

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

Notice is hereby given that THE ART LEAGUE OF MANATEE COUNTY, OWNER, desiring to engage in business under the fictitious name of ARTCENTER MANATEE located at 209 9TH ST WEST, BRADENTON, FLORIDA 34205 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 17, 2023 23-00426M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 4/7/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1976 DORA HS DL17067301FL & DL17067302FL . Last Tenants: KIMBERLY LYNN FRILEY-ALBANO and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE, LLC, 101 AMSTERDAM AVE, ELLENTON, FL 34222. 813-282-5925
March 17, 24, 2023 23-00425M

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of EMERALD ISLE SUPPLY : Located at 15834 Islandwalk Ave : Manatee County in the City of Bradenton : Florida, 34211-1402 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Bradenton Florida, this March day of 08, 2023
EMERALD ISLE LIGHTSCAPING LLC
March 17, 2023 23-00416M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 CP 000513
IN RE: ESTATE OF ANTONIO GIANNINI Deceased.
The administration of the estate of Antonio Giannini, deceased, whose date of death was March 29, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 3000, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is March 17, 2023.
Personal Representative:
Giovanni L. Giannini
7803 Arolla Pines Blvd
Sarasota, Florida 34240
Attorney for Personal Representative:
Jerome S. Levin, Attorney
Florida Bar Number: 0213594
1444 First Street Suite A
Sarasota, Florida 34236
Telephone: (941-953-5300)
E-Mail: jlevin@levinmediation.com
Secondary Mail:
Linda@levinmediation.com
{348.003.20177338.DOC V.1}
March 17, 24, 2023 23-00442M

FIRST INSERTION

Notice is hereby given that KATIE CRYSTAL LANDI, OWNER, desiring to engage in business under the fictitious name of V HANDYMAN SERVICES located at 5105 39TH ST W, BRADENTON, FLORIDA 34210 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 17, 2023 23-00445M

FIRST INSERTION

Notice is hereby given that KURTZ CONTRACTING LLC, OWNER, desiring to engage in business under the fictitious name of KURTZ ROOFING & CONSTRUCTION located at 2114 10TH STREET WEST, APT 1, BRADENTON, FLORIDA 34205 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 17, 2023 23-00427M

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Rent My Watercraft, located at 2427 Mizner Bay Ave, in the City of Bradenton, County of Manatee, State of FL, 34208, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 14 of March, 2023.
Jeffrey Thomas House
2427 Mizner Bay Ave
Bradenton, FL 34208
March 17, 2023 23-00441M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-000639
IN RE: ESTATE OF SCOTT BLACKETER, Deceased.
The administration of the estate of SCOTT BLACKETER, 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 Avenue W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: March 17, 2023.
LORI MANALO
Personal Representative
11107 Bud Rhoden Rd
Palmetto, FL 34221
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:
jriviera@hnh-law.com
March 17, 24, 2023 23-00440M

FIRST INSERTION

Notice is hereby given that JACK DENENBERG, OWNER, desiring to engage in business under the fictitious name of AUTOMATIC LIGHTING located at 4132 BUTTE TRAIL, LAKEWOOD RANCH, FLORIDA 34211 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 17, 2023 23-00446M

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of FUN AND MORE RENTALS : Located at PO Box 1994 : Manatee County in the City of Holmes Beach : Florida, 34218-1994 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Holmes Beach Florida, this March day of 08, 2023
BLUE SUGAR LLC
March 17, 2023 23-00417M

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 Unlimited Concrete located at 3208 Whitfield Avenue in the City of Sarasota, Manatee County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of February, 2023.
Unlimited Fill, Inc
Brenton Crofut
March 17, 2023 23-00429M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee County, Florida PROBATE DIVISION
File No. 2022CP3853
Division PROBATE
IN RE: ESTATE OF LINDA SUE RILEY, Deceased.
The administration of the estate of Linda Sue Riley, deceased, whose date of death was November 2nd, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is March 17, 2023.
Stephanie Riley Grady
P.O. Address: 21204 63rd Avenue East, Bradenton, FL 34211
Personal Representative
ROBERT W. DARNELL
ATTORNEY AT LAW
Attorneys for Personal Representative
2639 FRUITVILLE ROAD
SUITE 201
SARASOTA, FL 34237
Telephone: (941) 365-4950
Florida Bar No. 0611999
March 17, 24, 2023 23-00414M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 4/7/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1984 BARR HS FLFL2AD42336491 & FL-FL2BD42336491 . Last Tenants: JEFFREY LEE JANSON and all unknown parties beneficiaries heirs . Sale to be at MHC WINDMILL MANOR LLC, 5320 53RD AVENUE EAST, BRADENTON, FL 34203. 813-282-5925.
March 17, 24, 2023 23-00424M

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 Ripple to Roar located at 6406 Water Crest Way, Unit 204 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 10th day of March, 2023.
The Collective View Society, Inc.
Cara M Kapuscinski
March 17, 2023 23-00428M

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CELLULAR GROUT PRODUCTION SERVICES : Located at 13340 Purple Finch Cir : Manatee County in the City of Lakewood Ranch : Florida, 34202-8228 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Lakewood Ranch Florida, this March day of 08, 2023
FALCO PAUL MICHAEL
March 17, 2023 23-00415M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
FILE NUMBER 2023-CP-630
IN RE: ESTATE OF: TONY T. KUUSELA, Deceased.
The administration of the estate of TONY T. KUUSELA, Deceased, whose date of death was January 30, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, File Number 2023-CP-630, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the Personal Representatives' attorney are set forth below.
All creditors of the Decedent and other persons who have claims or demands against Decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the Decedent and other persons who have claims or demands against the Decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
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 17, 2023.
Personal Representative:
Mary Jo Kuusela
Attorneys for Personal Representatives
Alan M. Gross
ALAN M. GROSS, P.A.
4731 Central Avenue
St. Petersburg, FL 33713
Telephone: (727) 327-0100
Facsimile: (727) 327-1797
FBN: 510602 / SPN: 815601
Email: agross@alangrosslaw.com
March 17, 24, 2023 23-00439M

FIRST INSERTION

3/17/2023
NOTICE OF PUBLIC MEETINGS
MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT
PROPERTY ACQUISITION DIVISION

Invitation to Negotiate Number 22-004 for the Sale and Development of All or a Portion of the Property Located at 1707 Lena Road, Bradenton, Florida 34211
The evaluation committee is scheduled to meet at the time, date and location listed below to review and evaluate the proposals/responses for the Invitation to Negotiate Number 22-004 for the Sale and Development of All or a Portion of the Property Located at 1707 Lena Road, Bradenton, Florida 34211.

