

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Hide-Away Storage - West located at 8400 Cortez Rd., West Bradenton, FL 34210 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 7/12/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Christina T Baker unit #00605; Edgar Jason unit #00706. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 June 23, 30, 2023 23-00985M

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Hide-Away Storage - Palmetto located at 2015 8th Ave. W., Palmetto FL 34221 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 7/12/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Terryiona Zhnae McNeil unit #B085; Ann F Matthews unit #C009; Lincoln T Parks unit #C096; Joel C Pung units #K214 & #K216. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 June 23, 30, 2023 23-00983M

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Hide-Away Storage - Central located at 3760 Cortez Rd., West Bradenton, FL 34210 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 7/12/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Judith Ann Olsen unit #00505; Gregory Fagan unit #01415; Margaret A Keegan unit #01636. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 June 23, 30, 2023 23-00980M

FIRST INSERTION
 NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 2023CP00976
 IN RE: ESTATE OF
 Robert F. Dickson, Jr.
 Deceased.

The administration of the estate of Robert F. Dickson, Jr., deceased, whose date of death was April 28th, 2020, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 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 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 June 23, 2023.

Sally Feliz
 P.O. Address: 6370 38th Court East, Ellenton, FL 34222
 Loren M. Paul, Esq.
 Florida Bar No. 0174660
 Attorneys for Personal Representative
 Baker & Paul
 A Partnership of
 Professional Associations
 Loren M. Paul, P.A.
 515 9th Street East, Suite 100
 Bradenton, FL 34208
 Telephone: 9417470888
 Email Addresses:
 Rhonda@bpdllawoffice.com
 Service@bpdllawoffice.com
 June 23, 30, 2023 23-00991M

FIRST INSERTION
 NOTICE OF PUBLIC SALE
 Notice is hereby given that on 07/07/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1968 RIDG mobile home bearing Vehicle Identification Number A690 and all personal items located inside the mobile home. Last Tenant: Jerry Elton Hand. Sale to be held at: Coach House, 4907 28th Avenue East, Palmetto, Florida 34221, (941)-845-3115.
 June 23, 30, 2023 23-01009M

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Hide-Away Storage - Ellenton, located at 2900 US 301 N., Ellenton, FL 34222 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 7/12/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Constance R Holliday unit #00628; Melvin Brownell unit #00940; Charles Efinger unit #01268. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 June 23, 30, 2023 23-00981M

FIRST INSERTION
 NOTICE OF RESCHEDULED SALE
 PURSUANT TO CHAPTER 45
 IN THE CIRCUIT COURT OF THE
 TWELFTH JUDICIAL CIRCUIT
 IN AND FOR MANATEE COUNTY,
 FLORIDA
 CIVIL ACTION
CASE NO.: 41-2016-CA-003496
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
HARBORVIEW MORTGAGE LOAN
TRUST 2005-10, MORTGAGE
LOAN PASS-THROUGH
CERTIFICATES, SERIES 2005-10,
Plaintiff, vs.
JOE STEPHENS AS TRUSTEE OF
THE BREE STEPHENS 4 TRUST
UNDER AGREEMENT DATED
FEBRUARY 22, 2006, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated June 2, 2023, and entered in Case No. 41-2016-CA-003496 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which U.S. Bank National Association, as Trustee for Harborview Mortgage Loan Trust 2005-10, Mortgage Loan Pass-Through Certificates, Series 2005-10, is the Plaintiff and Joe Stephens as Trustee of the Bree Stephens 4 Trust under Agreement dated February 22, 2006, Unknown Successor Trustee of the Totten Family Trust, Unknown Beneficiaries of the Bree Stephens 4 Trust under Agreement dated February 22, 2006, Bank of America, N.A., Barbara Stephens aka Barbara L. Stephens aka Barbara Lee Stephens, T.M. Construction of Sarasota, Inc., a dissolved Florida corporation, by and through Joe Stephens, its President as Beneficiary of the Totten Family Trust, Unknown Party #1 n/k/a John Riley, Unknown Party #2 n/k/a Victoria Riley, Unknown Beneficiaries of the Totten Family Trust, are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best

bidder for cash in/on online at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the July 11, 2023 the following described property as set forth in said Final Judgment of Foreclosure:
 LOT 27, UNIT 1, LAKEWOOD RANCH COUNTRY CLUB VILLAGE, SUBPHASE DD, UNIT 1 AKA BELMONT & UNIT 2 AKA TEAL CREEK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGES 136 THROUGH 149, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
 A/K/A 6919 BELMONT COURT, BRADENTON, FL 34202

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 16 day of June, 2023.
 ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-4743
 Fax: (813) 221-9171
 eService: servealaw@albertellilaw.com
 By: /s/ Justin Swosinski
 Florida Bar #96533
 Justin Swosinski, Esq.
 CT - 16-013156
 June 23, 30, 2023 23-00996M

