) 721-3043 E-Mail: evanbrowne@burgoslawgroup.com Secondary E-Mail: e.vanbrowne@icloud.com

March 10, 17, 2023 23-00386M TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of 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: March 10, 2023. CHRISTIN L. ELEY

**Co-Personal Representative** 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 DAVID W. ELEY **Co-Personal Representative** 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Carolina Arias Zaccari, Esq. Attorney for Personal Representative Florida Bar No. 1015218 Najmy Thompson, P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: carias@najmythompson.com Secondary Email: kwest@najmythompson.com March 10, 17, 2023 23-00376M 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 March 10, 2023. Personal Representatives: MARY ANN LOEWENSTEIN 12105 Beeflower Drive Bradenton, FL 34202 FRANCES M. BRANDT 15375 Blue Fish Circle Bradenton, FL 34202 Attorney for Personal Representatives: Audrey Patrone Peartree Florida Bar No. 108246 Harris Beach, PLLC 99 Garnsey Road Pittsford, NY 14534 Telephone: (585) 419-8800 Email Address: apeartree@harrisbeach.com March 10, 17, 2023 23-00375M

www.manatee.realforeclose.com at 11:00 A.M. on the 29th day of March 2023. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, 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. Respectfully submitted, /s/ Jessica Matzariego ATLAS LAW, PLLC Brian C. Chase, Esq. -Fla. Bar No. 0017520 Ryan Vatalaro, Esq. Fla. Bar No. 125591 Jessica Mazariego, Esq. -Fla. Bar No. 1003893 Eric W. Bossardt, Esq. -Fla. Bar No. 124614 Sean C. Cornell, Esq. Fla. Bar No. 1031016 3902 N. Marguerite Street Tampa, Florida 33603 813.241.8269 efiling@atlaslaw.com Attorneys for Plaintiff March 10, 17, 2023 23-00393M

of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney

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

SUBMITTED on this 2nd day of March, 2023. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 March 10, 17, 2023 23-00373M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2022-CP- 3901

IN RE: ESTATE OF

EUGENE JAMES KUTCHER, JR.,

Deceased.

The administration of the estate of

EUGENE JAMES KUTCHER, JR.,

deceased, whose date of death was

June 13, 2022, is pending in the Cir-

cuit 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 Per-

sonal Representative's attorney are set

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

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

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

ABOVE, ANY CLAIM FILED TWO

(2) YEARS OR MORE AFTER THE

DECEDENT'S DATE OF DEATH IS

The date of first publication of this

EUGENE J. KUTCHER. III

Personal Representative

6320 Venture Drive, Suite 104

Lakewood Ranch, FL 34202

Joseph L. Najmy, Esq. Attorney for Personal Representative

Email: jnajmy@najmythompson.com

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2023CP000741

IN RE ESTATE OF:

SHARON R. MILLER.

Deceased.

of SHARON R. MILLER, de-

ceased, whose date of death was

November 24, 2022; File Number

2023CP000741, is pending in the

Circuit Court for Manatee County,

Florida, Probate Division, the address

of which is 1115 Manatee Ave W,

Manatee, FL 34206. The names and

addresses of the personal representa-

tive and the personal representative's

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

All creditors of the decedent and

attorney are set forth below.

THE

FORTH

23-00388M

NOTWITHSTANDING

TIME PERIOD SET

notice is: March 10, 2023.

Florida Bar No. 0847283

6320 Venture Drive, Suite 104

Lakewood Ranch, FL 34202

kwest@najmythompson.com

Telephone: 941-907-3999

Secondary Email:

March 10, 17, 2023

Naimy Thompson, P.L.

ALL CLAIMS NOT FILED WITHIN

All other creditors of the Decedent

forth below.

ON THEM.

NOTICE.

BARRED.

BARRED

## **MANATEE COUNTY**

#### FIRST INSERTION

OF

FLORIDA.

FL Stat. 45.032.

#### FIRST INSERTION

WOOD VILLAGE FIRST ADDI-TION RE-PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 56 AND 57, OF THE PUBLIC RECORDS OF MANA-

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

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:

23-00370M

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE **REVERSE MORTGAGE FUNDING** 

TEE COUNTY, FLORIDA.

# or voice impaired, call 711.. DATED this 2nd day of March, 2023.

Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /s/ Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.0968 / JSchwartz March 10, 17, 2023

FIRST INSERTION NOTICE OF ACTION

diately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once each week for two consecutive weeks in

the Business Observer. In and for Manatee County:

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

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

WITNESS my hand and the seal of this Court on this 2 day of MARCH, 2023.

Angelina Colonneso Manatee County Clerk of The Circuit Court (SEAL) By: Kris Gaffney Deputy Clerk

Bentley Goodrich Kison P.A. Plaintiff's attorney 783 South Orange, Ave., 3rd Floor Sarasota, FL 34236 March 10, 17, 2023 23-00369M

If you are a person with a disability who CREDITORS, TRUSTEES, AND needs any accommodations in order to ALL OTHER PARTIES CLAIMING participate in this proceeding, you are AN INTEREST BY, THROUGH, entitled, at no cost to you, to the pro-UNDER OR AGAINST THE vision of certain assistance. Please con-ESTATE OF VERONICA C GUILFOYLE, DECEASED, et al. Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered Case No. 2021CA002178AX

LLC.

Plaintiff, vs.

12TH JUDICIAL CIRCUIT, IN

AND FOR MANATEE COUNTY,

FLORIDA.

UNKNOWN SPOUSE, HEIRS,

DEVISEES, GRANTEES,

ASSIGNEES, LIENORS,

CASE No. 2021CA002178AX

of the Circuit Court of the 12TH Judicial Circuit in and for MANATEE County, Florida, wherein, REVERSE MORTGAGE FUNDING LLC, Plaintiff and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, ALL OTHER PARTIES AND CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VERONICA C. GUILFOYLE, DECEASED, et al., are Defendants, Clerk of the 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 18th day of April, 2023, the following described property: LOT 13, BLOCK A, SOUTH-

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

Case No.: 2022 CA 5032

LOSSIE ELAINE MCDUFFIE,

HALL, AMEER MCDUFFIE,

Last Known Address: Unknown

Current Address: Unknown

EBONY MCDUFFIE, and

WOODROW PRESSEY,

RICHARD MCDUFFIE, PAMELA

TO: AMEER MCDUFFIE and EBONY

Ameer McDuffie - 909 35th Ave. Dr. E.,

Ebony McDuffie - 1165 Longshore

YOU ARE NOTIFIED that an ac-

tion for partition of the following real

property located in Manatee County,

LOTS 20, 21 AND 22, BLOCK B,

FLORIDA AVENUE PARK, AC-

CORDING TO THE MAP OR

PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK 4, PAGE 8,

PUBLIC RECORDS OF MANA-

Commonly known as: 504 West

27th Ave., Bradenton, FL 34205.

This action has been filed against you

and you are required to serve a copy of

vour written defenses, if any, on Bent-

ley Goodrich Kison P.A., Plaintiff's

attorney, whose address is 783 South

Orange, Ave., 3rd Floor, Sarasota, FL

34236, within 30 days after the first

publication of this notice, and file the

original with this Court either before

service on Plaintiff's attorney or imme-

TEE COUNTY, FLORIDA.

ROSE M. PRESSEY,

Plaintiff, v.

Defendants.

MCDUFFIE

Florida:

Previous Address:

Bradenton, FL 34208

Drive, Decatur, GA 30023

**Defendants** NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 412022CA000770CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for MANATEE County, Florida, wherein, REVERSE MORTGAGE FUNDING LLC, Plaintiff and UNKNOWN SPOUSE, HEIRS,

LLC,

Plaintiff, vs.

DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ILLONA SCHWOY, DECEASED, et al., are Defendants, Clerk of the 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 18th day of April,

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

12TH JUDICIAL CIRCUIT, IN

AND FOR MANATEE COUNTY,

FLORIDA.

CASE No.

412022CA000770CAAXMA

**REVERSE MORTGAGE FUNDING** 

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES,

CREDITORS, TRUSTEES AND

AN INTEREST BY, THROUGH,

ESTATE OF ILLONA SCHWOY,

UNDER OR AGAINST THE

DECEASED, et al.

ALL OTHER PARTIES CLAIMING

ASSIGNEES, LIENORS,

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-003573 CITY OF BRADENTON, Plaintiff. v. MARINA R. ADAIR, KENNETH

ADAIR, Defendant(s),

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated February 27, 2023 and entered in Case No. 22-CA-003573 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida where City of Bradenton, is the Plaintiff and Marina R. Adair, Kenneth Adair is/are the Defendant(s). Angelina Colonneso will sell to the highest bidder for cash www.manatte.realforeclose.com at at 11:00 a.m. on June 1, 2023 the following described properties set forth in said Final Judgment to wit:

All of Lot 1 and two (2) feet off the West side of the North Fifty-Eight (58) feet of Lot 3, A. PRESTON BOYD'S FIRST ADDITION TO BRADENTON FLORIDA, according to the map or plat thereof, as recorded in Plat Book 1, Page 322, of the Public Records of Manatee County, Florida. ALSO: The Easement retained by A. Preston Boyd over the East eight (8) feet of Lot 2, and the West two (2) feet of the South

NOTICE OF SALE

IN THE COUNTY COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

CASE NO .: 2021 CC 002604

CONDOMINIUM ASSOCIATION

PALM AIRE AT SARASOTA

"C", INC., A FLORIDA

THOMAS W. FORTNER:

**UNKNOWN TENANT #1:** 

CORPORATION

Plaintiff, vs.

#### FIRST INSERTION

percent (5%) of the final bid. The deposit must be by cash or cashier's check payment must be made on or before 5:00 p.m. on the day of the sale by cash

or cashier's check. IF YOU ARE A PERSON CLAIM-

tact 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 March, 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

ERIDGE FALLS PHASE 1A,

ACCORDING TO THE PLAT THEREOF, RECORDED IN

PLAT BOOK 37, PAGE(S) 130

OF THE PUBLIC RECORDS

Any person claiming an interest in the

surplus from the sale, if any, must file a

claim per the requirements set forth in

IMPORTANT

MANATEE COUNTY,

Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /s/ Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.1274 / JSchwartz 23-00371M March 10, 17, 2023

Sixty (60) feet of Lot 3, of said A. Preston Boyd's First Addition to Bradentown Florida Property No.: 4348100001 Address: 925 12TH 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 March 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 23-00395M March 10, 17, 2023

with the Clerk a deposit equal to five payable to the Clerk of the Court. Final

ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE. OTHER THAN THE INTERNAL REVENUE SERVICE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM. YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS AFTER 60 DAYS, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS NOTICE: IF YOU ARE A PER-SON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE EN-TITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN AS-SISTANCE. PLEASE CONTACT THE MANATEE COUNTY JURY OFFICE, P.O. BOX 25400 BRADENTON FLORIDA 34206, (941) 741-4062, AT LEAST SEVEN (7) DAYS BEFORE YOUR SCHEDULED COURT AP-PEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFI-CATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN (7) DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. WITNESS my hand and seal this 7th day of March 2023. SANDY ALAN LEVITT, P.A. SANDY LEVITT, ESQUIRE 2201 Ringling Blvd. Suite 203 Sarasota, Florida 34237 Telephone: (941) 955-9993 Email: SALevitt.PA@verizon.net FBN 0282529 /s/ Sandy Levitt SANDY LEVITT, ESQUIRE Attorney for Plaintiff March 10, 17, 2023 23-00405M

23-00389M

FLORIDA Division Probate The administration of the estate

> The administration of the estate of Donna O. Hedrick, deceased, whose date of death was December 18, 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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-0161 IN RE: ESTATE OF MARY JANE MUNZELL, aka M. JANE MUNZELL

FIRST INSERTION

Deceased. The administration of the estate of MARY JANE MUNZELL, also known as M. JANE MUNZELL, deceased, whose date of death was December 14, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO BOX 25400, BRADENTON, FL 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or 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 NOTICE.

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 FORTH TIME (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: March 10, 2023

#### MARTHA NIKITAS STONE Personal Representative 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202

Attorney for Personal Representative Florida Bar No. 1015218 Najmy Thompson, P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: carias@najmythompson.com Secondary Email: kwest@najmythompson.comMarch 10, 17, 2023

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, PROBATE DIVISION File No. 2023CP00335AX IN RE: ESTATE OF DONNA O. HEDRICK Deceased.

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-

FIRST INSERTION

ALL CLAIMS NOT FILED WITHIN

CAROLINA ARIAS ZACCARI, ESQ.

CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-

## 2023 the following described property: LOT 11, BLOCK H, LAK-

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 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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: March 10, 2023.

Signed on February 17, 2023.