Meeting	Type	Date	Start Time	Location
Final Evaluation	Public	3/31/2023	10:00 AM	Dolphin Conference Room

The Dolphin Conference Room is located at 1112 Manatee Avenue West, 5th Floor, Bradenton, Florida 34205.

NOTE:
Non-public meetings are not open for attendance by the public.
March 17, 2023 23-00438M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-0846
IN RE: ESTATE OF LILA M. SIPE Deceased.
The administration of the Estate of Lila M. Sipe deceased, File Number 2023-CP-0846, 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 petitioner and the petitioner's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, 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 CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
The date of first publication of this Notice is March 17, 2023.
Petitioner:
David Sipe
818 S. Grand Ave., Apt. 202
Los Angeles, CA 90017
Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdoch, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
March 17, 24, 2023 23-00436M

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case Number: 2023 DR 973
IN RE: The Marriage of: JOHN DUNCAN EDGAR, Husband, and KARA SUE EDGAR, Wife.
TO: Kara Sue Edgar
5673 Whitehead Street
Bradenton, Florida 34203
YOU ARE NOTIFIED that an action for dissolution has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Husband's, John Duncan Edgar, attorney, E. Jon Weiffenbach, Jr., whose address is 538 12th Street West, Bradenton, Florida 34205 on or before APRIL 19, 2023, and file the original with the clerk of this Court at 1115 Manatee Avenue West, Bradenton, Florida 34205, before service on Husband's attorney or immediately thereafter. This notice shall be filed in the Business Observer. If you fail to file a written defense within the timeframe provided, 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 review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address 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: MARCH 8, 2023
Angeline Colonneso
CLERK OF THE CIRCUIT COURT (SEAL) By: Connie Hoatland Deputy Clerk
E. Jon Weiffenbach, Jr.
538 12th Street West
Bradenton, Florida 34205
March 17, 24, 31; April 7, 2023
23-00432M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 CP 000199 CPAX
Division Probate
IN RE: ESTATE OF: BRANDON R. LOFGREN Deceased.
The administration of the estate of BRANDON R. LOFGREN, deceased, whose date of death was October 9, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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 17, 2023.
DOUGLAS J. LOFGREN
Personal Representative
203 46th Ave. Terr W.
Bradenton, FL 34207
MARY LYNN DESJARLAIS
Attorney for Personal Representative
Email:
mldesjarlais@attorneydesjarlais.com
Secondary Email: none
Florida Bar No. 0347469
Desjarlais Law & Title
2750 Stickney Point Road, Ste. 201
Sarasota, FL 34231
Telephone: 941-923-3388
March 17, 24, 2023 23-00433M



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

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
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FLORIDA'S NEWSPAPER FOR THE C-SUITE





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

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

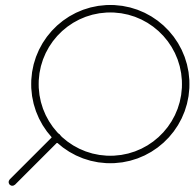


Citizens continue to learn about vital civic matters from newspaper notices.

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

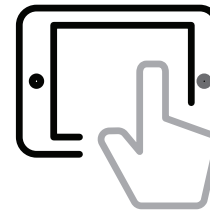
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2023-CP-290
Judge Diana Moreland
IN RE: ESTATE OF
PETER M. MARTIN

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 Peter M. Martin, deceased, Case No. 2023 CP 290 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was June 7, 2022; that the total value of the estate is approximately \$38,624.00, and that the name of those to whom it has been assigned by such order is:

Maryjean Gessner, trustee of the Martin Revocable Living Trust
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is March 17, 2023.

Person Giving Notice:
MARYJEAN GESSNER

16103 33rd Court East
Parrish, Florida 34219
Attorney for Person Giving Notice:
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
3815 US Highway 301 N
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
March 17, 24, 2023 23-00422M

FIRST INSERTION

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

Case Number:
2019 DR 003633 DRAX

In re: the Marriage of:
Douglas T. Randolph Joiner,
Husband
And
Stacy Marie Gray Joiner,
Wife.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to an Order of Final Judgment of foreclosure dated March 3, 2023 and entered in Case No 2019 DR 003633 DRAX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida wherein Stacy Marie Gray Joiner is the Petitioner and Douglas T. Randolph Joiner, is the Respondent, Angelina "Angel" Colonnese, Clerk of the Circuit Court, will sell at public sale, to the highest and best bidder for cash www.manatee.realforeclose.com at 11:00 am on April 27, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 8 BLK A TROPICAL HARBOR SECTION 3 according to the Plat thereof recorded in Plat Book 21, Pages 75 through 78, of the Public Records of Manatee County, Florida. PI#9790.0045/2; commonly known as: 715 Ixora Ave, Ellenton, FL 34222 including the building, appurtenances, and fixtures located therein,

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

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

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

Dated: March 5, 2023
Attorney for Plaintiff
David Montgomery, Esquire
Florida Bar Number: 0230634
The Montgomery Law Firm
2103 Manatee Avenue West
Bradenton, Florida 34205
(941) 400-9041
MontgomeryLaw@aol.com
March 17, 24, 2023 23-00421M

FIRST INSERTION

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

Case No: 2022-CC-006458
DAVIS CONCRETE, INC.,
Plaintiff, vs.

STACY REDFIELD, THE
UNKNOWN SPOUSE OF STACY
REDFIELD, and ALL UNKNOWN
PARTIES IN POSSESSION,
Defendant.