FIRST INSERTION
 RE-NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE
 12TH JUDICIAL CIRCUIT, IN AND
 FOR MANATEE COUNTY, FLORIDA
 CIVIL DIVISION:
CASE NO.:
412022CA001963CAAXMA
NATIONSTAR MORTGAGE LLC
D/B/A MR. COOPER,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
RICHARD TRUJILLO; UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order to Cancel and Reschedule Foreclosure Sale dated the 24th day of April 2023 and entered in Case No. 412022CA001963CAAXMA, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE COUNTY, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD TRUJILLO JENNIFER ANN TRUJILLO JESSICA LYNN TRUJILLO; and RICHARD MATTHEW TRUJILLO, JR. UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45 at, 11:00 AM on the 26th day of July, 2023, the following described property as set forth in said Final Judgment, to wit:
 LOT 15, AND LOT 16 LESS THE SOUTH 5 FEET, BLOCK

B, MAIN STREET SUBDIVISION TO PALMETTO FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE(S) 152 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
 Dated this 20th day of June 2023.
 By: /s/ Lindsay Maisonet, Esq.
 Lindsay Maisonet, Esq.
 Florida Bar Number: 93156
 Submitted by:
 De Cubas & Lewis, P.A.
 P.O. Box 771270
 Coral Springs, FL 33077
 Telephone: (954) 453-0365
 Facsimile: (954) 771-6052
 Toll Free: 1-800-441-2438
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 eservice@decubaslewis.com
 22-00690
 June 23, 30, 2023 23-01006M

FIRST INSERTION
 NOTICE OF PUBLIC SALE
 Notice is hereby given that on 07/07/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1963 CROS mobile home bearing vehicle identification number 602651 and all personal items located inside the mobile home. Last Tenant: Lap Van Tran. Sale to be held at: Cortez Plaza, 616 Cortez Road, Bradenton, Florida 34207, 727-315-0414.
 June 23, 30, 2023 23-01008M

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Hide-Away Storage - SR70 located at 4660 53rd Ave. E., Bradenton, FL 34203 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 7/12/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Cory Nocera unit #4034; Kristine Gorriss unit #7014; Jan Lantaff unit #7100. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 June 23, 30, 2023 23-00984M

FIRST INSERTION
 Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Brannan & Hessel, Certified Public Accountants LLC located at 6111 Exchange Way, in the County of Manatee in the City of Lakewood Ranch, Florida 34202 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Manatee, Florida, this 31st day of May, 2023.
 Brannan & Hessel CPA, LLC
 June 23, 2023 23-01002M

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 TruBlue Of East Manatee #25487 located at 382 NE 191st St, in the County of Manatee, in the City of Miami, Florida 33179 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Miami, Florida, this 16th day of June, 2023.
 PHR EXCEL SERVICES LLC
 June 23, 2023 23-01003M

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Hide-Away Storage - Lakewood Ranch located at 14710 SR 64 East, Bradenton FL 34212 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 7/12/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Trevor Boswell unit #3129; Freda Allen unit #OS102 contents: 2013 GLC-Vessel HIN: LWCo2243J213, 2013 KARA-Trailer VIN: 5KTPS2927DF643662; Richard Fults unit #RVC22 contents: 2008 KZRV-Travel Trailer VIN: 4EXFS322087115431. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 June 23, 30, 2023 23-00982M

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Hide-Away Storage - 32nd Street located at 4305 32nd St. W., Bradenton, FL 34205 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 7/12/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Ashley Anderson unit #00249; Pegi Larson unit #00808; Theresa Lorraine Joler unit #00819; Brittany Baker unit #00937; Rodney L. Waters unit #01353; David Anthony unit #01396; Kevin Rodriguez unit #01417; Lainie Frayer unit #01501; David Weiland unit #02028; Naythen A Schrock unit #02053. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 June 23, 30, 2023 23-00979M

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Xpress Storage - Lakewood Ranch located at 10415 Portal Crossing, Bradenton, FL 34211 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 7/12/2023 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Kevin O'Day unit #4023. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 June 23, 30, 2023 23-00986M


FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Xpress Storage - Parish located at 8709 Old Tampa Rd., Parrish, FL 34219 intends to hold a sale to sell the property stored at the Facility by the below list of Occupant who is in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 7/12/2023 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Haskell Section unit #3016. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 June 23, 30, 2023 23-00987M

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 ANGEL DESIGN GROUP : Located at 5003 88th St E : Manatee County in the City of Bradenton : Florida, 34211-3733 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Bradenton Florida, this June day of 15, 2023
 JASON ROBERT ANGEL LLC
 June 23, 2023 23-00994M

FIRST INSERTION
 NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
 NOTICE IS HEREBY GIVEN that DEREK A. REAMS / DEREK A. REAMS, PLLC will engage in business under the fictitious name QLaw, with a physical address 607 7TH STREET EAST BRADENTON, FL 34208, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
 June 23, 2023 23-00995M

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 City Luxe Realty located at 3711 Cortez Road Suite 130 in the City of Bradenton, Manatee County, FL 34210 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 16th day of June, 2023.
 City Luxe Realty LLC
 June 23, 2023 23-01004M