/s/ Peggy Graalman PEGGY GRAALMAN Personal Representative 5713 14th Street West Bradenton, FL 34205 /s/ David C. Agee David C. Agee Attorney for Personal Representative Florida Bar No. 0695343 Reid & Agee, PLLC 3633 26th Street West Bradenton, FL 34205 Telephone: 941-756-8791 Email: legalassistant@reidagee.com Secondary Email: info@reidagee.com 23-00396MMarch 10, 17, 2023

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 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 March 10, 2023. Personal Representative: Kent D. Hedrick PO Box 134 Terra Ceia, Florida 34250 Attorney for Personal Representative: Lori A. Capone, Esq. Attorney Florida Bar Number: 1032299 Dunlap & Moran, P.A. 22 South Links Ave, Suite 300 Sarasota, Florida 34236 Telephone: (941) 366-0115 Fax: (941) 365-4660 E-mail: lcapone@dunlapmoran.com Secondary E-mail: efarrugia@dunlapmoran.com 23-00387M March 10, 17, 2023

assignees, lienors, creditors, trustees, or other claimants claiming by, through, under or against THOMAS W. FORTNER

UNKNOWN TENANT #2; and any

unknown heirs, devisees, grantees,

#### Defendants,

Notice is hereby given pursuant to the Final Judgment of Foreclosure, entered on February 28, 2023 in Case No. 2021 CC 002604, in the County Court of Manatee County, Florida, the Clerk of the Court of Manatee County, Florida will sell the following real property situated in Manatee County, Florida, described as:

UNIT 252, NO. 10D, PALM-AIRE AT SARASOTA, A CON-DOMINIUM, ACCORDING TO THE DECLARATION OF CON-DOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 980, PAGES 2 THROUGH 52, INCLUSIVE, AND AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 10, PAGES 101 THROUGH 105, AND AS AMENDED, OF THE PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA A/K/A: 6973 W. COUNTRY CLUB DRIVE N. #252, SARA-SOTA, FL 34243 at public sale to the highest and best bidder for cash, in accordance with Chapter 45 Florida Statutes. The foreclosure sale shall be conducted on the internet at www.manatee.realforeclose. com at 11:00 a.m. on April 4, 2023. The highest bidder shall immediately post

## WFBSITFS:

OFFICIAL Court House

MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

> LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

> PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

**ORANGE COUNTY:** myorangeclerk.com

Check out your notices on: floridapublicnotices.com



FIRST INSERTION

#### MARCH 10 - MARCH 16, 2023

FIRST INSERTION

#### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2022CA004152AX LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-15, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. ROSALIND RICHARDSON

MASSIE AKA ROSALIND R. MASSIE AKA ROSALIND MASSIE, et al,

#### Defendant(s). To:

ROSALIND RICHARDSON MASSIE AKA ROSALIND R. MASSIE AKA ROSALIND MASSIE

Last Known Address: 6918 40th Court

Ellenton, FL 34222

Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following

property in Manatee County, Florida: LOT 27, OF OAKLEAF HAM-MOCK, PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE(S) 131 THROUGH 136. OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY, FLORIDA. A/K/A 6918 40TH CT E EL-LENTON FL 34222

has been filed against you and you are

required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Alber-

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

OF THE STATE OF FLORIDA, IN

AND FOR MANATEE COUNTY,

FLORIDA

CASE NO.: 2023-CA-000231

BOND VALIDATION

COMMUNITY DEVELOPMENT

THE STATE OF FLORIDA, AND

THE TAXPAYERS, PROPERTY

COMMUNITY DEVELOPMENT

**OWNERS AND CITIZENS** 

OF BUCKHEAD TRAILS II

NON-RESIDENTS OWNING

PROPERTY OR SUBJECT TO

ASSESSMENTS OR TAXATION

THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY

**RIGHTS, TITLE OR INTEREST** 

BY THE ISSUANCE OF THE

IN PROPERTY TO BE AFFECTED

BONDS HEREIN DESCRIBED, OR

NOTICE AND ORDER TO SHOW

CAUSE

WHY SAID BONDS

SHOULD NOT BE VALIDATED AND CONFIRMED

(HEARING CONFIRMATION

**#96634**7)

TO THE STATE OF FLORIDA, AND

THE TAXPAYERS, PROPERTY OWN-

ERS AND CITIZENS OF BUCKHEAD

TRAILS II COMMUNITY DEVELOP-

MENT DISTRICT, INCLUDING NON-

TO BE AFFECTED IN ANY WAY

DISTRICT, INCLUDING

BUCKHEAD TRAILS II

DISTRICT,

Plaintiff, vs

THEREBY,

Defendants

telli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer. In and for Manatee County:

If you cannot afford an attorney, contact 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.

\*\*See the Americans with Disabilities Act If you are a person with a disability

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

WITNESS my hand and the seal of this court on this 23 day of FEBRU-ARY, 2023.

Angelina "Angel" Colonneso, Clerk of the Circuit Court and Comptroller Clerk of the Circuit Court (SEAL) By: Kris Gaffney Deputy Clerk

#### Albertelli Law P.O. Box 23028

Tampa, FL 33623 tna - 22-006743 March 10, 17, 2023 23-00392M

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

CASE NO. 412022CA004419CAAXMA JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,

Plaintiff, vs. JIM BRANDON KAUFMAN, et. al.

**Defendants.** To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF JA-NET KAUFMAN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: UNIT 149, SHADOWBROOK

MOBILE HOME SUBDIVI-SION, A CONDOMINIUM, UNIT 2A, AS PER DECLARA-TION OF CONDOMINIUM RECORDED IN OR BOOK 808 PAGES 546 THROUGH 646, INCLUSIVE, AND AS FUR-THER DESCRIBED IN CON-DOMINIUM BOOK 7, PAGES 1 THROUGH 4, INCLUSIVE, ALL BEING IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TO-GETHER WITH AN UNDI-VIDED INTEREST IN THE COMMON ELEMENTS. has been filed against you and you are required to serve a copy of you writ-

ten defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Sara Col-lins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before, a date which is within thirty (30) days after the first publication of this Notice in

Attorney of the Twelfth Judicial Circuit,

#### FIRST INSERTION

RESIDENTS OWNING PROPERTY OR SUBJECT TO ASSESSMENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AF-FECTED IN ANY WAY THEREBY:

The Buckhead Trails II Community Development District (the "District") having filed its Complaint for Valida-tion of not to exceed \$113,830,000 principal amount Buckhead Trails II Community Development District Spe-cial Assessment Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of acquiring, constructing, and equipping the Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated in said Complaint and Exhibits by Chapter 75 of the Florida Statutes are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District and Manatee County, Florida, including non-residents owning property or subject to taxation therein, and the State of Florida, through the State in and for Manatee County, Florida, appear on May 2, 2023 at 2:30 p.m. of said day, before the Honorable Edward Nicholas by Zoom (hearing confirmation #966347) [30 minutes reserved] and show cause why the prayers of the Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefor, and other matters set forth in said Complaint, should not be validated as prayed in said Complaint. In order to attend via Zoom, please go to the Twelfth Judicial Circuit Court website https://www.jud12.flcourts.org/ Public-Information/Public-Court-<u>Hearings</u>. Participants will need to select The Honorable Edward Nicholas "Meeting Information" link; then select the "Get Credentials" link, then select the "Request Credentials", and then select the "Join Now" link to be connected to the Zoom Hearing. The Meeting ID is Meeting ID: 899 **284 9846, Password: 408941, Audio only: 1**+(**786**) **635-1003.** In addition, please see the expectations for all participants on the Twelfth Judicial Court Website: <u>https://www.jud12.flcourts.</u> org/Public-Information/Public-Court-

Hearings IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Manatee County, being the County wherein said Complaint for validation is filed, once each week for

thereafter; otherwise a default will be entered against you for the relief demand in the complaint. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Le-

the Business Observer (Sarasota/Lee/

Manatee)and file the original with the

Clerk of this Court either before service

on Plaintiff's attorney or immediately

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

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 noti-fication if the time before the scheduled appearance is less than seven

(7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court this 2 day of MARCH, 2023. Angelina Colonneso

Člerk of the Court (SEAL) By Kris Gaffney As Deputy Clerk Submitted by: MCCALLA RAYMER LEIBERT

PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: MRService@mccalla.com 7144651 22-01669-1 March 10, 17, 2023 23-00372M

two (2) consecutive weeks, commenc-

ing with the first publication which

shall not be less than twenty (20) days

DONE AND ORDERED at the

Courthouse in Manatee County, Flori-

prior to the date set for said hearing.

da, this 23rd day of February, 2023.

(formal notice by publication) IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NUMBER: 2023CP702 IN RE: ESTATE OF CARLOS DANIEL WILSON,

NOTICE OF ACTION

Deceased. UNKNOWN FATHER Unknown

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esquire, Hines Norman Hines, PL, 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 4/14, 2023, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or

order for the relief demanded, without further notice.

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

Signed on this 3 day of March, 2023. ANGELINA COLONNESO As Clerk of the Court

(SEAL) By: Natoni Monfils As Deputy Clerk First Publication on: March 10, 2023.

Robert D. Hines, Esquire Hines Norman Hines, PL 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 March 10, 17, 24, 31, 2023 23-00384M

#### FIRST INSERTION

DA.

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY, FLORIDA CASE NO. 2017CA001891AX U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Plaintiff. v. SEAN MURPHY; UNKNOWN SPOUSE OF SEAN MURPHY N/K/A KRISTAL MURPHY; TENANT #1; TENANT #2;

Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 1, 2022, in this cause, in the Circuit Court of Manatee County, Florida, the office of Angelina "Angel" Colonneso, Clerk of the Circuit

Court, shall sell the property situated in Manatee County, Florida, described as: THE EAST 281.10 FEET OF THE FOLLOWING:

THE EAST 562.26 FEET OF TRACTS 25 AND 26, AND THE EAST 562.26 FEET OF TRACT 27, LESS THE NORTH 200 FEET THEREOF, ALL IN WATERBURY GRAPE-FRUIT TRACTS, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 37, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLOR-IDA, LYING AND BEING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORI-

a/k/a 24025 49TH AVE E, MYAKKA CITY, FL 34251 at public sale, to the highest and

best bidder, for cash, online at www. manatee.realforeclose.com, on April 05, 2023 beginning at 11:00 AM. 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 as-sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti-fication if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated at St. Petersburg, Florida this 6th. day of March, 2023.

eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Isabel López Rivera Isabel López Rivera FL Bar: 1015906 933170054 March 10, 17, 2023 23-00394M

## SUBSEQUENT INSERTIONS

SECOND 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

SECOND INSERTION NOTICE OF UNCLAIMED FUNDS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

> PROBATE DIVISION CASE NO. 2020CP000669AXIN 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

IN THE CIRCUIT COURT OF THE

FIRST INSERTION

in and for Manatee County, Florida, appear on May 2, 2023 at 3:00 p.m. of said day, before the Honorable Edward Nicholas by Zoom (hearing confirmation #966348) [30 minutes reserved] and show cause why the prayers of the Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefor, and other matters set forth in said Complaint, should not be validated as prayed in said Complaint. In order to attend via Zoom, please go to the Twelfth Judicial Circuit Court website https://www.jud12.flcourts.org/ Public-Information/Public-Court-Hearings. Participants will need to select The Honorable Edward Nicholas "Meeting Information" link; then select the "Get Credentials" link, then select the "Request Credentials", and then select the "Join Now" link to he connected to the Zoom Hearing. The Meeting ID is Meeting ID: 899 284 9846, Password: 408941, Audio only: 1+(786) 635-1003. In addition. please see the expectations for all participants on the Twelfth Judicial Court Website: https://www.jud12.flcourts. org/Public-Information/Public-Court-Hearings IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Manatee County, being the County wherein said Complaint for validation is filed, once each week for

RESIDENTS OWNING PROPERTY Attorney of the Twelfth Judicial Circuit, two (2) consecutive weeks, commencing with the first publication which Copies furnished to: and mmilotte@sao12.org

/s/ Edward Nicholas HONORABLE EDWARD NICHOLAS CIRCUIT COURT JUDGE Copies furnished to: John M. Vericker, Esquire Straley Robin Vericker Via Email: jvericker@srvlegal.com and lbutler@srvlegal.com Cynthia Santinello Evers, Esquire

Assistant State Attorney Email: sao.rounds@mymanatee.org, cevers@sao12.org, and mmilotte@sao12.org

ADA: If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Manatee County Jury Office, P. O. Box 25400, Bradenton, Florida 34206, telephone number (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, please call 711. Additional ADA information can be found on the Twelfth Circuit Court Website: https://www.jud12.flcourts. org/Services/ADA. {00117386.DOCX/}

March 10, 17, 2023 23-00378M

TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 23-CA-000588 BOND VALIDATION SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT, Plaintiff, vs. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO ASSESSMENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED OR TO BE AFFECTED IN ANY WAY THEREBY, **Defendants** NOTICE AND ORDER TO SHOW

CAUSE WHY SAID BONDS SHOULD NOT BE VALIDATED AND CONFIRMED (HEARING CONFIRMATION **#966348**)

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWN-ERS AND CITIZENS OF SAWGRASS VILLAGE COMMUNITY DEVELOP-MENT DISTRICT, INCLUDING NON-

OR SUBJECT TO ASSESSMENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AF-FECTED IN ANY WAY THEREBY:

The Sawgrass Village Community Development District (the "District") having filed its Complaint for Validation of not to exceed \$175,840,000 principal amount Sawgrass Village Community Development District Special Assessment Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of acquiring, constructing, and equipping the Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated in said Complaint and Exhibits by Chapter 75 of the Florida Statutes are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises: NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District and Manatee County, Florida, including non-residents owning property or subject to taxation therein, and the State of Florida, through the State

shall not be less than twenty (20) days prior to the date set for said hearing.