TO: STACY REDFIELD, THE UNKNOWN SPOUSE OF STACY REDFIELD, and ALL UNKNOWN PARTIES IN POSSESSION,

YOU ARE NOTIFIED of the institution of this action by Plaintiff against you seeking to foreclose a lien recorded against the following described property in MANATEE County, Florida:

Lot 1, Block 6 if Crosscreek Phase 1-A, according to the Plat thereof as recorded in Plat Book 53, Page(s) 97-125, inclusive, of the Public Records of Manatee County, Florida.
Property address: 4706 ROYCROFT TER, PARRISH, FL 34219

You are required to serve a copy of your written defenses, if any, to it on:

Joseph V. Taormina, Esq.
950 S. Winter Park Dr.
Suite 207
Casselberry, FL 32707
407-458-4918

on or before within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

DATED this 27 day of January, 2023.
Angelina Colonnese
as Clerk of the Court
(SEAL) By: Kris Gaffney
March 17, 24, 2023 23-00411M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-000392

Division Probate
IN RE: ESTATE OF
JAMES C. COLEMAN
Deceased.

The administration of the estate of JAMES C. COLEMAN, deceased, whose date of death was March 4, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 17, 2023.

Personal Representative:
Paula Coleman Bridges

202 46th Avenue Ter. W. - Apt. 207
Bradenton, FL 34207-2112
Attorney for Personal Representative:
Dana Laganella Gerling, Esq.
Florida Bar No. 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
dlaganella@gerlinglawgroup.com
March 17, 24, 2023 23-00431M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF 12TH
JUDICIAL CIRCUIT IN AND FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2023-CP-000581-AX

IN RE: ESTATE OF
CAROLYN ANN JORGENSEN,
Deceased.

The administration of the Estate of Carolyn Ann Jorgensen, deceased, whose date of death was September 30, 2021 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 17, 2023.

Personal Representative:
Steven Jorgensen

4528 4th Avenue Northeast
Bradenton, FL 34208
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
March 17, 24, 2023 23-00437M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 000469 AX

Division Probate
IN RE: ESTATE OF
RONALD E. ANKOWSKI
Deceased.

The administration of the estate of Ronald E. Ankowski, deceased, whose date of death was January 20, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice March 17, 2023.

Personal Representative:

Daniel Fetchak
107 Log Drive
Freedom, PA 15042
Attorney for Personal Representative:
Lori A. Capone
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:
efarron@dunlapmoran.com
March 17, 24, 2023 23-00434M

FIRST INSERTION

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

PROBATE DIVISION
File No. 2023-CP-750
IN RE: ESTATE OF
JEAN E. GEIGER,
Deceased.

The administration of the estate of JEAN E. GEIGER, deceased, whose date of death was May 23, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: March 17, 2023.

David B. Geiger
Personal Representative

9 Telegraph Hill
Provincetown, MA 02657
M. Brandon Robinson, Esq.
Attorney for Personal Representative
Florida Bar No. 0119364
BARNES WALKER, GOETHE,
PERRON, SHEA, & ROBINSON,
PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: brobinson@barneswalker.com
March 17, 24, 2023 23-00412M

FIRST INSERTION

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

PROBATE DIVISION
File No. 2023-CP-0785

IN RE: ESTATE OF
MARY T. BAKOS, also known as
MARY THERESE BAKOS,
Deceased.

The administration of the estate of MARY T. BAKOS, also known as MARY THERESE BAKOS, deceased, whose date of death was May 30, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: March 17, 2023.

John L. Bakos
Personal Representative

9847 Shephard Ridge
Kalamazoo, MI 49009
Jeffrey S. Goethe
Attorney for Personal Representative
Florida Bar No. 0861420
BARNES WALKER, GOETHE,
PERRON, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: jgoethe@barneswalker.com
Secondary Email:
rbattle@barneswalker.com
March 17, 24, 2023 23-00435M

FIRST INSERTION

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

CASE No. 2021CA004548AX
NATIONSTAR MORTGAGE LLC
D/B/A CHAMPION MORTGAGE
COMPANY,
Plaintiff, vs.
MARY C. KIMMELL, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA004548AX of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff and MARY C. KIMMELL, et. al., are Defendants, Clerk of Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at WWW.MANATEE.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 27th day of April, 2023, the following described property:

LOT 19, WOODS OF WHITFIELD UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 100 - 101, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

IMPORTANT

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

DATED 14th 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
Facsimile: (954) 343 6982
Email 1: Jacob.elberg@gmlaw.com
Email 2: gmforeclosure@gmlaw.com
By: /s/ Jacob C. Elberg
Jacob C. Elberg, Esq.
Florida Bar No. 1032316
36615.0238 / JSchwartz
March 17, 24, 2023 23-00443M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 620

Division Probate
IN RE: ESTATE OF
PATRICIA J. WILKINSON
a/k/a PATRICIA JOHNSTON
WILKINSON,
Deceased.

The administration of the estate of Patricia J. Wilkinson a/k/a Patricia Johnston Wilkinson, deceased, whose date of death was January 24, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 17, 2023.

Personal Representative:

Kathleen A. Brown
1032 Mountain Laurel Dr.
Columbus, NC 28722
Attorney for Personal Representative:
Thomas W. Harrison, Attorney
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
E-Mail: twh@dyeharrison.com
rferronyalka@dyeharrison.com
March 17, 24, 2023 23-00444M

FIRST INSERTION

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

PROBATE DIVISION
File No. 2023-CP-0781
IN RE: ESTATE OF
EILEEN V. DOUGLASS,
Deceased.

The administration of the estate of EILEEN V. DOUGLASS, deceased, whose date of death was January 24, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: March 17, 2023.

Karen F. Kitchner
Personal Representative

708 65th Ave. Dr. W.
Bradenton, FL 34207
Jeffrey Scott Goethe
Attorney for Personal Representative
Florida Bar No. 0861420
BARNES WALKER, GOETHE,
PERRON, SHEA,
& ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: jgoethe@barneswalker.com
Secondary Email:
rbattle@barneswalker.com
March 17, 24, 2023 23-00430M

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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@phkhlw.com, beckyc@phkhlw.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

SECOND 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" Colonnese, 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 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.

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. Bossard, Esq. - Fla. Bar No. 124614
 Sean C. Cornell, Esq. - Fla. Bar No. 1031016
 3902 N. Marguerite Street
 Tampa, Florida 33603
 813.241.8269
 efling@atlaslaw.com
 Attorneys for Plaintiff
 March 10, 17, 2023 23-00373M

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: 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

SECOND 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 Colonnese, 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 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 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, 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.