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Xpress Storage - SR70 located at 1102 53rd Ave. W. Bradenton FL 34207 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 7/12/2023 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Paul Capella unit #2015; Lisa Ortega units #2028 & #3101; Victoria Victor unit #3033; Calveana Turner unit #3039; Tyrone Parker unit #3045; Maria Valadez unit #3061; Kenneth Jordan unit #4057. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 June 23, 30, 2023 23-00988M



Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

FIRST INSERTION

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

Case No.: 2023 CA 3341 AX
Agency Case No.: 2023-005675
IN RE: FORFEITURE OF:
EIGHTEEN THOUSAND SEVEN
HUNDRED THIRTY-FIVE
DOLLARS AND TWENTY-FIVE
CENTS (\$18,735.25) IN U.S.
CURRENCY

TO ALL PERSONS OR ENTITIES
HAVING OR CLAIMING TO HAVE
ANY RIGHT, TITLE OR INTEREST
IN THE PROPERTY HEREIN DE-
SCRIBED:

YOU ARE NOTIFIED THAT an action
pursuant to the Florida Contraband
Forfeiture Act has been filed by
Petitioner, Manatee County Sheriff's
Office, on the following property in
Manatee County, Florida: EIGHTEEN
THOUSAND SEVEN HUNDRED
THIRTY-FIVE DOLLARS AND
TWENTY-FIVE CENTS (\$18,735.25)
IN U.S. CURRENCY, and you are
required to serve a copy of your written
defenses to it, if any, on the Attorney
for Petitioner, Brian A. Iten, General
Counsel, Manatee County Sheriff's
Office, at the address of 600 Hwy.
301 Blvd. W., Ste. 202, Bradenton, FL
34205 within 20 days after publication
of this Notice and file the original with
the Clerk of this Court either before
service on Petitioner's attorney or
immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the Complaint.

Publish dates: June 23, 2023 and
June 30, 2023.

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 the Florida Bar Lawyer
Referral Service at LawyerReferral@
floridabar.org 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.

DATED: 6/12/2023
ANGELINA COLONNESO,
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
(Seal) BY: Kris Gaffney
Deputy Clerk
June 23, 30, 2023 23-00990M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY FLORIDA
PROBATE DIVISION
FILE NO.

412023CP001982CPAXMA
IN RE: ESTATE OF
HENRY MARTIN FOSTER,
Deceased.

The administration of the estate of
Henry Martin Foster, deceased, whose
date of death was December 5, 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 WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

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

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

The date of first publication of this
notice is June 23, 2023.

Personal Representative:
/s/ Michelle Foster
Michelle Foster
20507 69th Avenue East
Bradenton, FL 34211

Attorney for Personal Representative:
/s/ Philip C. Rosen
Philip C. Rosen, Esq.
Florida Bar No. 582271
Shutts & Bowen LLP
201 East Las Olas Blvd., Suite 2200
Fort Lauderdale, FL 33301
Telephone: (954) 847-3838
Email: prosen@shutts.com
Secondary Email:
ktravers@shutts.com
June 23, 30, 2023 23-01001M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-1402

IN RE: ESTATE OF:
NEVA D. LUNN
Deceased.

The administration of the estate of
NEVA D. LUNN, deceased, whose date
of death was March 31, 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 WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

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

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

The date of first publication of this
notice is: June 23, 2023.

/s/ Lois Ann LeForge
LOIS ANN LEFORGE
Personal Representative
878 West Chippewa River Rd
Midland, MI 48640

/s/ Thomas A. Moseley
Thomas A. Moseley
Attorney for Personal Representative
Email:
tom@bradentonattorneyatlaw.com
Secondary Email:
liz@bradentonattorneyatlaw.com
Florida Bar No. 0333689
Thomas A. Moseley Chartered
1724 Manatee Avenue West
Bradenton, Florida 34205
Telephone: 941-747-8185
June 23, 30, 2023 23-00999M

FIRST INSERTION

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

File No.: 2023-CP-001759
IN RE ESTATE OF
JUDITH P. GREELEY
Deceased.

The administration of the Estate of
JUDITH P. GREELEY, deceased, whose
date of death was November 4, 2021, is
pending in the Circuit Court for Manatee
County Florida, Probate Division,
the address of which is 1115 Manatee
Ave W., Bradenton, Florida 34205,
under File Number 2023-CP-001759.
The name and address of the personal
representative and the personal
representative's attorney are set forth below.
The first publication of this Notice is on
June 23, 2023.

All creditors of the decedent and
other persons having claims or
demands against the decedent's estate,
on whom a copy of this Notice is required
to be served must file their claims with
this Court, WITHIN THE LATER OF
THREE (3) MONTHS AFTER THE
DATE OF THE FIRST PUBLICA-
TION OF THIS NOTICE OR WITHIN
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 the decedent's estate,
must file their claims with this Court
WITHIN THREE (3) MONTHS AF-
TER THE DATE OF THE FIRST PUBLI-
CATION OF THIS NOTICE. ALL
CLAIMS NOT SO FILED WILL BE
FOREVER BARRED.