DONE AND ORDERED at the Courthouse in Manatee County, Florida, this 3rd day of March, 2023.

/s/ Edward Nicholas HONORABLE EDWARD NICHOLAS CIRCUIT COURT JUDGE

Vivek K. Babbar, Esquire Straley Robin Vericker Via Email: vbabbar@srvlegal.com and lbutler@srylegal.com Cynthia Santinello Evers, Esquire Assistant State Attorney Email: sao.rounds@mymanatee.org, cevers@sao12.org,

ADA: If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Manatee County Jury Office, P. O. Box 25400, Bradenton, Florida 34206, telephone number (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, please call 711. Additional ADA information can be found on the Website: https: org/Services/ADA {00117408.DOCX March 10, 17, 202

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 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 23-00201M

#### SECOND 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-In the Florida Statutes 744.534. IN WITNESS WHEREOF, I have set my hand and official seal at Bradenton,

Florida on February 2, 2023.

Twelfth	1 Circuit Court		Angelina Colonneso,
s://www	.jud12.flcourts.		Clerk of Circuit Court of the Circuit Court & Comptroller
A.	•		By: Natoni Monfils
X/}			Deputy Clerk
023	23-00391M	Feb. 10; Mar. 10, 2023	23-00200M

#### SECOND INSERTION

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

The Board of Supervisors ("Board") of the Sawgrass Village Community Development District ("District") will hold a regular meeting and public hearing on March 28, 2023, at 11:00 a.m., at the Bradenton Office Suites located at 4916 26th Street West, Bradenton, Florida 34207.

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 special assessment 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 Assessment Methodology Report dated February 15, 2023. The proposed bonds will fund of the public improvements described in the Report of the District Engineer dated January 17, 2023. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$136,500,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

#### Preliminary Assessment Roll

Tremmary Assessment for					
ASSESSMENT ROLL					
TOTAL ASSESSMENT: <u>\$136,500,000.00</u>					
ANNUAL ASSESSMENT: <u>\$10,452,820.87</u>	- (30 Installments)				
TOTAL ASSESSABLE ACRES +/-:	962.51				
TOTAL ASSESSMENT PER ASSESSABLE ACRE:	\$141.816.41				
ANNUAL ASSESSMENT PER ASSESSABLE ACRE:	<u>\$10,859.94</u>	(30 Installments)			
			PER PARCEL	<u>ASSESSMENTS</u>	
Landowner Name, Legal Description & Address		Unplatted Assessable Acres	Total <u>PAR Debt</u>	Total <u>Annual</u>	
(1) EPG Moccasin Wallow Development, LLC					
111 S. Armenia Avenue, Suite 201		962.51	\$136,500,000.00	\$10,452,820.87	
Tampa, FL 33609					
See Exhibit B, Legal Description					
Totals:		<u>962.51</u>	<u>\$136,500,000.00</u>	\$10,452,820.87	
Notation:					
Assessment shown are net of collection cost					

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.

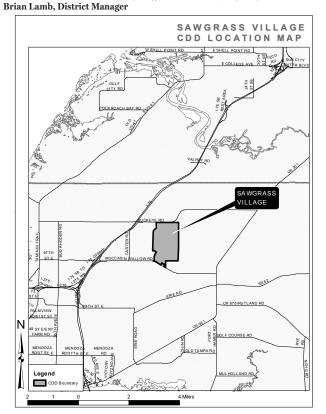
Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections 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 dis-tricts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.



#### **RESOLUTION NO. 2023-29**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAWGRASS VILLAGE 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 Sawgrass Village 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 Master Report of the District Engineer dated January 17, 2023 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (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,

THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 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 Assess-ment Methodology Report dated February 15, 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 DIS-TRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. 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 con-3. sisting of undergrounding of electrical power, roadways, water management and control, potable water distribution, sewer and wastewater management, parks and recreational facilities, 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

As stated in the Engineer's Report, the estimated cost of the Project is approximately \$114,000,000 (hereinafter referred to as the "Estimated Cost").

As stated in the Assessment Report, the Debt Assessments will defray approximately \$136,500,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment revenue bonds, to be issued in one or more series.

The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date 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 Assessments will be 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.

The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoin-ing 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 Esti-mated 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 pre-liminary 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 assess-ment 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 February 23, 2023

Attest:	Community Development District
<u>Brian Lamb</u>	<u>Carlos de la Ossa</u>
Secretary	Vice Chair of the Board of Supervisors
March 3, 10, 2023	23-00342M

SECOND INSERTION

SOTO SQUARE, A PHASE CONDOMINIUM, PHASE I, II, III IV, V, ACCORDING TO THE DECLARATION OF CON- Business Observer. In and for Manatee County: If you cannot afford an attorney, con-

and all Unknown Parties claiming

by, through, under and against the above named Defendant(s)

TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case #: 2021CA004282AX DIVISION: D Nationstar Mortgage LLC d/b/a Mr. Cooper Plaintiff, -vs.-Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Hubert Stevenson, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Ola Mae Stevenson a/k/a Ola M. Stevenson a/k/a Ola M. Brown. Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Verona Lee Dixon a/k/a Verona L. Dixon, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Cecilia Delray Brumfield; Wanda Denise McClam a/k/a Wanda Denise Robinson; Johnny Loyd Dixon, Sr.; Unknown Spouse of Cecilia Delray Brumfield; Unknown Spouse of Wanda Denise McClam a/k/a Wanda Denise Robinson; Unknown Spouse of Johnny Loyd Dixon, Sr.; Clerk of Circuit Court of Manatee County, Florida; Unknown Parties in Possession #1, if living,

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

#### Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

SECOND INSERTION

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2021CA004282AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Hubert Stevenson, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Angelina Colonneso, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW. MANATEE.REALFORECLOSE.COM, AT 11:00 A.M. on April 5, 2023, the following described property as set forth in said Final Judgment, to-wit: LOT 14, BLOCK E, SYLVAN OAKS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 85 THROUGH 90, IN-CLUSIVE, PUBLIC RECORDS OF MANATEE COUNTY, FLOR-IDA

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER

\*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com\*

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 Telephone: (813) 880-8888 Ext. 66821 Fax: (813) 880-8800 For Email Service Only: FLeService@logs.com For all other inquiries: jhooper@logs.com By: /s/Jessica Hooper Jessica A. Hooper, Esq. FL Bar # 1018064 21-325305 FC01 SLE March 3, 10, 2023 23-00332M

TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CIVIL ACTION CASE NO.: 41-2022-CA-004087 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JAMES E. GIBBS AKA JAMES EDWIN GIBBS, DECEASED, et al, Defendant(s).

THE UNKNOWN HEIRS DEVISEES GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTH-ER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JAMES E. GIBBS A/K/A JAMES ED-WIN GIBBS, DECEASED Last Known Address: Unknown Current Address: Unknown THE UNKNOWN HEIRS DEVISEES

GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTH-ER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST PEGGY BENNETT, DECEASED Last Known Address: Unknown Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida: UNIT 409, PHASE I, BUILD-ING "D", WOODPARK AT DE

DOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1057, PAGE 3164 TO 3225, IN-CLUSIVE, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 14, PAGES 183 THROUGH 192, INCLUSIVE OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA AND AMENDED IN OFFICIAL RE-CORDS BOOK 1068, PAGE 2867, OFFICIAL RECORDS BOOK 1100, PAGE 2834, OF-FICIAL RECORDS BOOK 1117, PAGE 2111, OFFICIAL RE-CORDS BOOK 1146, PAGE 1556, OFFICIAL RECORDS BOOK 1146, PAGE 1555, OFFICIAL **RECORDS BOOK 1146, PAGE** 1554, OFFICIAL RECORDS BOOK 1146, PAGE 1553, AND OFFICIAL RECORDS BOOK 1252, PAGE 497. A/K/A 435 30TH AVE W 409D BRADENTON FL 34205

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the 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 assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

\*\*See the Americans with Disabilities Act

If you are a person with a 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 on this 24 day of FEBRU-ARY, 2023.

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

Albertelli Law P.O. Box 23028 Tampa, FL 33623 TNA- 22-008156 March 3, 10, 2023

23-00324M



#### SECOND INSERTION

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

The Board of Supervisors ("Board") of the Buckhead Trails Community Development District ("District") will hold a regular meeting and public hearing on March 28, 2023, at 11:00 a.m., at the Bradenton Office Suites located at 4916 26th Street West, Bradenton, Florida 34207.

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 special assessment 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 Expansion Area Master Assessment Methodology Report dated February 17, 2023. The proposed bonds will fund of the public improvements described in the Master Report of the District Engineer - Expansion Area dated January 23, 2023. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$86,555,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll					
		ASSESSMEN	<u>IT ROLL</u>		
TOTAL ASSESSMENT:	<u>\$86,555,000.00</u>				
ANNUAL ASSESSMENT:	<u>\$7,688,458.50</u>	- (30 Installments)			
TOTAL GROSS ASSES	SSABLE ACRES +/-:	283.17			
TOTAL ASSESSMENT PER ASSESSA	BLE GROSS ACRE:	\$305,664.44			
ANNUAL ASSESSMENT PER GROSS A	SSESSABLE ACRE:	\$27,151.39	(30 Installments)		
				PER PARCEL	ASSESSMENTS
Landowner Name, Manatee County Folio	ID & Address		Gross Unplatted Assessable Acres	Total <u>PAR Debt</u>	Total <u>Annual (1)</u>
EPG Buckeye Road Holdings, LLC			283.17	\$86,555,000.00	\$7,688,458.50
Folio ID: 589100109					
111 S. Armenia Ave, Suite 201					
Tampa, FL 33609					
	Totals:		283.17	\$86,555,000.00	<u>\$7,688,458.50</u>
(1) Net collections and early payment disc	ount				

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

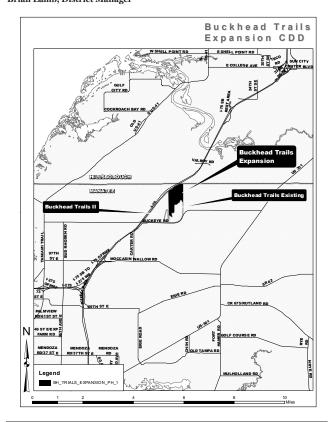
Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections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

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

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing. If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of

the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office. Brian Lamb, District Manager



#### **RESOLUTION NO. 2023-04**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS 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 Buckhead Trails 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 Master Report of the District Engineer - Expansion Area dated January 23, 2023 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (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, SECOND INSERTION

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 Expansion Area Master Assessment Methodology Report dated February 17, 2023, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

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

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

The foregoing recitals are hereby incorporated as the findings of fact of the Board.

The Debt Assessments shall be levied to defray all of the costs of the Project. 2.

The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution, sewer and wastewater management, reclaimed water distribution, recreational amenities, landscaping, hardscaping, and irrigation all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

The general locations of the Project are as shown on the plans and specifications referred to above.

As stated in the Engineer's Report, the estimated cost of the Project is ap-5. proximately \$55,860,000 (hereinafter referred to as the "Estimated Cost").

As stated in the Assessment Report, the Debt Assessments will defray ap-6. proximately \$86,555,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.

The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date 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 Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.

In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.

The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

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

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 February 23, 2023.

Attest:	Buckhead Trails Community Development District		
<u>Brian Lamb</u> Secretary	<u>Nicholas Dister</u> Chair of the Board of Supervisors		
March 3, 10, 2023	23-00343M		

SECOND INSERTION

The Parrish Lakes II Community Development District f a public hearing and the intent to use the uniform method for the Notice of

Notice of Self Storage Sale Please take notice Hideway Storage – 32nd Street located at 4305 32nd St. W SECOND INSERTION

NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE at 115 Manatee Ave

#### levy, collection, and enforcement of non-ad valorem assessments

The Board of Supervisors ("Board") of the Parrish Lakes II Community Develop-ment District ("District") will hold a public hearing and a regular Board meeting on March 28, 2023, at 6:00 p.m., at the SpringHill Suites by Marriott Braden ton Downtown/Riverfront, located at 102 12th Street West, Bradenton, Florida 34205 to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "**Uniform Method**"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assess ments will be collected by the Manatee County Tax Collector.

The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the 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 hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at (407) 221-9153 at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office. Patricia Thibault, District Manager

March 3, 10, 17, 24, 2023



Bradenton, FL 34205 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 3/22/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Jamelyn R Carpenter unit #00235; Alexis L Claar unit #00242; Kenneth D McDaniel unit #00243; Kristin M Simmons unit #00362; Vetra A Raysor unit #00818; Nancy J Robinson units #01272 & #01284; Leroy C Register units #02051 & #02052. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

March 3, 10, 2023

23-00320M

Pu

23-00314M

#### 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 03/21/23 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below

Unit D6053	Arnold Desbrisay	Furniture, Totes		
Unit D7076	Natalie Thomas	Electronics, Furniture, Boxes		
Unit B2007	Mishiline Fleuranville	Furniture, Bike, Boxes		
Unit B2050	Gail Judah	Boxes		
Unit B2108	Javier Guerrero	Electronics, Furniture, Boxes		
Unit B2167	Alexia Mabry	Electronics, Furniture, Boxes		
Unit B3052	Nick Esmay	Tools, Totes		
Unit C4028	Keliesha D Jackson	Furniture, Boxes		
Unit C4152	Marissa Travers	Electronics, Furniture, Boxes		
Unit C4164	Dawn Zack	Electronics, Boxes		
Unit D6011	Randall Hole	Household goods		
irchases must be paid at the above referenced facility in order to complete th				
1° 0 101	G 16 GL 6			

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 March 3, 10, 2023 23-00319M

W, Bradenton, Florida, 34205 will sell the contents of the following units to lien to the highest bidder on March 22nd 2023 by 1:30 PM at WWW.STORAGET-REASURES.COM. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit #3075 Erin Carnes - Bins, Boxes, Bags, Clothing March 3, 10, 2023

23-00330M

#### SECOND INSERTION

#### NOTICE OF PUBLIC SALE

Notice is hereby given that on March 17, 2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1957 PEER mobile home bearing the vehicle identification number 4030 and all personal items located inside the mobile home. Last Tenant: Edwin Giron a/k/a Eduardo Giron De La Cruz and Manuel Giron. Sale to be held at: Trade Winds Mobile Home Court, 5917 14th Street West, Lot No. 301, Bradenton, Florida 34207.