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. Bossard, Esq. - Fla. Bar No. 124614
 Sean C. Cornell, Esq. - Fla. Bar No. 1031016
 3902 N. Marguerite Street
 Tampa, Florida 33603
 813.241.8269
 efling@atlaslaw.com
 Attorneys for Plaintiff
 March 10, 17, 2023 23-00393M

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

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

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

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

The date of first publication of this notice is 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
 March 10, 17, 2023 23-00383M

SECOND 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, Deceased.

The administration of the estate of WILLIAM S. LOEWENSTEIN a/k/a WILLIAM STERNBERG LOEWENSTEIN 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 representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 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

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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
 Secondary E-Mail:
 scharles@sobelattorneys.com
 March 10, 17, 2023 23-00401M

SECOND INSERTION

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. COLE Deceased.

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 AFTER 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: 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

SECOND 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 below.

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

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

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

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

The date of first publication of this Notice is 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

SECOND 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.

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

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

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

The date of first publication of this notice is 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:
 evanbrowne@icloud.com
 March 10, 17, 2023 23-00386M

SECOND 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

SECOND 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

SECOND 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).

March 10, 17, 2023 23-00390M

SECOND 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
 March 10, 17, 2023 23-00397M

SECOND 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 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 23-00406M

THIRD INSERTION

The Parrish Lakes II Community Development District

Notice of a public hearing and the intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments

The Board of Supervisors ("Board") of the Parrish Lakes II Community Development 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 Bradenton 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 assessments 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 23-00320M

SECOND INSERTION

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

CASE No. 2021CA002178AX

REVERSE MORTGAGE FUNDING LLC,

Plaintiff, vs.

UNKNOWN SPOUSE, HEIRS,

DEVISEES, GRANTEEES,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES, AND

ALL OTHER PARTIES CLAIMING

AN INTEREST BY, THROUGH,

UNDER OR AGAINST THE

ESTATE OF VERONICA C.

GUILFOYLE, DECEASED, et al.

Defendants.

NOTICE IS HEREBY GIVEN pursuant

to an Order or Final Judgment entered

in 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, GRANTEEES, ASSIGNEES,

LIENORS, CREDITORS, TRUSTEES,

AND ALL OTHER PARTIES

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" Colonnese, 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-

WOOD VILLAGE FIRST ADDITION RE-PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 56 AND 57, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

IMPORTANT

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

DATED this 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 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

58341.0968 / JSchwartz

March 10, 17, 2023 23-00370M

SECOND INSERTION

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

Case No.: 2022 CA 5032

ROSE M. PRESSEY,

Plaintiff, v.

LOSSIE ELAINE MCDUFFIE,

RICHARD MCDUFFIE, PAMELA

HALL, AMEER MCDUFFIE,

EBONY MCDUFFIE, and

WOODROW PRESSEY,

Defendants.

TO: AMEER MCDUFFIE and EBONY

MCDUFFIE

Last Known Address: Unknown

Current Address: Unknown

Previous Address:

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

Bradenton, FL 34208

Ebony McDuffie - 1165 Longshore

Drive, Decatur, GA 30023

YOU ARE NOTIFIED that an action for partition of the following real property located in Manatee County, Florida:

LOTS 20, 21 AND 22, BLOCK B, FLORIDA AVENUE PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 8, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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 your written defenses, if any, on Bentley 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 im-

mediately 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 Colonnese

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

SECOND INSERTION

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

LLC,

Plaintiff, vs.

UNKNOWN SPOUSE, HEIRS,

DEVISEES, GRANTEEES,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND

ALL OTHER PARTIES CLAIMING

AN INTEREST BY, THROUGH,

UNDER OR AGAINST THE

ESTATE OF ILLONA SCHWOY,

DECEASED, et al.

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,

DEVISEES, GRANTEEES, 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"

Colonnese, 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 11, BLOCK H, LAK-

ERIDGE FALLS PHASE 1A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE(S) 130 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

IMPORTANT

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

DATED this 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

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

March 10, 17, 2023 23-00371M

SECOND 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 Colonnese

will sell to the highest bidder for cash

at www.manatee.realforeclose.com

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

SECOND INSERTION

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

CASE NO.: 2021 CC 002604

PALM AIRE AT SARASOTA

CONDOMINIUM ASSOCIATION

"C", INC., A FLORIDA

CORPORATION

Plaintiff, vs.

THOMAS W. FORTNER;

UNKNOWN TENANT #1;

UNKNOWN TENANT #2; and any

unknown heirs, devisees, grantees,

assignees, lienors, creditors,

trustees, or other claimants claiming

by, through, under or against

THOMAS W. FORTNER

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

92, 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 MANATEE

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 fore-

closure 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

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. 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 will sell to the highest and best bidder 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 SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK

22, PAGE(S) 107 THROUGH 109, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
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

SECOND INSERTION

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 GRAPEFRUIT TRACTS, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 37, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING AND BEING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

DA. 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 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 at St. Petersburg, Florida this 6th. day of March, 2023.
eXL Legal, PLLC
Designated Email Address: efling@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

SECOND 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; C097 - Milton, Mercedes; C107 - Johnson, Michael E; C119 - Kovatch, Joseph; D035 - Richardson, Cassandra; D037 - Meyers, Scott; D044 - Gatling, Troy; D051 - BREWER, DESTREE; D059 - Mcnear, Imani; E009 - Gaona, Rangel; E011 - Garrett, Jason; E021 - White, Lora; E038 - Lazaro, Heriberto; F002 - Collins, Audrey; F027 - Duché, 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, Charlotte; 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

DA. 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 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 at St. Petersburg, Florida this 6th. day of March, 2023.
eXL Legal, PLLC
Designated Email Address: efling@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

SECOND 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 E 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 HAMMOCK, PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE(S) 131 THROUGH 136, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. A/K/A 6918 40TH CT E ELLENTON FL 34222