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

Dated: June 15, 2023

/s/ Timothy P. Greeley
Timothy P. Greeley
Personal Representative
c/o Paul J. Bupivi, Attorney at Law
46 N. Washington Blvd, Suite 25
Sarasota, Florida 34236
/s/ Paul J. Bupivi
Paul J. Bupivi (FL Bar #94635)
Attorney for the
Personal Representative
46 N. Washington Blvd, Suite 25
Sarasota, Florida 34236
Tel.: (941) 486-0577
Email:
paul@bupivilaw.com
June 23, 30, 2023 23-01000M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-001369AX

Division Probate
IN RE: ESTATE OF
HOWARD F. BOWERS A/K/A
HOWARD FRANCIS BOWERS
Deceased.

The administration of the estate of
HOWARD F. BOWERS A/K/A
HOWARD FRANCIS BOWERS,
deceased, whose date of death was
March 29, 2023, is pending in the
Circuit Court for MANATEE County,
Florida, Probate Division, the address
of which is 1115 Manatee Avenue,
Bradenton, Florida 34205. The
names and addresses of the personal
representative and the personal
representative's attorney are set forth
below.

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

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

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES 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 June 23, 2023.

Personal Representative:
MARIANNE FISHER
11125 Park Boulevard, Suite 104217
Seminole, Florida 33772
Attorney for Personal Representative:
SANDRA F. DIAMOND
Attorney
Florida Bar Number: 275093
THE DIAMOND LAW FIRM, P.A.
150 2nd Avenue North, Suite 570
St. Petersburg, FL 33701
Telephone: (727) 823-1400
Fax: (727) 999-5111
E-Mail:
sandra@diamonddlawflorida.com
Secondary E-Mail:
sharon@diamonddlawflorida.com
June 23, 30, 2023 23-00997M

FIRST INSERTION

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

File No. 2023 CP 1643
Division Probate
IN RE: ESTATE OF
Cynthia Kelly
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 Cynthia
Kelly, deceased, File Number 2023 CP
1643; by the Circuit Court for Manatee
County, Florida, Probate Division;
the address of which is 1115 Manatee
Avenue West, P. O. Box 25400, Braden-
ton Florida; that the decedent's date of
death was April 5, 2023; that the total
value of the estate is \$0.00 and that the
names and address of those to whom it
has been assigned by such order are:

NAME ADDRESS
Chloe L. Hale
2129 Cumberland Creek Trail
Marietta, GA 30008
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
SECTION 733.702 OF THE FLORIDA
PROBATE CODE. ALL CLAIMS AND
DEMANDS NOT SO FILED WILL
BE FOREVER BARRED. NOTWITH-
STANDING ANY OTHER APPLI-
CABLE TIME PERIOD, ANY CLAIM
FILED TWO (2) YEARS OR MORE
AFTER THE DECEDENT'S DATE OF
DEATH IS BARRED.

The date of first publication of this
Notice is June 23, 2023.

Person Giving Notice:
Chloe L. Hale
2129 Cumberland Creek Trail
Marietta, GA 30008
Attorney for Person Giving Notice:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email: rgerling@gerlinglawgroup.com
June 23, 30, 2023 23-00992M

FIRST INSERTION

PARRISH LAKES COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD OF
SUPERVISORS SPECIAL
MEETING

The Board of Supervisors ("Board") for
the Parrish Lakes Community Develop-
ment District ("District") will hold a
Special Board meeting on June 30,
2023, at 10:00 a.m. at the Springhill
Marriott Bradenton Downtown/River-
front, 102 12th Street W., Bradenton,
Florida 34205. At the meeting, the
Board may consider any other business
that may properly come before it.

The meetings are open to the public
and will be conducted in accordance
with provisions of Florida law for com-
munity development districts. A copy
of the agendas for the meetings may be
obtained from the District Manager, at
the office of Breeze, 1540 International
Parkway, Suite 2000, Lake Mary, Flori-
da 32746 or via emailing heather@
breezehome.com. The meetings may be
continued to a date, time, and place to
be specified on the record at the meet-
ings.

There may be occasions when one
or more Supervisors will participate by
telephone. At the above location will be
present a speaker telephone so that any
Board Supervisor or Staff Member can
attend the meeting at the above location
and be fully informed of the discussions
taking place either in person or by tele-
phone communication.

In accordance with the provisions of
the Americans with Disabilities Act,
any person requiring special accommo-
dations to participate in these meetings
is asked to advise the District Office at
(813) 565-4663, at least 48 hours be-
fore the meetings. If you are hearing
or speech impaired, please contact the
Florida Relay Service at 7-1-1, who can
aid you in contacting the District Office.

Any person who decides to appeal
any action or decision taken by the
Board with respect to any matter con-
sidered at the meetings is advised that
they will need a record of the proceed-
ings and that accordingly, they 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.