March 3, 10, 2023

#### 23-00362M

#### SECOND INSERTION

#### NOTICE OF PUBLIC SALE

The following personal property of MARVIN LOUIS KELLY and JUDITH LONG, if deceased any unknown heirs or assigns, will, on March 15, 2023, at 10:00 a.m., at 3715 14th Street West, Lot #140, Bradenton, Manatee County, Florida 34205; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1952 TRBB MOBILE HOME. VIN: 13457, TITLE NO.: 0014857924 and all other personal property located therein

#### PREPARED BY:

J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 March 3, 10, 2023

23-00329M

## 33

#### SECOND INSERTION

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

The Board of Supervisors ("Board") of the Buckhead Trails II Community Development District ("District") will hold a regular meeting and public hearing on March 28, 2023, at 11:00 a.m., at the Bradenton Office Suites located at 4916 26th Street West, Bradenton, Florida 34207.

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 special assessment 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 Assessment Methodology Report dated January 25, 2023. The proposed bonds will fund of the public improvements described in the Report of the District Engineer dated January 17, 2023. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$88,250,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll					
ASSESSMENT PLAT					
TOTAL ASSESSMENT: <u>\$88,250,000.00</u>	1				
ANNUAL ASSESSMENT: <u>\$6,757,959.28</u>	- (30 Installments)	)			
TOTAL GROSS ASSESSABLE ACRES	+/-: _409.16				
TOTAL ASSESSMENT PER ASSESSABLE GROSS AG	CRE: <u>\$215,685.80</u>				
ANNUAL ASSESSMENT PER GROSS ASSESSABLE AG	CRE: <u>\$16,516,67</u>	(30 Installments)			
			PER PARCEL	ASSESSMENTS	
Landowner Name, Legal Description & Address		Gross Unplatted <u>Assessable Acres</u>	Total <u>PAR Debt</u>	Total <u>Annual</u>	
(1) EPG Buckeye Road Holdings, LLC					
Partially contained within PID 589100109		409.16	\$88,250,000.00	\$6,757,959.28	
See Exhibit B, Legal Description					
Totals:		409.16	\$88,250,000.00	\$6,757,959.28	
Notation:					
Assessment shown are net of collection cost					

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.

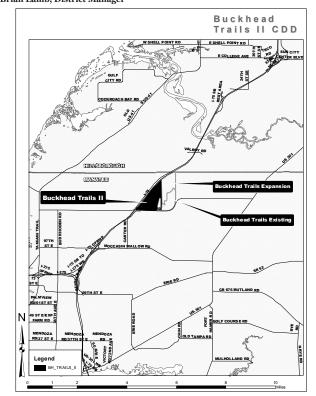
Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections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

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office. **Brian Lamb, District Manager** 



#### RESOLUTION NO. 2023-29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS 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 ASSESSMENT 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 Buckhead Trails 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 17, 2023 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (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 Assessment Methodology Report dated January 25, 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.

2. The Debt Assessments shall be levied to defray all of the costs of the Project.

3. 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, recreational amenities, parks, landscaping, and hardscaping, 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 \$73,620,000 (hereinafter referred to as the **"Estimated Cost"**).

6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$88,250,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment 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 Assessments will be 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 February 23, 2023.

Attest:	Buckhead Trails II Community Development District
<u>Brian Lamb</u> Secretary	<u>Carlos de la Ossa</u> Vice Chair of the Board of Supervisors
March 3, 10, 2023	23-00344M

#### Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Parrish Lakes II Community Development Distric

**Parrish Lakes II Community Development District** Notice is hereby given to the public and all landowners within the Parrish Lakes II Community Development District (the **"District"**), comprised of approximately 549.988 acres in Manatee County, Florida, advising that a landowners' meeting will be held for the purpose of electing 5 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

 
 Date:
 March 28, 2023

 Time:
 6:00 p.m.

 Place:
 SpringHill Suites by Marriott Bradenton Downtown/Riverfront 102 12th Street West Bradenton, Florida 34205

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via email at <u>Patricia@breezehome.com</u> or by phone at (813) 564-7847, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Patricia C. Thibault, District Manager March 3, 10, 2023

23-00339M

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 412023CA000486CAAXMA GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL. Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS M. EVERETT. DECEASED. et. al.

#### Defendant(s),

TO: THE UNKNOWN HEIRS, BENE-FICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS M. EVERETT, DECEASED and THE UNKNOWN HEIRS, BENEFICIARIES, DEVI-SEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF LEAH B. EVERETT A/K/A LEAH EVERETT, DECEASED,

whose residence is unknown if he/ she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 647, BRADEN WOODS, PHASE VI, A SUBDIVISION AS PER PLAT THEREOF RECORD-ED IN PLAT BOOK 23, PAGE(S) 35, OF THE PUBLIC RECORDS

**SAVE TIME** 

E-mail your Legal Notice

OF MANATEE COUNTY, FLOR-IDA.

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 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 28 day of FEBRUARY, 2023

Angelina Colonneso Manatee County Clerk of The Circuit Court (SEAL) BY: Kris Gaffney DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-053582 March 3, 10, 2023 23-00354M



legal@businessobserverfl.com

#### SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2022-CA-002409 HAYMARKET INSURANCE COMPANY, Plaintiff, v.

CAPE HARBOUR MANAGEMENT LLC; MICHAEL KIM; HERITAGE HARBOUR MASTER ASSOCIATION, INC.; TOWNHOMES AT LIGHTHOUSE COVE COMMONS ASSOCIATION, INC.; THE TOWNHOMES AT LIGHTHOUSE COVE V CONDOMINIUM ASSOCIATION, INC.; HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT: UNKNOWN TENANT I; UNKNOWN TENANT II; **Defendants.** TO: CAPE HARBOUR MANAGE-

MENT LLC, whose residence is/are unknown

YOU ARE HEREBY NOTIFIED THAT an action to foreclose a mortgage on the following property in Manatee County, Florida:

Unit No. 607, Building 6 of THE TOWNHOMES AT LIGHT-

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-102 **Division Probate** IN RE: ESTATE OF MARLIN I. LEHMAN Deceased.

The administration of the estate of Marlin I. Lehman, 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, 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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000265 IN RE: ESTATE OF ASHLEY JADE ZADAI, Deceased.

The administration of the estate of ASHLEY JADE ZADAI, deceased, whose date of death was September 30, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

HOUSE COVE V, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 2168, Page 5649, and all exhibits and amendments thereof, Public Records of Manatee County, Florida Property Address: 353 Cape Harbour Loop, Unit 107, Bra-

denton, FL 34212 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on August J. Stanton, III, Esquire, GAS-DICK STANTON EARLY, P.A., 1601 W. Colonial Drive, Orlando, Florida 32804, within thirty (30) days of the first publication of this Notice, and file the original with the Clerk of the 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.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS DOCUMENT IS AN ATTEMPT TO COLLECT A DEBT AND ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. In and for Manatee County:

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-

SECOND INSERTION

DATE OF DEATH IS BARRED.

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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY. STATE OF FLORIDA PROBATE DIVISION CASE NO.: 23-CP-00461 IN RE: ESTATE OF MILDRED LEE CORNTHWAIT, Decedent.

The administration of the estate of MILDRED LEE CORNTHWAIT, whose date of death was January 4. 2023, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

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

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

Dated this 23 day of February, 2023. Angelina Coloneso. Clerk of the Court (SEAL) By: Kris Gaffney Deputy Clerk August J. Stanton, III, Esquire Gasdick Stanton Early, P.A. 1601 W. Colonial Drive Orlando, Florida 32804  $23\text{-}00325\mathrm{M}$ March 3, 10, 2023

The date of first publication of this notice is March 3, 2023 Personal Representative:

Herbert Nichols McNeice, III c/o Michael J. Whaling, Esq. Touma, Watson, Whaling, Coury & Stremers, P.C. 316 McMorran Blvd.

Port Huron, MI 48060-3808 Attorney for Personal Representative: Charles J. Pratt, Jr. Attorney for Petitioner Florida Bar Number: 319171 DYE HARRISON KIRKLAND PETRUFF & PRATT PLLC 1206 Manatee Avenue West BRADENTON, FL 34205 Telephone: (941) 746-1167 Fax: (941) 747-0583 E-Mail: cpratt@dyeharrison.com March 3, 10, 2023 23-00365M

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-623 **Division Probate** IN RE: ESTATE OF

Michael Bruce Cameron, Sr., deceased, whose date of death was November 29, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

FLORIDA. CIVIL DIVISION

CASE NO. 2022CA005291AX U.S. BANK, NATIONAL

ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, Plaintiff, vs. THOMAS WILLIAM DEERY,

CO-TRUSTEE OF THE THOMAS WILLIAM AND JANA CAROL DEERY REVOCABLE TRUST, DATED MAY 10, 2021; Et Al., Defendant(s). TO: UNKNOWN BENEFICIARIES

OF THE THOMAS WILLIAM AND JANA CAROL DEERY REVOCABLE TRUST, DATED MAY 10, 2021 Last Known Address UNKNOWN AD-DRESS

Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida:

UNIT 104, BUILDING 2, MI-RAMAR LAGOONS AT LAKE-WOOD RANCH, A CONDO-MINIUM, ACCORDING TO

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case #: 2023CA000448AX DIVISION: B US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For

VRMTG Asset Trust Plaintiff, -vs.-Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and

Trustees of Vickie Elaine Troupe a/k/a Vickie E. Troupe a/k/a Vickie Troupe a/k/a Victoria E. Troupe f/k/a Vickie Elaine Boyd, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Brett Carrington Troupe a/k/a Brett C. Troupe; Unknown Spouse of Brett Carrington Troupe a/k/a Brett C. Troupe; Manatee County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Vickie Elaine Troupe a/k/a Vickie E. Troupe a/k/a Vickie Troupe a/k/a Victoria E. Troupe f/k/a Vickie Elaine Boyd, Deceased, and All Other Persons Claiming by and Through, Un-

NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY, FLORIDA GENERAL CIVIL DIVISION CASE NO.: 2023-CA-000769 VALIDATION OF NOT TO EXCEED \$6,000,000 PRINCIPAL AMOUNT

OF WATERLEFE COMMUNITY DEVELOPMENT DISTRICT BONDS WATERLEFE COMMUNITY **DEVELOPMENT DISTRICT**, an independent special district organized and existing under and by virtue of the laws of the State of Florida, Plaintiff, vs.

#### SECOND INSERTION

THE DECLARATION OF CON-DOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2038, PAGE 6911, AND ALL EXHIBITS AND AMEND-MENTS THEREOF, AND RE-CORDED IN CONDOMINIUM BOOK 34, PAGE 1, PUBLIC RE-CORDS OF MANATEE COUN-TY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal. com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

#### In and for Manatee County:

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Le-gal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email

#### SECOND INSERTION

der, Against The Named Defendant(s): LAST KNOWN ADDRESS: UN-KNOWN

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows:

LOT 8 AND 9, BLOCK 11 OF WILLIS PLAT OF MEMPHIS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 168, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. more commonly known as 207 20th Street East, Palmetto, FL 34221.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's at-

#### SECOND INSERTION

munity facilities including, but not limited to, improvements for the golf course facilities owned by the District, and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing issuance of the Bonds (the "Bond Resolution"), it also appearing that all of the facts required by Chapter 75 of the Florida Statutes to be stated by said Complaint are contained therein, and that the District pray that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE. IT IS OR-DERED AND ADJUDGED that the State of Florida, through the State Attorney for the Twelfth Judicial Circuit of the State of Florida, and the tax-

an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

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

DATED on 2/28, 2023. Angelina Colonneso Manatee County Clerk of The Circuit Court (SEAL) By: Kris Gaffney As Deputy Clerk Diaz Anselmo & Associates, P.A. Plaintiff's Attorneys P.O. BOX 19519 Fort Lauderdale, FL 33318 (954) 564-0071 answers@dallegal.com 1460-185119 /PR2

March 3, 10, 2023 23-00351M

torney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and seal of this Court on the 24 day of FEBRUARY, 2023.