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

SECOND INSERTION

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
BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT, Plaintiff, vs.
THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF BUCKHEAD TRAILS II 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 #966347)
TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF BUCKHEAD TRAILS II 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.
The Buckhead Trails II Community Development District (the "District") having filed its Complaint for Validation of not to exceed \$113,830,000 principal amount Buckhead Trails II 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

SECOND INSERTION

IN THE CIRCUIT COURT OF THE 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 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.
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

SECOND INSERTION

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 JANET 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 SUBDIVISION, A CONDOMINIUM, UNIT 2A, AS PER DECLARATION OF CONDOMINIUM RECORDED IN OR BOOK 808, PAGES 546 THROUGH 646, INCLUSIVE, AND AS FURTHER DESCRIBED IN CONDOMINIUM BOOK 7, PAGES 1 THROUGH 4, INCLUSIVE, ALL BEING IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.
has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Rayerm Leibert Pierce, LLC, Sara Collins, 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

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 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 Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court this 2 day of MARCH, 2023.
Angelina Colonneso
Clerk 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: MRSservice@mccalla.com
7144651
22-01669-1
March 10, 17, 2023 23-00372M

SECOND INSERTION

Attorney of the Twelfth Judicial Circuit, 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-Hearings. Participants will need to select The Honorable Edward Nicholas "Meeting Information" 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: <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

two (2) consecutive weeks, commencing with the first publication which 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 23rd day of February, 2023.
/s/ Edward Nicholas
HONORABLE EDWARD NICHOLAS
CIRCUIT COURT JUDGE
Copies furnished to:
John M. Vericker, Esquire
Straley Robin Vericker
Via Email: jrvericker@srvlegal.com and lbutter@srvlegal.com
Cynthia Santinello Evers, Esquire
Assistant State Attorney
Email: saorounds@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

SECOND INSERTION

Attorney of the Twelfth Judicial Circuit, 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 "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: <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

two (2) consecutive weeks, commencing with the first publication which 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
Copies furnished to:
Vivek K. Babbar, Esquire
Straley Robin Vericker
Via Email: vbabbar@srvlegal.com and lbutter@srvlegal.com
Cynthia Santinello Evers, Esquire
Assistant State Attorney
Email: saorounds@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>. {00117408.DOCX/}
March 10, 17, 2023 23-00391M

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

Notice is hereby given that COGNITRA REHABILITATION LLC, OWNER, desiring to engage in business under the fictitious name of SHORELINE SPEECH THERAPY located at 192 ATWATER STREET, PORT CHARLOTTE, FLORIDA 33954 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 17, 2023 23-00249T

FIRST INSERTION

Notice is hereby given that CHRISTINA BARBARA STANLEY, OWNER, desiring to engage in business under the fictitious name of CHRISSEY-ELLA'S CLEANING SERVICES & MORE located at 17441 CLOVER AVE, PORT CHARLOTTE, FLORIDA 33948 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 17, 2023 23-00248T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of VNH Design Consulting, located at 8601 Placida Road Box 2, in the City of Placida, County of Charlotte, State of FL, 33946, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 15 of March, 2023.
Victoria Noel Hasenfus
8601 Placida Road Box 2
Placida, FL 33946
March 17, 2023 23-00252T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 22-CP-001240
DIVISION PROBATE
IN RE: ESTATE OF
JOANNA RUTH DENNIS, a/k/a
JOANNA B. DENNIS and
JOANNA RUTH
BERGGREN DENNIS
Deceased.

The administration of the estate of JOANNA RUTH DENNIS, a/k/a JOANNA B. DENNIS and JOANNE RUTH BERGGREN DENNIS, deceased, whose date of death was September 6, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 17, 2023.
Signed on this 10th day of March, 2023.

/s/Kim Lovejoy
Personal Representative
1315 Saxony Circle, Unit 1102
Punta Gorda, FL 33983
/s/Mark Martella, Esq.
Attorney for Personal Representative
Florida Bar No. 0024021
Martella Law Firm, PLLC
18245 Paulson Drive
Port Charlotte, FL 33954
Telephone: 841-867-6865
Email: mark@martellalaw.com
Secondary Email:
tara@martellalaw.com
March 17, 24, 2023 23-00237T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23000247CP
Division Probate
IN RE: ESTATE OF
SUSAN JANE MAY
Deceased.

The administration of the estate of SUSAN JANE MAY, deceased, whose date of death was January 23, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 17, 2023.

Personal Representative:
Gregory J. May
13873 Campoleone St.
Venice, Florida 34293
Attorney for Personal Representative:
Bryan K. Tippen, Esq., Attorney
Florida Bar Number: 0113421
TIPPEN LAW FIRM, PLLC
315 E. Olympia Ave, STE 224
Punta Gorda, Florida 33950
Telephone: (941) 888-4260
Fax: (239) 214-6080
E-Mail: info@tippenlaw.com
Secondary E-Mail:
Bryan@TippenLaw.com
March 17, 24, 2023 23-00247T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-000280-CP
Division PROBATE
IN RE: ESTATE OF
ROBERT MARTIN DINICOLA,
A/K/A ROBERT M. DINICOLA,
Deceased.

The administration of the estate of Robert Martin DiNicola, a/k/a Robert M. DiNicola, deceased, whose date of death was January 27, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 17, 2023.

Personal Representative:
Cynthia A. Henry
123 Rutledge Avenue
Rutledge, Pennsylvania 19070
Attorney for Personal Representative:
Cheyenne R. Young, Attorney
Florida Bar Number: 0515299
Wotitzky, Wotitzky, Ross & Young, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzky.com
March 17, 24, 2023 23-00246T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-000273
Division Probate
IN RE: ESTATE OF
HERBERT EDWIN ESTRICH
Deceased.

The administration of the estate of Herbert Edwin Estrich, deceased, whose date of death was December 13, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is MARCH 17, 2023.

Personal Representative:
Jeffrey Cross
412 Islebay Drive
Apollo Beach, Florida 33572
Attorney for Personal Representative:
Brett H. Sifrit, Esq., Attorney
Florida Bar Number: 105564
Farr, Farr, Emerich, Hackett,
Carr & Holmes, P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
Secondary E-Mail: akibler@farr.com;
probate@farr.com
March 17, 24, 2023 23-00241T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23000145CP
Division Probate
IN RE: ESTATE OF
BARBARA J. DeVAUGHN,
Deceased.