Heather Dilley
District Manager
June 23, 2023 23-01010M

FIRST INSERTION

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

Case No.: 2023 CA 3697 AX
Agency Case No.: 2021-015746
IN RE: FORFEITURE OF:
2013 GRAY DODGE CHALLENGER
VIN# 2C3CDYAG8DH627790 AND
ONE THOUSAND TWO HUNDRED
SIXTY-TWO DOLLARS (\$1,262.00)
IN U.S. CURRENCY

TO ALL PERSONS OR ENTITIES
HAVING OR CLAIMING TO HAVE
ANY RIGHT, TITLE OR INTEREST
IN THE PROPERTY HEREIN DE-
SCRIBED:

YOU ARE NOTIFIED THAT an
action pursuant to the Florida
Contraband Forfeiture Act has been
filed by Petitioner, Manatee County
Sheriff's Office, on the following
property in Manatee County, Florida
2013 GRAY DODGE CHALLENGER
VIN# 2C3CDYAG8DH627790 AND
ONE THOUSAND TWO HUNDRED
SIXTY-TWO DOLLARS (\$1,262.00)
IN U.S. CURRENCY, and you are
required to serve a copy of your written
defenses to it, if any, on the Attorney
for Petitioner, Brian A. Iten, General
Counsel, Manatee County Sheriff's
Office, at the address of 600 Hwy.
301 Blvd. W., Ste. 202, Bradenton, FL
34205 within 20 days after publication
of this Notice and file the original with
the Clerk of this Court either before
service on Petitioner's attorney or
immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the Complaint.

Publish dates: June 23, 2023 and
June 30, 2023.

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 the Florida Bar Lawyer
Referral Service at LawyerReferral@
floridabar.org 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 proceed-
ing, 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: 6/12/2023
ANGELINA COLONNESO,
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
(Seal) BY: Kris Gaffney
Deputy Clerk
June 23, 30, 2023 23-00989M

PUBLISH
YOUR
LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Simply email your notice to legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SIDE
**Business
Observer**
LNZ0878_153

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 6/30/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1968 PIED HS 1351121460 . Last Tenants: JEANEAN B SAPP AKA JEANEAN BAUMAN SAPP and all unknown parties beneficiaries heirs . Sale to be at CARLYN MHC LLC, 5611 BAYSHORE RD, PALMETTO, FL 34221. 813-241-8269.
June 16, 23, 2023 23-00957M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 6/30/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 STRM mobile home bearing Vehicle Identification Number F1MBXMF08443 and all personal items located inside the mobile home. Last Tenant: Pamela S. Davis. Sale to be held at: Coach House, 4907 28th Avenue East, Palmetto, Florida 34221, (941)-845-3115.
June 16, 23, 2023 23-00975M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 1674 Division Probate IN RE: ESTATE OF RAYMOND J. VERSETTI, JR. Deceased.

The administration of the estate of RAYMOND J. VERSETTI, JR., deceased, whose date of death was March 31, 2023, 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 June 16, 2023.

Personal Representative:
KEVIN E. VERSETTI
105 Hainsworth Drive
Charleston, SC 29418

Attorney for Personal Representative:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email: rgerling@gerlinglawgroup.com
June 16, 23, 2023 23-00940M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 6/30/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1971 SCHL HS S100180A & S100180B . Last Tenants: WILLIAM LEONYMAN AND JOHN NYMAN and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE, LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.
June 16, 23, 2023 23-00948M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 6/30/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1957 FLOR mobile home bearing the vehicle identification number 5741719 and all personal items located inside the mobile home. Last Tenant: John Walter Stransky Jr., Michael William Stransky and Jeffrey Nunes. Sale to be held at: Trade Winds Mobile Home Court, 5917 14th Street West, Lot No. 301, Bradenton, Florida 34207, 941-758-7080.
June 16, 23, 2023 23-00967M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 6/30/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1970 STAT HS 3673 . Last Tenants: CHRISTINE ANN RANDOLPH, DAVID RANDOLPH, LISA VAN SICKLE, THEODORE SIMPKINS, JOHN DOE, AND JANE DOE and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.
June 16, 23, 2023 23-00950M

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1388 IN RE: ESTATE OF MARY JANE SMITH Deceased.

The administration of the estate of MARY JANE SMITH, deceased, whose date of death was February 25, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P. O. Box 25400, Bradenton, FL 34206. The 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

SECOND INSERTION

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 June 16, 2023.

Personal Representative:
ANN EVANS SELF
1303 Calle Grande
Bradenton, Florida 34209

Attorney for Personal Representative:
ANNE SHEFFLER DOUGLASS
Attorney
Florida Bar Number: 0239143
4501 Manatee Ave #229
Bradenton, FL 34209
Telephone: (941) 746-6656
E-Mail: annedouglasslaw@gmail.com
June 16, 23, 2023 23-00941M

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2023 CP 1690 Judge Diana Moreland IN RE: ESTATE OF CHARLES C. COOK 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 Charles C. Cook, deceased, Case No. 2023 CP 1690 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 January 30, 2023; that the total value of the estate is approximately \$10,385.00, and that the name of those to whom it has been assigned by such order is:

Brenda S. Cook, 420 49th Street E, Lot 94, Palmetto, Florida 34221

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DE-

MANDS NOT SO FILED WILL BE FOREVER BARRED. 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 June 16, 2023.