Angelina Colonneso Manatee County Clerk of The Circuit Court (SEAL) By: Kris Gaffney Deputy Clerk

LOGS LEGAL GROUP LLP Attorneys for Plaintiff 2424 North Federal Highway, Suite 360 Boca Raton, FL 33431 22-327689 FC01 ALW 23-00326MMarch 3, 10, 2023

encing. At the designated hearing time, anyone interested in this bond validation proceeding may participate in the show cause hearing through Zoom at the following internet address: zoom. us/i/99228079488?pwd=UFdYMHhS QXBwSFBNbzcrZ1FNZk1uZz09 or by going to www.zoom.us and selecting the "Join" option, then entering Meeting ID 992 2807 9488 and passcode 708654. Interested parties may also attend by telephone (audio only) at 786-635-1003.

IT IS FURTHER ORDERED AND ADJUDGED that this Notice and Order to Show Cause be published in the manner required by Section 75.06, Florida Statutes.

AND IT IS FURTHER ORDERED AND ADJUDGED that, by such pub-

SECOND INSERTION

Deceased.

MICHAEL BRUCE CAMERON, SR. The administration of the estate of

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: March 3, 2023 BETH DOERNER

**Personal Representative** 26815 Brandiff Rd E Mvakka City, FL 34251 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: jrivera@hnh-law.com 23-00355MMarch 3, 10, 2023

FLORIDA STATUTES SEC-IN 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: March 3, 2023. PERSONAL REPRESENTATIVE: Janet Sue Parks 5420 E. State Road 64 Bradenton, FL 32408 ATTORNEY FOR PERSONAL REPRESENTATIVE: Mark C. Mann, Esquire Florida Bar No.: 0040118 Berlin Patten Ebling, PLLC 324 S. Hyde Park Ave., Suite 325 Tampa, FL 33606 Phone: (813) 467-7500 Fax: (813) 251-1662 Email: mcmann@berlinpatten.com Email: kwilson@berlinpatten.com 23-00366M March 3, 10, 2023

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 March 3, 2023

Personal Representative: **Beverly S. Cameron** 6201 US Hwy. 41 N., Lot 2086 Palmetto, FL 34221 Attorney for Personal Representative: Charles J. Pratt, Jr. Attorney for Petitioner Florida Bar Number: 319171 DYE HARRISON KIRKLAND PETRUFF & PRATT PLLC 1206 Manatee Avenue West BRADENTON, FL 34205 Telephone: (941) 746-1167 Fax: (941) 747-0583 E-Mail: cpratt@dyeharrison.com March 3, 10, 2023 23-00363M



STATE OF FLORIDA, and the Taxpayers, Property Owners and Citizens of the Waterlefe Community **Development District including** non-residents owning property or subject to taxation therein, and all others having or claiming any right. title or interest in property to be affected by the issuance of the Bonds described herein, or to be affected in any way thereby, Defendants.

TO: THE STATE OF FLORIDA THROUGH THE STATE ATTORNEY FOR THE TWELFTH IUDICIAL CIR-CUIT OF THE STATE OF FLORIDA. AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE WATERLEFE COMMUNITY DEVEL-OPMENT DISTRICT INCLUDING NON-RESIDENTS OWNING PROP-ERTY OR SUBJECT TO TAXATION THEREIN, AND ALL OTHERS HAV-ING OR CLAIMING ANY RIGHT, TI-TLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS DESCRIBED HEREIN OR TO BE AFFECTED IN ANY WAY THEREBY:

The Waterlefe Community Development District (the "District") having filed a Complaint for Validation of the District's authority to issue its not to exceed \$6,000,000 Waterlefe Community Development District Bonds, in one or more series (the "Bonds") to finance the design, acquisition and/or construction of certain public capital improvements and com-

payers, property owners and citizens of the District including non-residents owning property or subject to taxa-tion therein, and all others having or claiming any right, title or interest in property to be affected by the issuance of the Bonds described herein, or to be affected in any way thereby, appear at 10:00 a.m. on the 27th day of March, 2023 before Judge Charles Sniffen via the meeting instructions below and show cause, if any there be, why the prayers of the Complaint for Validation should not be granted and why the District's authority to issue the Bonds in the aggregate principal amount of not to exceed \$6,000,000, in one or more series, bearing interest not exceeding the maximum interest rates permitted by law and maturing on such date or dates in such year or years as permitted by Florida law, the proceedings authorizing issuance of the Bonds including the Bond Resolution, the sources of security pledged to the payment of the Bonds and why the legality of all proceedings in connection therewith should not be validated and confirmed as praved therein.

The hearing in this matter will be conducted using the Zoom videoconferencing platform (www.zoom.us). There are no fees for attending this court hearing via the Zoom videoconferencing platform. The Zoom platform also allows individuals to appear via telephone instead of internet videoconferlication of this Order, all taxpayers, property owners and citizens of the District including non-residents owning property or subject to taxation therein. and all others having or claiming any right, title or interest in property to be affected by the issuance of the Bonds herein described or to be affected in any way thereby, be and they are made parties defendant to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if named as defendants in said Complaint and personally served with process in this cause

DONE AND ORDERED in Bradenton, Manatee County, Florida.

eSigned by CHARLES SNIFFEN, Circuit Judge

02/27/2023 16:26:21 QAmitupQ

CHARLES SNIFFEN, Circuit Judge 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. Additional ADA information can be found on the Twelfth Circuit Court Website: https:// www.jud12.flcourts.org/Services/ADA March 3, 10, 2023 23-00353M The administration of the Estate of MARY F. PERSICO, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF 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: March 3, 2023

#### Personal Representative: JENNIFER KASTEN 18016 Bliss Dr Poolesville, MD 20837 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 23-00336M

March 3, 10, 2023

SECOND INSERTION

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

CASE NO. 2022 CC 3969 VILLAGE OF BAYSHORE GARDENS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MUSTARD TREE, LLC.; UNIVERSAL PROPERTY & CASUALTY INSURANCE COMPANY; UNKNOWN TENANT #1; and UNKNOWN TENANT #2, as unknown tenant(s) in Possession,

Defendants. Notice is hereby given that, pursuant to the Summary Final Judgment of Foreclosure entered in the above-styled cause, in the County Court of Manatee County, Florida, I will sell the following property situated in Manatee County,

Florida described as: Unit No. 9, Building 2515, VIL-LAGE OF BAYSHORE GAR-DENS, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2088, Page 4335, and all amendments thereto, of the Public Records of Manatee County, Florida,

Property Address: 2515 Bayshore Gardens Pkwy 9, Bradenton, Florida 34207

At the public sale to the highest and

#### SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP- 0530 IN RE: ESTATE OF

DONALD WALTHER, Deceased. The administration of the estate of DONALD WALTHER, deceased,

whose date of death was January 9, 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 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 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 NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-IN 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: March 3, 2023. LISA D. KULLMAN Personal Representative 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Carolina Arias Zaccari, Esq. Attorney for Personal Representative Florida Bar No. 1015218 Najmy Thompson, P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: carias@najmythompson.com Secondary Email: kwest@najmythompson.com 23-00338M March 3, 10, 2023

#### SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2021CA003640AX NATIONSTAR MORTGAGE LLC

#### D/B/A MR. COOPER, Plaintiff, vs. ALLEN YULIN JI, AN UNMARRIED MAN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated September 20, 2022, and entered in 2021CA003640AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Flor-ida, wherein NATIONSTAR MORT-GAGE LLC D/B/A MR. COOPER is the Plaintiff and ALLEN YULIN JI 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 29, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 136 OF LAKESIDE PRE-SERVE, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 49, PAGES 1-20, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

## **MANATEE COUNTY**

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 23 CP 343

Division Probate

IN RE: ESTATE OF

ELIZABETH A. LAPIERRE

Deceased.

The administration of the estate of

ELIZABETH A. LAPIERRE, deceased,

whose date of death was January 10,

2023, is pending in the Circuit Court

for MANATEE County, Florida, Pro-

bate Division, the address of which is

1115 Manatee Avenue W., Bradenton,

FL 34205. The names and addresses

of the personal representative and the

personal representative's attorney are

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-

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

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

**Personal Representative:** 

STEPHANIE G. MERCER

P.O. Box 154

Terra Ceia, Florida 34250

Attorney for Personal Representative:

E-mail: jmoran@dunlapmoran.com

SECOND INSERTION

NOTICE TO CREDITORS

IN THE TWELFTH JUDICIAL

CIRCUIT COURT IN AND FOR

MANATEE COUNTY, FLORIDA

PROBATE DIVISION

Case Number: 22-CP-003999

IN RE: ESTATE OF

ELWOOD MICHAEL BEWLEY,

Deceased.

The administration of the estate of

ELWOOD MICHAEL BEWLEY, de-

ceased, whose date of death was Sep-

tember 19, 2022 is pending in the Cir-

cuit 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 representatives and the per-

sonal representatives' attorney are set

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

forth below.

23-00348M

JOHN A. MORAN, ESQ.

Florida Bar Number: 0718335

Dunlap & Moran, P.A. 22 South Links Ave, Suite 300

emitchell@dunlapmoran.com

Attorney for Petitioner

Sarasota, Florida 34236

Fax: (941) 365-4660

Secondary E-mail:

March 3, 10, 2023

Telephone: (941) 366-0115

The date of first publication of this

DATE OF DEATH IS BARRED.

OF THIS NOTICE ON THEM.

set forth below.

NOTICE.

BARRED.

notice is 3/3/23.

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2023 CP 000459 IN RE: ESTATE OF JOHN NIEVES, Deceased. The administration of the estate of

JOHN NIEVES, deceased, whose date of death was November 15, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All 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 March 3, 2023. CELIA NIEVES

8112 16th Ave. NW

Bradenton, FL 34209 Petitioner

STEPHEN R. JOSEPHIK, ESQUIRE Florida Bar No. 1012160 GRIMES HAWKINS GLADFELTER & GALVANO, P.L. 1023 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 748-0151 Facsimile: (941) 748-0158 sjosephik@grimesgalvano.com jprall@grimesgalvano.com sjeservice@grimesgalvano.com Attorney for Petitioner 23-00335M March 3, 10, 2023

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 412021CA004542

BANK OF AMERICA, N.A., Plaintiff, vs.

#### JILL N. CARL, et al,

**Defendant**(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 19, 2023, and entered in Case No. 412021CA004542 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Bank of America, N.A., is the Plaintiff and Jill N. Carl. South State Bank, National Association f/ka 1st Manatee Bank. Auto Owners Insurance Company, are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at online at www.manatee. realforeclose.com, Manatee County, Florida at 11:00AM on the March 22, 2023 the following described property as set forth in said Final Judgment of

Foreclosure: LOT 10, BLOCK A, COUNTRY RIVER ESTATES, AS PER BusinessObserverFL.com

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 215 **Division Probate** IN RE: ESTATE OF PAUL A. MAY, a/k/a PAUL ALAN MAY, Deceased.

The administration of the estate of Paul A. May a/k/a Paul Alan May, deceased, whose date of death was January 3, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Personal Representative: Julie May Williams 1833 Marconi Ave. North Port, Florida 34286 Attorney for Personal Representative: Thomas W. Harrison Florida Bar Number: 334375 DYE, HARRISON, KIRKLAND, PETRUFF & PRATT PLLC 1206 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 746-1167 Fax: (941) 747-0583 Email: twh@dyeharrison.com rferronyalka@dyeharrison.com March 3, 10, 2023 23-00334M

NOTICE TO CREDITORS IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2022-CP-3452 IN RE: ESTATE OF LINDA CLEMENS a/k/a LINDA L. CLEMENS,

The administration of the Estate of Linda Clemens a/k/a Linda L. Clemens, deceased, whose date of death was September 13, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400 Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION

#### SECOND 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-004004 IN RE: ESTATE OF LOWAYNE JAMES A/K/A WAYNE JAMES, DECEASED.

The administration of the estate of LOWAYNE JAMES A/K/A WAYNE JAMES, deceased, whose date of death was November 18, 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 March 3, 2023. Signed on this 19 day of December, 2022

#### Personal Representative: BRETT W. JAMES

8084 Glenbrooke Lane Sarasota, FL 34243 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 Email: jackmanpleadings@gmail.com March 3, 10, 2023 23-00337M

SECOND INSERTION SAVE Deceased.



best bidder, for cash, via Internet: www manatee.realforeclose.com, at 11:00 A.M. on April 4, 2023.

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

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

WITNESS my hand and seal of this Court on the 28 day of FEBRUARY, 2023.

Angelina Colonneso Manatee County Clerk of The Circuit Court (SEAL) By: Kris Gaffney Deputy Clerk

DAVID J. FREDERICKS, ESQ. DFredericks@andersongivens.com a ehunnings @Anderson Givens.com3665 Bee Ridge Road, Suite 100 Sarasota, Florida 34233 (850) 692-8900 Florida Bar No. 84185 Counsel for Plaintiff 23-00347M March 3, 10, 2023

5212 119TH TER E, PARRISH, FL 34219

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 23 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 20-025293 - GrS 23-00327M March 3, 10, 2023

PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 31 THROUGH 34 OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA.

A/K/A 2807 COUNTRY RIVER DR PARRISH FL 34219

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 28 day of February, 2023. ALBERTELLI LAŴ P. O. Box 23028

Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. CT - 21-006709 March 3, 10, 2023 23-00346M 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: March 3, 2023

ALEXANDER BEWLEY **Personal Representative** 

3623 19th St. E Bradenton, FL 34208 JOSHUA BEWLEY Personal Representative 303 S Radcliffe Place

Bradenton, FL 34207 Robert D. Hines, Esquire Attorney for Personal Representatives 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: jrivera@hnh-law.com March 3, 10, 2023 23-00328M

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 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 March 3, 2023.