The administration of the estate of BARBARA J. DeVAUGHN, deceased, whose date of death was December 3, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is MARCH 17, 2023.

Personal Representative:
CALDWELL TRUST COMPANY
1400 Center Road
Venice, Florida 34292
Attorney for Personal Representative:
Robert T. Klingbeil, Jr.
Florida Bar Number: 0366846
Klingbeil & Roberts, PA
341 Venice Avenue West
Venice, Florida 34285
Telephone: (941) 485-2900
Fax: (941) 486-8565
E-Mail: bob@k-rlaw.com
Secondary E-Mail:
deanna@k-rlaw.com
March 17, 24, 2023 23-00251T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23000146CP
Division Probate
IN RE: ESTATE OF
GIFFORD R. SMITH,
Deceased.

The administration of the estate of GIFFORD R. SMITH, deceased, whose date of death was December 25, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is MARCH 17, 2023.

Personal Representative:
ROBERT T. KLINGBEIL, JR.
341 Venice Avenue West
Venice, Florida 34285
Attorney for Personal Representative:
Gregory C. Roberts
Florida Bar Number: 0438782
Klingbeil & Roberts, PA
341 Venice Avenue West
Venice, Florida 34285
Telephone: (941) 485-2900
Fax: (941) 486-8565
E-Mail: greg@k-rlaw.com
Secondary E-Mail:
deanna@k-rlaw.com
March 17, 24, 2023 23-00250T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2022-001420-CP
Division Probate
IN RE: ESTATE OF
RANDAL WAYNE CRACK
Deceased.

The administration of the Estate of RANDAL WAYNE CRACK, deceased, whose date of death was February 23, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Court House of 18500 Murdock Circle, Port Charlotte, FL 33948. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 17, 2023.

Personal Representative:
AMANDA HYMAN
17306 Deer Run Drive
Orlando, FL 32820
Attorney for Personal Representative:
M. Michelle Robles, Esq., Attorney
Florida Bar Number: 283120
8592 Potter Park Drive, Suite 150
Sarasota, FL 34238
Telephone: (941) 315-2114
Fax: 941-827-2988
E-Mail: michelle@robleslawpa.com
Secondary E-Mail:
probate@robleslawpa.com
March 17, 24, 2023 23-00245T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Charlotte COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 000216
Division PROBATE
IN RE: ESTATE OF
Robert F. Walczak
Deceased.

The administration of the estate of Robert F. Walczak, deceased, whose date of death was November 7th, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 17, 2023.

Personal Representative:
Wendy Lynn Robertson p/k/a
Wendy Lynn Walczak
P.O. Address: 30273 Bates Road,
Perrysburg, OH 43551
Personal Representative
JOHN WEST, P.A.
Attorneys for Personal Representative
Klingbeil & Roberts, CIRCLE
SUITE 212
SARASOTA, FL 34233
Telephone: (941) 953-9600
Florida Bar No. 987026
Email Addresses:
jwest@johnwestiii.com
March 17, 24, 2023 23-00240T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 23000252CP
Division: Probate
IN RE: ESTATE OF
HAROLD G. MORRIS
Deceased.

The administration of the estate of Harold G. Morris, deceased, whose date of death was December 28, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is Friday, March 17, 2023.

Personal Representative:
Cindy Morris
PO Box 686
East Ellijay, Georgia 30539
Attorney for Personal Representative:
Lori A. Wellbaum
Attorney for Personal Representative
Florida Bar Number: 071110
WELLBAUM & EMERY PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lemery@wellbaumlaw.com
Secondary E-Mail:
karen@wellbaumlaw.com
March 17, 24, 2023 23-00244T

FIRST INSERTION

NOTICE TO CREDITORS OF
FORMAL ADMINISTRATION
STATE OF FLORIDA
IN THE TWENTIETH CIRCUIT
CHARLOTTE COUNTY CIRCUIT
COURT
PROBATE DIVISION
File No. 2023-000064-CP
IN RE: ESTATE OF
LINDA KAY HALDEN,
deceased

The administration of the estate of LINDA KAY HALDEN, deceased, whose date of death was December 20, 2022, is pending before the Circuit Court for Charlotte County, Florida, Probate Department, located at 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 the estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of the first publication of this Notice is March 17, 2023.

Personal Representative:
Heidi Moore
8134 Marseille Drive
Corpus Christi, TX 78414
Attorney for the
Personal Representative:
Anne E. Moore, FL Bar #110621
Anne E. Moore PLLC
3579 S. Access Rd., Ste. A
Englewood, FL 34224
Tel: (941) 662-5750
Fax: (941) 237-5200
Primary Email:
anne@attorneyanne.com
Secondary Email:
staff@attorneyanne.com
March 17, 24, 2023 23-00236T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23000193CP
Division: Probate
IN RE: ESTATE OF
MAUREEN A. DENDINGER
Deceased.

The administration of the estate of Maureen A. Dendinger, deceased, whose date of death was January 21, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 17, 2023.

Personal Representative:
Brian Dendinger
c/o PAYNE LAW GROUP PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Attorney for Personal Representative:
Teresa A. Monfils, Esq.
Florida Bar Number: 1019949
PAYNE LAW GROUP PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Telephone: (941) 487-2800
Fax: (941) 487-2801
E-Mail: tmonfils@lawnav.com
Secondary E-Mail:
jpayne@lawnav.com
March 17, 24, 2023 23-00242T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 22000381CA
PHH MORTGAGE CORPORATION, Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF ERIC W. YOUNG A/K/A ERIC WILLIAM YOUNG, DECEASED; et al., Defendant(s).

TO: Unknown heirs, beneficiaries, devisees, surviving spouse, grantees, assignee, lienors, creditors, trustees, and all other parties claiming an interest by through under or against the estate of Eric W. Young a/k/a Eric William Young, deceased
Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in CHARLOTTE County, Florida:

LOT 34, BLOCK 2930, PORT CHARLOTTE SUBDIVISION, SECTION FIFTY NINE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 73A THROUGH 73F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE

COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 4-17-2023, 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.