Person Giving Notice:
BRENDA S. COOK
420 49th Street E, Lot 94
Palmetto, Florida 34221

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
June 16, 23, 2023 23-00942M

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No.

412022CA001818CAAXMA Wells Fargo Bank, N.A. Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Paula Carocci a/k/a Paula J. Carocci a/k/a Paula Jean Carocci, Deceased; Paul A. Carocci a/k/a Paul Allen Carocci, Personal Representative of the Estate of Paula Carocci a/k/a Paula J. Carocci a/k/a Paula Jean Carocci, Deceased; Peter M. Carocci a/k/a Peter Carocci; Paul A. Carocci a/k/a Paul Allen Carocci; Christopher L. Carocci a/k/a Christopher Carocci; Clerk of the Court, Manatee County, Florida; Quail Run Homeowners' Association of Manatee County, Inc. Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming

interest by, through, under or against the Estate of Christopher L. Carocci a/k/a Christopher Carocci, Deceased. Last Known Address: Unknown

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

LOT 93, QUAIL RUN, PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGES 179, 180, AND 181 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 , 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.

In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-

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

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

DATED on 6/9/2023.
Angelina Colonnese
As Clerk of the Court
(SEAL) By Kris Gaffney
As Deputy Clerk

Julie York, Esquire
Brock & Scott, PLLC.
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Case No. 412022CA001818CAAXMA
File # 22-F00585
June 16, 23, 2023 23-00952M

SECOND INSERTION

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

CASE NO.: 2022CA000534AX THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA3, Plaintiff, v.

JAMES HARPE; UNKNOWN SPOUSE OF JAMES HARPE; CAREY HARPE; UNKNOWN SPOUSE OF CAREY HARPE; THE CLERK OF THE 12TH JUDICIAL CIRCUIT FOR MANATEE COUNTY, FLORIDA; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s), NOTICE IS HEREBY GIVEN pursuant to an Order dated June 7, 2023 entered in Civil Case No. 2022CA000534AX in the Circuit Court of the Twelfth Judicial

Circuit in and for Manatee County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA3, Plaintiff and JAMES HARPE; UNKNOWN SPOUSE OF JAMES HARPE; CAREY HARPE; UNKNOWN SPOUSE OF CAREY HARPE; THE CLERK OF THE 12TH JUDICIAL CIRCUIT FOR MANATEE COUNTY, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Angelina Colonnese, Clerk of Court, will sell the property at public sale at www.manatee.realforeclose.com beginning at 11:00 AM on July 19, 2023 the following described property as set forth in said Final Judgment, to-wit:

LOTS 1 AND 2, LESS THE NORTHWESTERLY 50' OF LOTS 1 AND 2, OF BLOCK 20, ANNA MARIA BEACH SUBDIVISION, PLAT BOOK 1 PAGE 216 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 216 Magnolia Avenue A., Anna Maria, Florida 34216

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jason M. Vanslette
Jason M Vanslette, Esq.
FBN: 92121
File No: M190693-JMV
Case No.: 2022CA000534AX
June 16, 23, 2023 23-00974M

SECOND INSERTION

DA. A/K/A 3910 40TH ST. W BRADENTON FL 34205

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

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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

**See the Americans with Disabilities Act

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

WITNESS my hand and the seal of this court on this 7 day of June, 2023.

Angelina "Angel" Colonnese
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
- 23-001627
June 16, 23, 2023 23-00951M

SAVE TIME

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

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V22

SECOND INSERTION

NOTICE OF ACTION FOR PETITION TO DETERMINE PATERNITY AND OTHER RELATED RELIEF IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO. 2023 DR 2665 SUSANA YUSUF SHEHADEH, Petitioner, and VICTOR ENRIQUE ROJAS TORREALBA, Respondent.

TO: Victor Enrique Rojas Torrealba 7371 SW 160th Ave., Apt. 210 Miramar, FL 33027

YOU ARE NOTIFIED that an action for Verified Petition to Terminate Parental Rights has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Susana Yusuf Shehadah, whose address is Kowtko Law Group, P.A., Jay R. Seigel, Esq., of counsel, 1800 Second Street, Ste. 884, Sarasota, FL 34236, on or before JULY 18, 2023, and file the original with the clerk of this Court at 1051 Manatee Avenue West, Bradenton, Florida 34205, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

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

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

Dated: JUNE 6, 2023.