Personal Representative: Amanda Wood 2635 Murray Pass Odessa, Florida 33556 Attorneys for Personal Representative: Dennis J. Szafran, Esq. Florida Bar Number: 118448 Jessica N. Glover, Esq. Florida Bar Number: 119524 13119 W. Linebaugh Ave., Suite 102 Tampa, Florida 33626 Telephone: (888) 266-1078 Fax: (727) 498-3661 E-Mail: service@djslaw.org Secondary E-Mail: page@djslaw.org March 3, 10, 2023 23-00333M



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## CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF INTENTION TO REGISTER FICTITIOUS NAME

Limited To Endodontics-Southwest, P.A., a Florida Professional Service Corporation, desiring and intending to engage in the business of endodontics under the name of Endodontics Associates located at 3440 Tamiami Trail, Unit 3, Port Charlotte, Charlotte County, Florida, intends to register the said fictitious name with the Secretary of State of the State of Florida pursuant to the provisions of Section 865.09, Florida Statutes. 23-00228T March 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 DG Ace Hardware located at 208 West Marion Avenue in the City of Punta Gorda, Charlotte County, FL 33950 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of March, 2023. DG Hardware, Inc. March 10, 2023

23-00216T

CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-59-CP **Division Probate** IN RE: ESTATE OF WINTHROP O. LUND

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

Deceased. The administration of the estate of WINTHROP O. LUND, deceased, whose date of death was December 15. 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

FIRST INSERTION 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 March 10, 2023. Personal Representative:

#### Paul Eric Lund

12116 SW County Road 769, Unit 101 Lake Suzy, Florida 34269 Schwarz & Harris, P.A. Attorney for Personal Representative: /s/ Ellie K. Harris Ellie K. Harris Florida Bar Number: 0021671 Elise V, Bouchard Florida Bar Number: 0109033 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: ellie@schwarzlaw.net Secondary E-Mail: stacie@shwarzlaw.net March 10, 17, 2023 23-00230T

FIRST INSERTION

155, Orlando, FL 32801 on or before 4-12-2023, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer (Charlotte) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

WITNESS my hand and seal of this Court this 6th day of March, 2023. Clerk of the Court

By B. Lackey (SEAL)

As Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: MRService@mccalla.com 7139419 22-00900-1 March 10, 17, 2023 23-00217T

FIRST INSERTION has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's

FIRST INSERTION a/k/a Chad Iacolucci; Unknown Spouse of Sheldon Troy Iacolucci a/k/a Sheldon T. Iacolucci: Unknown Spouse of Andrea Celeste Iacolucci a/k/a Andrea C. Iacolucci; Unknown Spouse of Mandala Lacey Steacker a/k/a Mandala Steacker a/k/a Mandala Lacey Maitland a/k/a Mandala L. Maitland a/k/a Mandala Maitland; Dividend Solar Finance Rocket Mortgage, LLC f/k/a Quicken LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Dana R. Scharfenberg f/k/a Dana Defendant(s); Unknown Parties R. Skinner f/k/a Dana R. Iacolucci; in Possession #2, if living, and Chad Justin Iacolucci a/k/a Chad all Unknown Parties claiming by, through, under and against the

above named Defendant(s)

Defendant(s). TO: Andrea Celeste Iacolucci a/k/a Andrea C. Iacolucci: LAST KNOWN ADDRESS: 11604 East Carlisle Avenue, Spokane Valley, WA 99206, Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Loretta M. Maitland a/k/a Loretta Marie Maitland f/k/a Loretta Marie Iacolucci f/k/a Loretta M. Iacolucci f/k/a Loretta Marie Rogers, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN, Unknown Spouse of Sheldon Troy Iacolucci a/k/a Sheldon T. Iacolucci: LAST KNOWN ADDRESS: 13204 MILITARY ROAD SOUTH, Tukwila, WA 98168 and Unknown Spouse of Andrea Celeste Iacolucci a/k/a Andrea C. Iacolucci:

LAST KNOWN ADDRESS: 11604 East Carlisle Avenue, Deer Park, WA 99006

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to fore-

close a mortgage on the following real property, lying and being and situated in Charlotte County, Florida, more particularly described as follows:

LOT 15, BLOCK 2801, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY THREE, A SUBDIVISION ACCORD-ING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 5, PAGE 35A THROUGH 35F, IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

more commonly known as 21530 Glendale Avenue, Port Charlotte, FL 33952.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

FIRST INSERTION

NOTICE OF ACTION

FORECLOSURE

PROCEEDINGS-PROPERTY

IN THE CIRCUIT COURT

OF THE TWENTIETH

JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL DIVISION

Case #: 23000020CA

Dana Renee Scharfenberg a/k/a

J. Iacolucci a/k/a Chad Iacolucci;

Sheldon T. Iacolucci; Andrea Celeste

Iacolucci a/k/a Andrea C. Iacolucci;

L. Maitland a/k/a Mandala Maitland;

Unknown Heirs, Devisees, Grantees,

Assignees, Creditors, Lienors, and

Trustees of Loretta M. Maitland

f/k/a Loretta Marie Iacolucci f/k/a

Loretta M. Iacolucci f/k/a Loretta

Through, Under, Against The Named

Marie Rogers, Deceased, and All

Other Persons Claiming by and

Defendant(s); Unknown Spouse

of Dana Renee Scharfenberg a/k/a

Dana R. Scharfenberg f/k/a Dana

Unknown Spouse of Chad Justin Iacolucci a/k/a Chad J. Iacolucci

R. Skinner f/k/a Dana R. Iacolucci;

a/k/a Loretta Marie Maitland

Sheldon Troy Iacolucci a/k/a

Mandala Lacev Steacker a/k/a

Lacey Maitland a/k/a Mandala

Mandala Steacker a/k/a Mandala

Loans, LLC

Plaintiff, -vs.-

Case No.: 22001220CA MJRA CORPORATION, Plaintiff, vs. WAYNE J. WAKEY, II,

Defendant. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated February 27, 2023, wherein, MJRA CORPORATION is the Plaintiff, and WAYNE J. WAKEY, II is the Defendant.

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 April 13, 2023, the following described property as set forth in said

Final Judgment, to wit: Lot 99, Block 29, Port Charlotte Subdivision, Section 4, according to the plat thereof, recorded in Plat Book 3, Pages 87A through 87D of the Public Records of Charlotte County, Florida. Parcel ID No.: 402227276004, with a street address of 101 Palmetto Circle, Port Charlotte, Florida 33952.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceed-ing, 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: 3/1/2022

Dateu. $0/1/2020$ .	
	Roger Eaton
As	Clerk of the Court
By: (	Seal) M. Swafford
	As Deputy Clerk
Gregg M. Horowitz, P.	.A.
Attorney for Plaintiff	
P.O. Box 2927	
Sarasota, Florida 3423	30
March 10, 17, 2023	23-00210T

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-000199-CP IN RE: The Estate of:

## DARREL EDWIN MOODY,

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

The administration of the estate of DARREL EDWIN MOODY, deceased, whose date of death was October 26th, 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 repre-

sentative'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 PUBLICA-TION OF THIS NOTICE OR 30 DAYS

FIRST INSERTION

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

NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 AND 733.710 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOT-WITHSTANDING THE TIME PE-RIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

notice is March 10, 2023.

**Personal Representative** 

Tulsa, Oklahoma 74129 Mark A. Creech, Esq. Attorney for PR 1620 Placida Rd., Ste A Englewood, Florida 34223 941-474-3721 FB#043615 March 10, 17, 2023 23-00229T

THE FIRST PUBLICATION OF THIS

DATE OF DEATH IS BARRED. The date of first publication of this

Michael Scott Miller

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.

LEGAL GROUP LLP, Attorneys for

Plaintiff, whose address is 2424 North

Federal Highway, Suite 360, Boca Ra-

ton, FL 33431, within thirty (30) days

after the first publication of this notice

and file the original with the clerk of

this Court either before with service

on Plaintiff's attorney or immediately

thereafter; otherwise a default will be entered against you for the relief de-

manded in the Complaint.

WITNESS my hand and seal of this Court on the 7th day of March, 2023. Roger D. Eaton

Circuit and County Courts By: B. Lackey (SEAL)

Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 2424 North Federal Highway Suite 360, Boca Raton, FL 33431 22-327887 FC01 RFT 23-00227T March 10, 17, 2023

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY CASE NO. 22001125CA SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs.

NOTICE OF ACTION

#### KATHRYN BARKER A/K/A

KATHRYN JOHNSON-BARKER A/K/A KATHY BARKER, et al. Defendants. To the following Defendant(s): ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH,

UNDER, AND AGAINST MICHAEL L. JOHNSON A/K/A MICHAEL LE-ROY JOHNSON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

for Foreclosure of Mortgage on the following described property: LOT 39, BLOCK 1175, PORT

CHARLOTTE SUBDIVISION, SECTION 39, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 5, PAGE 43, OF THE PUBLIC RECORDS OF CHARLOTTE

dress is 225 East Robinson Street, Suite

6747 E. 26th Court

CLAIMANTS ADDRESS: UNKNOWN

YOU ARE NOTIFIED that an action

COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Ravmer Leibert Pierce, LLC, Morgan B. Lea, Attorney for Plaintiff, whose ad-

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY

# 

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CIVIL DIVISION Case No. 08-2023-CA-000095 FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OF HAROLD UHDE A/K/A HAROLD W. UHDE. DECEASED; NATALIE TISON, AS KNOWN HEIR OF HAROLD UHDE A/K/A HAROLD W. UHDE, DECEASED; KARL NATHAN UHDE, AS KNOWN HEIR OF HAROLD UHDE A/K/A HAROLD W. UHDE, DECEASED, et al. Defendants. TO: UNKNOWN HEIRS, DEVI-

SEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES, OF HAROLD UHDE A/K/A HAROLD W. UHDE, DECEASED LAST KNOWN ADDRESS UN-KNOWN

You are notified that an action to foreclose a mortgage on the following property in Charlotte County, Florida: LOT 19, BLOCK 1842, PORT CHARLOTTE SUBDIVISION, SECTION FIFTY SIX, AC-CORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 70A THROUGH 70H, OF THE PUB-LIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. commonly known as 12169 WEIMAR AVE, PORT CHARLOTTE, FL 33981

800, Tampa, Florida 33601, (813) 229-0900, on or before 4-10-2023, (or 30 days from the first date of publication. whichever is later) 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.

attorney, whose address is P.O. Box

If you are a person with a disabil-ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is 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 March 2, 2023

CLERK OF THE COURT Honorable Roger D. Eaton 350 E. Marion Avenue Punta Gorda, Florida 33950-By: B. Lackey (SEAL) Deputy Clerk

Jennifer M. Scott Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 078950/2220103/MTS March 10, 17, 2023 23-00211T

## SARASOTA COUNTY



FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

#### CASE No. 23000191CP PROBATE DIVISION IN RE: THE ESTATE OF

RICHARD KAUTZER, DECEASED. The administration of the estate of RICHARD KAUTZER, deceased, whose date of death was August 18, 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 petitioner and the petitioners' 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 March 10, 2023. Petitioner

PHILLIP RYAN KAUTZER AND MARISSA DIANE C/O TIMOTHY W. GENSMER, P.A. 2831 RINGLING BLVD. STE 202A SARASOTA, FL 34237 Attorney for Petitioner: TIMOTHY W. GENSMER, ESQ.

TIMOTHY W. GENSMER, P.A. 2831 RINGLING BLVD, STE 202A SARASOTA, FL 34237 Telephone: 941-952-9377 Florida Bar No.586242 23-00221T March 10, 17, 2023

#### 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. 21000028CA Division H SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION

Plaintiff, vs. LOGAN GRANT GAMBLE A/K/A LOGAN G. GAMBLE A/K/A LOGAN GAMBLE, CLARA ORIANA HIGGINS, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 11, 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:

LOT 15, BLOCK 800, PORT CHARLOTTE SECTION 28, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORD-ED IN PLAT BOOK 5, PAGES 21A THRU 21B, OF THE PUB-LIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 21019 MALDEN AVE, PORT CHARLOTTE, FL 33952; including the building,

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-000232-CP Division: Probate IN RE: ESTATE OF CHARLOTTE CATHERINE BLACK a/k/a CHARLOTTE BLACK Deceased.

The administration of the estate of Charlotte Catherine Black a/k/a Charlotte Black, deceased, whose date of death was January 3, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue. Punta Gorda, Florida 33950. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 March 10, 2023.