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

Dated on March 10, 2023.
As Clerk of the Court
By: B. Lackey (SEAL)
As Deputy Clerk

ALDRIDGE PITE, LLP
Plaintiff's attorney
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1221-5756B
Ref# 3498
March 17, 24, 2023 23-00238T

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. 21001389CA

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT
Plaintiff, vs.
TIMOTHY J. LANDMARK A/K/A TIMOTHY LANDMARK, KIMBERLY LANDMARK A/K/A KIMBERLY D. LANDMARK, JOE FLORIDA, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 7, 2023, 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 741, PORT CHARLOTTE SUBDIVISION, SECTION 21, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 12A THRU 12G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 18113 TOLEDO BLADE BLVD, PORT CHARLOTTE, FL 33948; including

the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on June 14, 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 03/10/2023.
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
327878/1912523/wil
March 17, 24, 2023 23-00239T

FIRST INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE
NOTICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO. 2022-CA-001660
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VI-B,
Plaintiff, vs.
ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH THE ESTATE OF LUCY A. BURNS, Deceased; et al., Defendants.

TO: ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH THE ESTATE OF LUCY A. BURNS, Deceased
Last Known Address: Unknown
Current Address: Unknown
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:

LOTS 4 AND 5, BLOCK 118, TROPICAL GULF ACRES, UNIT 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 99A THROUGH 99I, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Street address: 12416 Espanol Dr., Punta Gorda, FL 33955

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Melisa Manganelli, Esq., Law Offices of Mandel, Manganelli & Leider, P.A., Plaintiff's attorney, whose address is

1900 NW Corporate Blvd., Ste. 305W, Boca Raton, FL 33431 and whose email address is: service@mml-pa.com, within thirty (30) days of the first date of publication on or before 4-12-2023 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

This notice shall be published once each week for two consecutive weeks in The Business Observer.

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

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

ROGER D. EATON
Clerk of the Court
(Court Seal) BY: B. Lackey
Deputy Clerk

Melisa Manganelli, Esq.,
Law Offices of Mandel,
Manganelli & Leider, P.A.,
Plaintiff's attorney,
1900 NW Corporate Blvd., Ste. 305W,
Boca Raton, FL 33431
March 17, 24, 2023 23-00235T

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 22-CC-00515

ROTONDA SANDS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation Plaintiff, v.
V&T HOMES LLC. Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on March 6th, 2023, in the above styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court will sell the property situated in Charlotte County, Florida legally described as:

Lot 8, Block 12, ROTONDA SANDS NORTH REPLAT Unit 1, a subdivision according to the Plat thereof, as recorded in Plat Book 11, Page(s) 4A through 4Z2,

inclusive, of the Public Records of Charlotte County, Florida Commonly known as: 6 BUNK CT, PLACIDA, FL 33946

In an online sale at www.charlotte.realforeclose.com, beginning on April 14, 2023, at 11:00 a.m.

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.

March 08, 2023.

By: (SEAL) B. Lackey
Clerk of Court

March 17, 24, 2023 23-00233T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-244-CP
Division Probate
IN RE: ESTATE OF John William Pigott, Jr. a/k/a John W. Pigott, Jr. Deceased.

The administration of the estate of John William Pigott, Jr., a/k/a John W. Pigott, Jr., deceased, whose date of death was May 22, 2022 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 17, 2023.

Personal Representative:
Barbara H. Pigott

Attorney for Personal Representative:
Robert C. Benedict
Florida Bar No: 0361150
rbenedict@bigwlaw.com
Wideikis, Benedict & Berntsson, LLC
The BIG W Law Firm
3195 S. Access Road
Englewood, FL 34224
(941) 627-1000 Telephone
March 17, 24, 2023 23-00243T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022 CP 001519
IN RE: ESTATE OF PAMELA NORDGREN, Deceased.

The administration of the estate of Pamela Nordgren, deceased, whose date of death was September 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 17, 2023.

Signed on this 23rd day of January, 2023.

ROGER A. BERNDT
Personal Representative
37975 S. Mountain Site Dr.

Tucson, AZ 85737
Mary E. King, Esq.
Attorney for Personal Representative
Florida Bar No. 987001
Office of Mary E. King, P.L.
3389 Magic Oak Lane
Sarasota, FL 34232
Telephone: (941) 906-7585
Email: tax@kinglawpl.com
March 17, 24, 2023 23-00231T

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
Case No.
082023CA000100XXXXXX
HSBC Bank USA, National Association as trustee for Deutsche Alt-A Securities, Inc., Mortgage Loan Trust, Series 2006-ARI
Plaintiff, vs.
James Fischer; Debra Fischer Defendants.

TO: James Fischer
Last Known Address: 830 Bloxham Avenue Punta Gorda, FL 33982
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:

ALL OF BLOCK 75 OF THE ORIGINAL SURVEY OF CLEVELAND ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING THE SAME PROPERTY AS LOTS 1 TO 19, INCLUSIVE, BLOCK 75 OF JOHN T.G. CRAWFORD'S SUBDIVISION OF BLOCK 73, 75 AND 76, TOGETHER WITH THE VACATED UNNAMED STREET IN SAID BLOCK 75 OF JOHN T.G. CRAWFORD'S SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 1, PG 22, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before 4-14-23, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on 3-8-23.

Roger Eaton
As Clerk of the Court
By B. Lackey (SEAL)
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
2001 NW 64th St, Suite 130,
Ft. Lauderdale, FL 33309
File # 14-F03906
March 17, 24, 2023 23-00234T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23000237CP
Division: Probate
IN RE: ESTATE OF MICHAEL D. VOWELL Deceased

The administration of the estate of Michael D. Vowell, deceased, whose date of death was February 10, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal 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 THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is March 17, 2023.