CLERK OF THE CIRCUIT COURT Angelina Colonneso Manatee County Clerk of The Circuit Court (SEAL) By: Connie Hoatland [Deputy Clerk]

Kowtko Law Group, P.A. Jay R. Seigel, Esq. 1800 Second Street, Ste. 884 Sarasota, FL 34236 June 16, 23, 30; July 7, 2023 23-00966M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 412023CP001036CPAXMX Division Probate IN RE: ESTATE OF SCOTT ANDREW ANGUS Deceased.

The administration of the estate of Scott Andrew Angus, deceased, whose date of death was January 2, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The 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 June 16, 2023.

Personal Representative: David Angus 2600 Crowded Eagle Circle SW Vero Beach, Florida 32962 Attorney for Personal Representative: Pamela J. Hennig, Esq. Florida Bar Number: 133175 Conforti & Hennig 2770 Indian River Blvd., Ste. 312 Vero Beach, Florida 32960 Telephone: (772) 257-0421 Fax: (772) 569-9303 E-Mail: pamela@veroelderlaw.com Secondary E-Mail: rachel@veroelderlaw.com June 16, 23, 2023 23-00953M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001617 IN RE: ESTATE OF Michael D. Miller Deceased.

The administration of the estate of Michael D. Miller, deceased, whose date of death was December 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 June 16, 2023.

Nancy Jo Miller P.O. Address: 12010 Summer Meadow Drive, Lakewood Ranch, FL 34202 Personal Representative SHUMAKER, LOOP & KENDRICK, LLP Attorneys for Personal Representative P.O. BOX 49948 SARASOTA, FL 34230-6948 Telephone: (941) 366-6660 By: David B. Heedy, Esquire Florida Bar No. 119196 Email Addresses: dheedy@shumaker.com carolg@shumaker.com June 16, 23, 2023 23-00946M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 412023CP001502CPAXMA Division Probate IN RE: ESTATE OF ELIZABETH J. BISAGA Deceased.

The administration of the estate of ELIZABETH J. BISAGA, deceased, whose date of death was FEBRUARY 2, 2023, 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 June 16, 2023.

Personal Representative: /s/ Robert E Bisaga ROBERT E. BISAGA 510 72nd Street Holmes Beach, FL 34217 Attorney for Personal Representative: /s/ Samantha Heaton SAMANTHA HEATON, ESQUIRE Email Addresses: SHEATON@KULZERDIPADOVA.COM JMF@KULZERDIPADOVA.COM Florida Bar No. 1010514 76 EAST EUCLID AVENUE, SUITE 300 HADDONFIELD, NJ 08033-2342 Telephone: 856-795-7744 June 16, 23, 2023 23-00961M

SECOND INSERTION

NOTICE OF JUDICIAL SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2023CA003811AX LOFT AT MAYFAIR CONDOMINIUM ASSOCIATION 2 LLC, Plaintiff(s), v. MANATEE ASSET BACKED 2023 TRUST, Defendant(s).

NOTICE IS HEREBY GIVEN that a judicial sale will be made pursuant to an Order or Final Judgment for Partition entered in the above styled cause of action. The Clerk of Court, Angelina Colonneso, shall sell the following described real property at a public sale online at https://manatee.realforeclose.com/ to the highest bidder or bidders for cash beginning at 11:00 a.m. on JULY 12, 2023 in accordance with Section 45.031, Florida Statutes: LOT 15, BLOCK C, LYONS-DALE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE(S) 68, OF THE PUBLIC RECORDS OF MANATEE COUNTY.

Property Address: 5904 28th Avenue DR E, Bradenton FL 34208 Parcel Identification Number: 1491700009 (the "Property"). 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 6/12/2023 PREMIER LAW PLLC 6706 N. Nebraska Ave. #8386 Tampa, Florida 33604 Phone: 954.866.5255 Email: Premierlaw.pllc@gmail.com /s/ Derek A. Carrillo, Esq. DEREK A. CARRILLO, ESQ. Florida Bar Number: 11919 Attorney for the Uncontested Parties June 16, 23, 2023 23-00956M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001830 IN RE: ESTATE OF JOSE EDUARDO TREVINO, Deceased.

The administration of the estate of JOSE EDUARDO TREVINO, deceased, whose date of death was Found on May 5, 2023; File Number 2023-CP-001830, 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 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 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 June 16, 2023.

/s/ MCAT MARIA CHONA ALAAN TREVINO Personal Representative 2111 54th Avenue Drive West Bradenton, FL 34207 /S/ JHH 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 June 16, 23, 2023 23-00954M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 001136 AX IN RE: ESTATE OF HARRY L. DAVIS, Deceased.

The administration of the estate of HARRY L. DAVIS, deceased, whose date of death was January 23, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Court PO Box 3000 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 June 16, 2023.

Personal Representative: JEFFERY A. HUTCHINSON 2414 Route 381 Rector, PA 15677

Attorney for Personal Representative: FLETCHER H. RUSH Florida Bar No. 0100586 Williams Parker Harrison Dietz & Getzen 200 South Orange Avenue Sarasota, FL 34236 Telephone: 941-552-2563 Designation of Email Addresses for service: Primary: frush@williamsparker.com Secondary: awatson@williamsparker.com June 16, 23, 2023 23-00959M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP001210AX Division Probate IN RE: ESTATE OF DORIS M. VILLELLA Deceased.