Personal Representative: Chervl Ann Piper

1049 Hook-Waltz Road Elida, Ohio 45807 Attorney for Personal Representative: Jeffrey Briscoe, Esq. Florida Bar No. 0127501 3440 Conway Blvd., Suite 1-A Port Charlotte, Florida 33952

## Telephone: (941) 625-4189 Facsimile: (941) 237-4126 E-mail: jeff@jeffbriscoe.com March 10, 17, 2023 23-00223T FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-52-CP **Division Probate** IN RE: ESTATE OF THOMAS LYN MOTT A/K/A THOMAS MOTT 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 Thomas Lyn Mott a/k/a Thomas Mott, deceased, File Number 2023-52-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was October 30, 2022; that the total value of the estate is \$-0-(exempt) and that the names and addresses of those to whom it has been assigned by such order are:

Address Name Kay Louise Mott

462 Kellstadt St. NW Port Charlotte, FL 33952 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000184 IN RE: ESTATE OF MILO LOUIS HOLZNAGEL A/K/A MILO L. HOLZNAGEL, Deceased.

The administration of the estate of Milo Louis Holznagel A/K/A Milo L. Holznagel, deceased, whose date of death was December 11, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

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

All other creditors of the decedent and other persons having claims or 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 March 10, 2023. **Personal Representative:** 

Amber Holznagel-Leno 1931 Sherman Drive

Bismarck, North Dakota 58504 Attorney for Personal Representative: Jenny C. Hazel, Esquire Attorney Florida Bar Number: 0163562 MCCRORY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: probate@mccrorylaw.com March 10, 17, 2023 23-00225T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23000185CP **Division Probate** IN RE: ESTATE OF ERHARD GERSBACH

Deceased. The administration of the estate of Erhard Gersbach, deceased, whose date of death was December 15, 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.

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.

#### 08-2023-CP-000115-XXXXXX IN RE: ESTATE OF DAVID WAYNE GOODRICH, Deceased.

The administration of the estate of DA-VID WAYNE GOODRICH, Deceased, whose date of death was November 5, 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 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 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 March 10, 2023. GAIL M. PROVENCHER.

Personal Representative Attorney for Personal Representative Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com March 10, 17, 2023 23-00222T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUN-TY. FLORIDA Case No.: 2023-CP-000206 Probate Division IN RE: THE ESTATE OF EDWIN WINSOR REED, III a/k/a EDWIN "SKIP"

WINSOR REED, III a/k/a EDWIN W. REED, III, Deceased.

The administration of the estate of ED-WIN WINSOR REED, III, deceased, whose date of death was December 18, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-241 **Division Probate** IN RE: ESTATE OF **GEORGE MITCHELL** a/k/a GEORGE L. MITCHELL Deceased.

The administration of the Estate of George Mitchell a/k/a George L. Mitchell, deceased, whose date of death was January 13, 2023, 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 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 March 10, 2023. Personal Representatives Lawrence G. Mitchell 154 Hibiscus Dr. Punta Gorda, FL 33950 Julie Campbell 1 Eden Oaks Dr. Punta Gorda, FL 33982 Attorney for Personal Representatives John B. Mizell Florida Bar No. 0562424 Mizell & Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses: jmizell@mizell-law.com, tmays@mizell-law.com March 10, 17, 2023 23-00220T

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-242 **Division:** Probate IN RE: ESTATE OF RICHARD C. BUSHER, JR. a/k/a RICHARD CORNELL BUSHER, JR.

Deceased. The administration of the Estate of Richard C. Busher, Jr. a/k/a Richard Cornell Busher, Jr., deceased, whose date of death was August 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, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-226-CP **Division PROBATE** IN RE: ESTATE OF GARY SANSBURRY A/K/A GARY ALLEN SANSBURRY Deceased.

The administration of the estate of Gary Sansburry A/K/A Garry Allen Sansburry, deceased, whose date of death was May 17, 2022, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion 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 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 March 10, 2023.

Personal Representative: /s/ Judy A. Sansburry Judy A. Sansburry 325 Adalia Terrace Port Charlotte, Florida 33953 Attorney for Personal Representative: /s/ Ellie K. Harris Ellie K. Harris, Attorney Florida Bar Number: 0021671 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948

Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: ellie@schwarzlaw.net Secondary E-Mail: mackenzie@schwarzlaw.net March 10, 17, 2023 23-00219T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-203 **Division:** Probate IN RE: ESTATE OF JOYCE ANN WROBEL a/k/a JOYCE A. WROBEL Deceased.

The administration of the Estate of Jovce Ann Wrobel a/k/a Jovce A. Wrobel, deceased, whose date of death was June 28, 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 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.

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 April 5, 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. 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 03/07/2023. Clerk of the Circuit Court Roger D. Eaton By: (SEAL) B. Lackey

Deputy Clerk Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 011150/1913404/wll March 10, 17, 2023 23-00226T

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 March 10, 2023.

#### Person Giving Notice: Kay Louise Mott

462 Kellstadt St. NW Port Charlotte, Florida 33952 Attornev for Person Giving Notice: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 Attorney for Kay Louise Mott 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 March 10, 17, 2023 23-00218T

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 March 10th, 2023.

### Personal Representatives: Monica LaClair 315 Tanglewood Court West Hurley, New York 12491 Sylvia Gersbach 15457 Goodwood Street Huntersville, North Carolina 28078 Attorney for Personal Representatives: T. Thomas Shirley

Attorney Florida Bar Number: 154581 DUNKIN & SHIRLEY PA 170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: tom@dunkinshirley.com

March 10, 17, 2023 23-00212T 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 March 10, 2023. Personal Representative: EDWIN WINSOR REED 514 Americas Way, #4637 Box Elder, South Dakota Attorney for Personal Representative: ANNE J. MCPHEE E-mail Address: Info@StudenbergLaw.com Florida Bar No. 0041605 Studenberg Law 1119 Palmetto Avenue Melbourne, Florida 32901 Telephone: 321-722-2420 March 10, 17, 2023 23-00209T

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 March 10, 2023.

Personal Representative: Sheree C. Busher 26089 Templar Ave. Punta Gorda, Florida 33983 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 March 10, 17, 2023 23-00224T

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

**Personal Representative** Stephen J. Wrobel 12436 Pagels Dr. Grand Blanc, MI 48439 Attorney for Personal Representative Tina M. Mays Florida Bar No. 0726044 Mizell & Mays Law Firm, P.A 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses: tmays@mizell-law.com, ndotres@mizell-law.com March 10, 17, 2023 23-00207T

## **CHARLOTTE COUNTY**

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-125-CP **Division Probate** IN RE: ESTATE OF MARY K. YOUNKMAN Deceased.

The administration of the estate of Mary K. Younkman, deceased, whose date of death was November 25, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 March 10, 2023.

#### Personal Representative: Dale E. Younkman

413 Gold Tree Punta Gorda, Florida 33955 Attorney for Personal Representative: Dorothy L. Korszen, Attorney Florida Bar Number: 765317 Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A. 237 Nokomis Ave S Venice, FL 34285 Telephone: (941) 484-1996 Fax: (941) 639-0028 E-Mail: dkorszen@farr.com Secondary E-Mail: hbarry@farr.com March 10, 17, 2023 23-00208T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-001372-CP IN RE: ESTATE OF MIECZYSLAW SLEDZIK

#### Deceased. The administration of the estate of

MIECZYSLAW SLEDZIK, deceased, whose date of death was December 25, 2021, 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 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 March 10, 2023. Personal Representative:

Katarzyna Sledzik ul. Wichrowe wzgórze 75

80-293 Gdansk Poland Attorney for Personal Representative: Pamela D. Lutes, Esq., Attorney Florida Bar Number: 133892 4337 Libby Lane Land O Lakes, Florida 34639 Telephone: (813) 610-0956 Fax: (813) 388-4504 E-Mail: Pamluteslaw@gmail.com Secondary E-Mail: Pamgaylordlaw@gmail.com March 10, 17, 2023 23-00214T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2023 000039 CP Division: PROBATE IN RE: ESTATE OF

MARY WESTRICH Deceased The administration of the Estate of

MARY WESTRICH, deceased, File No. 2023 000039 CP, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE.

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

RYAN FARMER 11735 Old Mill Road Englewood, OH 45322

Attorney for Personal Rep. Robert A. Dickinson FL Bar No: 0161468 460 S. Indiana Ave. Englewood, FL 34223 (941) 474-7600 robertdickinson@verizon.net robertadickinson2@verizon.net March 10, 17, 2023 23-00213T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY,

#### FLORIDA CASE NO .: 082023CP000231XXXXXX IN RE: THE ESTATE OF: DEBRA ANN HIELM,

Deceased. The administration of the estate of DEBRA ANN HIELM, deceased, whose date of death was January 14, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL

33950. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE

TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF-TER 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 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 03/10/2023. Personal Representative

**KIMBERLY A. SANCHEZ** 397 Eastern Ave. Newark, OH 43055 KEVIN DRUMMOND, ESQ. (FBN 1002238) BLUE LINE LAW FIRM, PLLC 1645 Palm Beach Lakes Blvd., Suite 1200 West Palm Beach, FL 33401 Telephone: 888-611-9511 Facsimile: 561-892-3330 E-Service: intake@tbllf.com March 10, 17, 2023 23-00215T SUBSEQUENT INSERTIONS

#### 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.com on 3/21/2023 at 2:30PM. Contents include personal property along with the described belongings to those individuals listed below. Tami Precopio 2317 Furniture, Boxes, Totes

Kalib Karr

2331 Boxes, Bags, Totes 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. March 3, 10, 2023 23-00184T

#### SECOND INSERTION Notice of Public Sale

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999

Sale Date March 31, 2023 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V12959 1999 ANG FL5378KM Hull ID#: ANGW4453B999 outboard pleasure gas fiberglass 24ft R/O Phillip Dale and Katherine Elizabeth Henson Lienor: Burnt Store Marina 3192 Matecumbe Kev Rd Punta Gorda

V12960 1985 Cue FL1178MU Hull ID#: CTYH3010D585 outboard hire gas fiberglass 22ft R/O Latitude 25 Sailing Svcs Lienor: Burnt Store Marina 3192 Matecumbe Kev Rd Punta Gorda

Licensed Auctioneers FLAB422 FLAU765 & 1911 March 3, 10, 2023

23-00199T

#### SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

Property includes the storage unit contents belonging to the following tenants at the following locations:

Metro Self Storage 1231 Kings Hwy

Port Charlotte, Fl 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on March 21st, 2023 at 10AM 0

Occupant Name	Unit	Description of Property
Derek D DeHart	09001	Household Items
Amanda Lynn Hart, Amanda Hart	11151	Household Items
James Armstrong Hearn, James Hearn	10113	Household Items
March 3, 10, 2023		23-00183T

FOURTH INSERTION

## SUBSEQUENT INSERTIONS

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No. 23-CP-209 In re: the Estate of DANIEL W. MURPHY. Deceased; MATHEW MURPHY,

Petitioner

The administration of the intestate estate of DANIEL W. MURPHY, deceased, whose date of death was May 16, 2021, and the last four digits of whose social security number are 8426, is pending in the Circuit Court of the Twentieth Judicial Circuit in and For Charlotte County, 350 E Marion Ave. Punta Gorda Florida, Case No. 23-CP-209. The name of the personal representative is MATHEW MURPHY. The name and address of the personal representative's attorney and registered agent are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-113 IN RE: ESTATE OF JOHN E. BUZA Deceased.

SECOND INSERTION

The administration of the estate of JOHN E. BUZA, deceased, whose date of death was January 10, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY,

FLORIDA PROBATE DIVISION File No. 2023-CP-0066 IN RE: ESTATE OF

#### NORMAN ANTHONY KRUMEICH Deceased.

The administration of the Estate of Norman Anthony Krumeich, deceased, File Number 2023-CP-0066, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF

THIS NOTICE ON THEM. All other creditors of the decedent

and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is March 3, 2023. **Personal Representative:** 

Joseph Krumeich 226 Walnut Ave. NW Port Charlotte, FL 33952 Attorney for Personal Representative Nathan Dougherty, Esquire

Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489 Email:

contact@nathandoughertylaw.com 23-00191T March 3, 10, 2023

With Minor Children IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA

NOTICE OF ACTION FOR

Dissolution of Marriage

Case No.: 22 000 543 DR Francisco A. Soler,

Petitioner and Kandi Vida Ann Soler,

Respondent.

TO: Kandi Vida Ann Soler 21533 Olean Blvd, Port Charlotte, FL

33952 YOU ARE NOTIFIED that an action

for Dissolution of Marriage with Minor Children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Francisco A. Soler, c/o attorney Douglas A. Orr, Esq., whose address is 2930 Del-Prado Blvd. South, suite B Cape Coral FL 33904; e-mail: dorr@orrlawfirm. org, on or before April 1, 2023, and file the original with the clerk of this Court at 350 E. Marion Avenue Punta Gorda, FL 33950. before service on Petitioner

or immediately thereafter. If you fail to

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL

CIRCUIT. IN AND FOR

CHARLOTTE COUNTY, FLORIDA.

CASE No. 21000963CA

WILMINGTON SAVINGS FUND

SOCIETY, FSB, NOT IN ITS

MORTGAGE TRUST HB5,

THE UNKNOWN HEIRS,

JR. (DECEASED), ET AL.

PLAINTIFF, VS.

DEFENDANT(S).

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING

BENEFICIARIES, DEVISEES,

GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF

THE ESTATE OF JOHN BEBON,

NOTICE IS HEREBY GIVEN

pursuant to the Final Judgment of

Foreclosure dated February 21, 2023,

in the above action, I will sell to the

highest bidder for cash at Charlotte

County, Florida, on April 6, 2023, at

11:00 AM, at WWW.CHARLOTTE.