Personal Representative:
Gina Giles

22500 Otter Rd.
New Boston, Michigan 48164
Attorney for Personal Representative:
/s/ W. Kevin Russell, Attorney
Florida Bar Number: 398462
14295 S. Tamiami Trail
Nort Port, Florida 34287
Telephone: (941) 429-1871
Fax: (941) 429-8961
Email: service@wkevinrussell.com
March 17, 24, 2023 23-00232T



SAVED



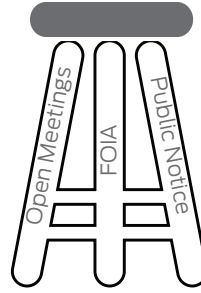
Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

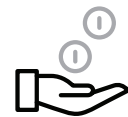


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

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Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

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

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

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

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

The date of first publication of this notice is 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

SECOND 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.

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

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

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

The date of first publication of this notice is 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

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

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

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

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

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

Personal Representative:

GAIL M. PROVENCHER,
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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, 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 EDWIN 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 OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative:

EDWIN WINSOR REED
514 Americas Way, #4637
Box Elder, South Dakota
Attorney for Personal Representative:
ANNE J. MCPHREE
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

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

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

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

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

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

The date of first publication of this notice is 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

SECOND 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 SANBURY A/K/A GARY ALLEN SANBURY Deceased.

The administration of the estate of Gary Sanbury A/K/A Garry Allen Sanbury, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:

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

SECOND 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 Joyce Ann Wrobel a/k/a Joyce 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 OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-59-CP Division Probate IN RE: ESTATE OF WINTHROP O. LUND 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

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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@schwarzlaw.net
March 10, 17, 2023 23-00230T

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY CASE NO. 22000125CA SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. 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 PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST MICHAEL L. JOHNSON A/K/A MICHAEL LEROY JOHNSON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN

YOU ARE NOTIFIED THAT an action for Foreclosure of Mortgage on the following described property:

LOT 39, BLOCK 1175, PORT CHARLOTTE SUBDIVISION, SECTION 39, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 43, OF THE PUBLIC RECORDS OF CHARLOTTE 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 Rayermer Leibert Pierce, LLC, Morgan B. Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite

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 demanded in the complaint.

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

WITNESS my hand and seal of this Court 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: MRSservice@mccalla.com
7139419
22-00900-1
March 10, 17, 2023 23-00217T

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION Case No. 08-2023-CA-000095

FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEEES, 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, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OF HAROLD UHDE A/K/A HAROLD W. UHDE, DECEASED LAST KNOWN ADDRESS UNKNOWN

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, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 70A THROUGH 70H, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

commonly known as 12169 WEIMAR AVE, PORT CHARLOTTE, FL 33981

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 attorney, whose address is P.O. Box 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.

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 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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-001372-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 Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-001372-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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

SECOND 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 unmaturing, 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 THIS NOTICE OR THIRTY DAYS AFTER 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 unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

SECOND 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 AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is 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@tblf.com
March 10, 17, 2023 23-00215T

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:

Cheryl 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

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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
March 10, 17, 2023 23-00221T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
CIRCUIT COURT FOR CHARLOTTE
COUNTY, FLORIDA
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 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 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: 3/1/2023.

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 34230
March 10, 17, 2023 23-00210T

SECOND INSERTION

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 representative's attorney are set forth below.

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

AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

Michael Scott Miller

Personal Representative
6747 E. 26th Court
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

SECOND 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:

Name Address
Kay Louise Mott
462 Kellstadt St. NW
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 Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Person Giving Notice:

Kay Louise Mott
462 Kellstadt St. NW
Port Charlotte, Florida 33952
Attorney for Person Giving Notice:
Jeffrey R. Kuhns,
Florida Bar No. 96026
Forrest G. Miller,
Florida Bar No. 1028360
Attorney for Kay Louise Mott
KUHN'S 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

SECOND 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
Rocket Mortgage, LLC f/k/a Quicken
Loans, LLC
Plaintiff, -vs.-
Dana Renee Scharfenberg a/k/a
Dana R. Scharfenberg f/k/a Dana
R. Skinner f/k/a Dana R. Iacoucci;
Chad Justin Iacoucci a/k/a Chad
J. Iacoucci a/k/a Chad Iacoucci;
Sheldon Troy Iacoucci a/k/a
Sheldon T. Iacoucci; Andrea Celeste
Iacoucci a/k/a Andrea C. Iacoucci;
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;
Unknown Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Loretta M. Maitland
a/k/a Loretta Marie Iacoucci f/k/a
Loretta Marie Iacoucci f/k/a Loretta
Marie Rogers, Deceased, and All
Other Persons Claiming by and
Through, Under, Against The Named
Defendant(s); Unknown Spouse
of Dana Renee Scharfenberg a/k/a
Dana R. Scharfenberg f/k/a Dana
R. Skinner f/k/a Dana R. Iacoucci;
Unknown Spouse of Chad Justin
Iacoucci a/k/a Chad J. Iacoucci

a/k/a Chad Iacoucci; Unknown
Spouse of Sheldon Troy Iacoucci
a/k/a Sheldon T. Iacoucci; Unknown
Spouse of Andrea Celeste Iacoucci
a/k/a Andrea C. Iacoucci; 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
L. Maitland a/k/a Mandala Maitland;
Unknown Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Loretta M. Maitland
a/k/a Loretta Marie Iacoucci f/k/a
Loretta Marie Rogers, Deceased,
and All Other Persons Claiming by
and Through, Under, Against the
above named Defendant(s)
Defendant(s).

TO: Andrea Celeste Iacoucci a/k/a
Andrea C. Iacoucci; 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 Iacoucci f/k/a Loretta Marie
Iacoucci 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
Iacoucci a/k/a Sheldon T. Iacoucci;
LAST KNOWN ADDRESS: 13204 MILITARY ROAD
SOUTH, Tukwila, WA 98168 and
Unknown Spouse of Andrea Celeste
Iacoucci a/k/a Andrea C. Iacoucci;

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 foreclose 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 ACCORDING 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

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

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

WITNESS my hand and seal of this Court 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 FCOI RFT
March 10, 17, 2023 23-00227T

SECOND 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 RECORDED IN PLAT BOOK 5, PAGES 21A THRU 21B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 21019 MALDEN AVE, PORT CHARLOTTE, FL 33952; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on 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
011550/1913404/wll
March 10, 17, 2023 23-00226T