REALFORECLOSE.COM for the fol-

Lots 1, 2, 3 and the Northerly 10

feet of Lot 4, Block 157, together

with portion of the vacated alley

lying between said Lots Grove

City subdivision, as per plat thereof recorded in Plat Book 1,

Page 4, of the Public Records of

Charlotte County, Florida

lowing described property:

do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this

case, including orders, are available at the Clerk of the Circuit Court's office. You may view these documents upon request.

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

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: 2/9/23. CLERK OF THE CIRCUIT COURT By: G Colon {Deputy Clerk} Feb. 17, 24; Mar. 3, 10, 2023 23-00143T

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 he 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 March 3, 2023. /S/ RAYMOND S. GRIMM, ESQ. 3189 Bobcat Village Center Road North Port, FL 34288 941-423-7897 raygrimm@outlook.com FLA. BAR NO. 0488798 Attorney and Registered Agenfor Personal Representative March 3, 10, 2023 23-00204T 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 March 3, 2023.

#### Personal Representative: EDWARD J. BUZA 6136 NE Jacksonville Road,

Ocala, FL 34479 Attorney for Personal Representative: SHANTA MATTHEWS, Attorney FLorida Bar Number: 69935 814 E. Silver Springs Blvd, Suite D OCALA, FL 34470 Telephone: (352) 421-8722 Fax: (352) 306-3759 E-Mail: shana@smatthewslaw.com Secondary: laurie@smatthewslaw.com March 3, 10, 2023 23-00194T

SECOND INSERTIC

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUN-TY. FLORIDA CIVIL DIVISION Case No. 18-CA-000118 **GULF STATES CAPITAL, a Texas** Partnership, Plaintiff. v.

#### SUZIN AGUIRRE, et al, Defendants.

NOTICE IS GIVEN that, pursuant to an Amended Final Judgment of Foreclosure dated the 28th day of February, 2023, and pursuant to that Consent and Stipulation of Summary Final Judgment of Foreclosure without Hearing dated April 23, 2019, in Case No. 18-CA-000118, of the Circuit Court of Charlotte County, Florida, in which SUZIN AGUIRRE, a single woman, and KNOWN AND UNKNOWN TENANTS / OWNERS are the Defendants, will sell to the highest and best bidder in an online sale at www.charlotte.realforeclose. com, in Charlotte County, Florida at 11:00 A.M. on Monday, April 3, 2023 the following described property set forth in the Order of Final Judgment: Lot 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34, Block F, of RIVER-SIDE PARK, according to the plat thereof, as recorded in Plat Book 1, Page(s) 94, of the Public Records of Charlotte County, Florida. Commonly known as: 7929 Hill-

man Avenue, Punta Gorda, FL 33982

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 accommodation in order to participate in this proceed-ing, 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 3/1/2023ROGER D. EATON, As Clerk of Court By: (Seal) M. Swafford As Deputy Clerk

Attorney for Plaintiff: Barbara M. Brown, Esquire BROWN & ASSOCIATES LAW & TI-TLE, P.A.

11373 Countryway Blvd. Tampa, FL 33626 courtdocuments@brownalt.com (813) 289 - 8485 FBN: 641863 March 3, 10, 2023 23-00202T

#### SECOND INSERTION

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

Date: 02/23/2023

Clerk of the Circuit Court By: (Seal) B. Lackey Deputy Clerk of the Court Tromberg, Morris & Poulin, PLLC 1515 South Federal Highway, Suite 100 Boca Raton, FL 33432 Our Case #: 20-000682-FHA-REV\21000963CA\ PHH March 3, 10, 2023 23-00187T

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-169 IN RE: ESTATE OF MIRIAM H. WALKER Deceased.

SECOND INSERTION

The administration of the estate of Miriam H. Walker, deceased, whose date of death was January 29, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST 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 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 March 3, 2023.

Kathie McCarthy Personal Representative 364 Pittsfield Rd

Loudon, NH 03307 James W. Mallonee, Esq. Attorney for Personal Representative Florida Bar Number: 0638048 946 Tamiami Trail, #206 Port Charlotte, FL 33953-3108 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail: jmallonee@jameswmallonee.com March 3, 10, 2023 23-00185T

SECOND INSERTION NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-158-CP **Division Probate** IN RE: ESTATE OF KATHRYN LYNN COTE A/K/A KATHRYN L. COTE 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 Kathryn Lynn Cote, deceased, File Number 2023-158-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 October 1. 2022; that the total value of the estate is \$11,371.88 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Joseph Alexander Cote 3111 Shannon Dr.

Punta Gorda, FL 33950 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-153 IN RE: ESTATE OF THELMA ADELE PHILLIPS AKA THELMA D PHILLIPS,

Deceased. The administration of the estate of Thelma Adele Phillips aka Thelma Phillips, deceased, whose date D. of death was December 23, 2022, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Personal Representative: Christin Rossow

P.O. Box 494558 Port Charlotte, Florida 33952

James W. Mallonee, Esq. Florida Bar Number: 0638048 JAMES W MALLONEE PA 946 Tamiami Trail, #206 Port Charlotte, FL 33953-3108 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail: jmallonee@jameswmallonee.com 23-00186T March 3, 10, 2023

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-001333 **Division Probate** IN RE: ESTATE OF LEONARD R. GAROFOLI, JR., A/K/A LEONARD RICHARD GAROFOLI Deceased.

The administration of the estate of LEONARD R. GAROFOLI, JR., a/k/a LEONARD RICHARD GAROFOLI, deceased, whose date of death was August 9, 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

## **CHARLOTTE COUNTY**

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-188 **Division: Probate** IN RE: ESTATE OF RICHARD BARRETT a/k/a RALPH RICHARD BARRETT Deceased.

The administration of the Estate of Richard Barrett a/k/a Ralph Richard Barrett, deceased, whose date of death was October 16, 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 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 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 March 3, 2023.

#### Personal Representative Nickol Treptow

2367 13th St. Cuvahoga Falls, OH 44223 Attorney for Personal Representative Tina M. Mays Florida Bar No. 0726044 Mizell & Mays Law Firm, P.A 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses: tmays@mizell-law.com, ndotres@mizell-law.com March 3, 10, 2023 23-00188T

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22001320CP IN RE: ESTATE OF RICHARD D. SIMONDS,

Deceased. The administration of the estate of Richard D. Simonds, deceased, whose date of death was July 31, 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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 202300088-CP Division: PROBATE IN RE: ESTATE OF LIN BOWERS, Deceased.

The administration of the estate of Lin Bowers, deceased, whose date of death was December 17, 2021, is pending in the Circuit Court for Charlotte County County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950 . The names and addresses of the per-

sonal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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.

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

NOTWITHSTANDING THE TIME

notice is March 3, 2023. Personal Representative:

Vickey J. Bowers, f/k/a Vickey J. Abel 37297 Sienna Oaks Drive New Baltimore, MI 48047

E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkvlaw.com March 3, 10, 2023 23-00190T SECOND INSERTION

You are hereby notified that an Order of Summary Administration has been entered in the estate of BEVERLY L. BENINTENDE, deceased, File Number 22000977CP, by the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950 : that the decedent's date of death was June 10, 2022; that the total value of the estate is \$1,714.27 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Kensington Street

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23000135CP **Division PROBATE** IN RE: ESTATE OF JOHN R. GRIFFITH Deceased.

The administration of the estate of JOHN R. GRIFFITH, deceased, whose date of death was December 29, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 March 3, 2023. Personal Representative: DEBORAH ANN GRIFFITH

216 Roosevelt Drive Utica, NY 13502 Attorney for Personal Representative: A. BRENT McPEEK, ESQUIRE Attorney for Personal Representative Florida Bar Number: 0003905 3986 S. Tamiami Trail Venice, FL 34293 Telephone: (941) 492-3400 Fax: (941) 492-3422 E-Mail: brent@mcpeeklawfirm.com Secondary E-Mail: shawn@mcpeekawfirm.com March 3, 10, 2023 23-00189T

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-215 Division: Probate IN RE: ESTATE OF JAMES EDWARD ROSECRANS a/k/a JAMES E. ROSECRANS

Deceased.

The administration of the Estate of James Edward Rosecrans a/k/a James E. Rosecrans, deceased, whose date death was December 28, 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

ON THEM.

ALL CLAIMS NOT FILED WITHIN

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

Attorney for Personal Representative Chevenne R. Young Florida Bar Number: 0515299 Wotitzky, Wotitzky, Ross & Young, P.A. 1107 W. Marion Avenue, #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22000977CP IN RE: ESTATE OF **BEVERLY L. BENINTENDE** Deceased.

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

DOROTHY LOCKER 1189

Deceased. The administration of the estate of Morley J. Marvin, deceased, whose date of death was December 22, 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 de-

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

File No.: 2023-CP-000187

**Division Probate** 

IN RE: ESTATE OF

MORLEY J. MARVIN

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

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 March 3, 2023. Personal Representative:

Kay F. Marvin 4175 Sholtz Road Oneida, NY 13421 Attorney for Personal Representative: Nicole S. Peet, Attorney Florida Bar No.: 1025612 Farr Farr Emerich Hackett Carr & Holmes, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: npeet@farr.com Secondary E-Mail:

msleeper@farr.com and probate@farr.com 23-00196T March 3, 10, 2023 SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-000207-CP Division: PROBATE IN RE: ESTATE OF RICHARD ARTHUR LILLY, A/K/A RICHARD A. LILLY, Deceased.

The administration of the estate of Richard Arthur Lilly, a/k/a Richard A. Lilly, deceased, whose date of death was December 24, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, #111, 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

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 March 3, 2023.

#### Person Giving Notice: Joseph Alexander Cote 3111 Shannon Dr.

Punta Gorda, FL 33950 Attorney for Person Giving Notice: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 Attorney for Joseph Alexander Cote 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 March 3, 10, 2023 23-00205T

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 March 3, 2023.

#### Personal Representative: Stefania Garofoli

142 Bangsberg Road Southeast Port Charlotte, Florida 33952 Attorney for Personal Representative: Gary W. Peal, Esquire Attorney for Personal Representative Florida Bar Number: 0438650 BERLIN PATTEN EBLING PLLC 3700 South Tamiami, Suite 200 Sarasota, Florida 34239 (T): 941-954-9991 (F): 941-954-9992 E-Mail: gpeal@berlinpatten.com Secondary E-Mail: slindsay@berlinpatten.com March 3, 10, 2023 23-00200T

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 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 March 3, 2023.

#### **Personal Representative:** Richard D. Simonds, Jr.

59 White Road Scarsdale, New York 10583 Attorney for Personal Representative: DEBRA L. BOJE, ESQUIRE Florida Bar No. 0949604 GUNSTER, YOAKLEY & STEWART, P.A. Attorneys for Personal Representative 401 East Jackson Street, Suite 1500 Tampa, FL 33602-5841 Telephone: (813) 222-6614 Fax: (813) 314-6914 Email information: Primary: dboje@gunster.com Secondary: eservice@gunster.com March 3, 10, 2023 23-00192T

Port Charlotte, FL 33952 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 Adminis-tration must file their claims with this court WITHIN THE TIME PE-RIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

## Person Giving Notice: DOROTHY LOCKER

1189 Kensington Street Port Charlotte, Florida 33952 Attorney for Person Giving Notice Daniel de Paz Attorney Florida Bar Number: 108866 136 4th St. N. Suite 2213 St. Petersburg, Florida 33701 Telephone: (813) 725-2242 Fax: (813) 575-0255 E-Mail: daniel@depaz.law Secondary E-Mail: kelly@depaz.law 23-00195T March 3, 10, 2023

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 March 3, 2023.

#### **Personal Representative:** Sherry L. Steblen

3191 Matecumbe Key Road Unit #310 Punta Gorda, FL 33955 Attorney for Personal Representative: Cheyenne R. Young Florida Bar Number: 0515299 Wotitzky, Wotitzky, Ross & Young, P.A. Attorneys at Law 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkylaw.com March 3, 10, 2023 23-00206T

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 March 3, 2023.

Personal Representative: Edward Rosecrans

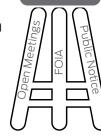
2831 Mill Creek Rd. Port Charlotte, FL 33953 Attorney for Personal Representative: Tina M. Mays Florida Bar No. 0726044 Mizell & Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, FL 33950 E-mail Addresses: tmays@mizell-law.com,

ndotres@mizell-law.com March 3, 10, 2023 23-00203T

## Why Public Notice Should **Remain in Newspapers**

Along with open meeting and freedom of information laws, public notice is an essential element of the

## three-legged stool of government transparency





This is not about "newspapers vs the internet".

## It's newspapers and newspaper websites vs government websites

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

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

## prevent government officials from hiding information

they would prefer the public not to see





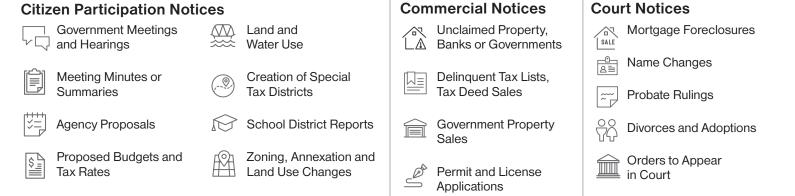
Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in

all 50 states

**Court Notices** 



## Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com