The administration of the estate of DORIS M. VILLELLA, deceased, whose date of death was December 17, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 June 16, 2023.

Personal Representative: Raffaella Vilella 4606 Claremont Park Dr. Bradenton, FL 34211

Attorney for Personal Representative: Ledbetter Law Group Steven W. Ledbetter, Esq., FL Bar No. 41345 Email: steve@LedbetterLawFL.com Callie W. Cowan, Esq., FL Bar No. 57893 Email: callie@LedbetterLawFL.com Carolyn S. Smith, Esq., FL Bar No. 1045180 Email: carrie@LedbetterLawFL.com 229 Pensacola Road Venice, Florida 34285 Tel: (941) 256 3965 Fax: (941) 866 7514 2nd Email: probate@LedbetterLawFL.com June 16, 23, 2023 23-00944M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2023 CP 1465 IN RE: ESTATE OF KIMBERLY D. HARRELL, Deceased.

The administration of the estate of KIMBERLY D. HARRELL, deceased, whose date of death was February 17, 2023, and whose social security number is XXX-XX-9930, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is, 1115 Manatee Avenue West, Bradenton, Florida 34206, file number 2023 CP 001465. 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 June 16, 2023.

Personal Representative: Devin Byrd 1215 22nd Street West Bradenton, FL 34205

Attorney for Personal Representative: /s/ Richard J. Cole, III (941) 365-4219 (Fax) Rc3@coleolelaw.com Florida Bar No.: 0059708 June 16, 23, 2023 23-00960M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001483 AX IN RE: ESTATE OF MARCIA D. CROSIER, Deceased.

The administration of the Estate of MARCIA D. CROSIER, deceased, whose date of death was April 12, 2022, is pending in the 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 Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of 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.

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 06/16/2023.

Personal Representative: CHERYL BEGHTEL, Personal Representative c/o Berlin Patten Ebling, PLLC 525-1st Avenue North St. Petersburg, Florida 33701

DAVID REIDER, ESQ. Florida Bar No. 95719 Berlin Patten Ebling, PLLC 525-1st Avenue North St. Petersburg, Florida 33701 Telephone: (727) 822-2505 Fax: (941) 954-9992 Primary Email: dreider@berlinpatten.com Secondary Email: tkelley@berlinpatten.com Secondary Email: probate@berlinpatten.com Attorneys for Cheryl Beghtel, Personal Representative June 16, 23, 2023 23-00945M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2023-CP-1888 IN RE: ESTATE OF YURI RUVIM MINKIN, Deceased.

The administration of the estate of YURI RUVIM MINKIN, deceased, whose date of death was April 17, 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 June 16, 2023.

Anna Scheglov Personal Representative 16627 70th Place West Lynnwood, WA 98037

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 June 16, 23, 2023 23-00939M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 001740 CPAXMA Division Probate IN RE: ESTATE OF ROBERT R. FINLEY, Deceased.

The administration of the estate of Robert R. Finley, deceased, whose date of death was August 12, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 16, 2023.

Personal Representative: Michael Finley c/o TODD D. KAPLAN, ESQ.

E-Mail Addresses: tkaplan@icardmerrill.com cburke@icardmerrill.com Florida Bar No. 0613371 Icard Merrill Cullis Timm Furen & Ginsburg, PA 8470 Enterprise Cir., Ste. 201 Lakewood Ranch, FL 34202 Telephone: (941) 907-0006 Attorney for Personal Representative: TODD D. KAPLAN, ESQ. E-Mail Addresses: tkaplan@icardmerrill.com cburke@icardmerrill.com Florida Bar No. 0613371 Icard Merrill Cullis Timm Furen & Ginsburg, PA 8470 Enterprise Cir., Ste. 201 Lakewood Ranch, FL 34202 Telephone: (941) 907-0006 June 16, 23, 2023 23-00943M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 6/30/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1982 FLEE HS FLFL2332A & FLFL2332B. Last Tenants: RAYMOND L. MCCLOUD, LELA J. MCCLOUD, LAWRENCE SMYTH, TRACY SMYTH, JOHN DOE, AND JANE DOE and all unknown parties beneficiaries heirs. Sale to be at MHC COLONY COVE, LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925. June 16, 23, 2023 23-00949M

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.

412022CA001490CAAXMA
Trust Bank, successor by merger to SunTrust Bank, Plaintiff, vs. Robert L. Bell, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 412022CA001490CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Trust Bank, successor by merger to SunTrust Bank is the Plaintiff and Robert L. Bell, Cypress Pond Estates Homeowners' Association, Inc. are the Defendants, that Angelina Colonnese, 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 27th day of July, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK 1, CYPRESS POND ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 169, 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 13th day of June, 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. 412022CA001490CAAXMA
File # 22-F00598
June 16, 23, 2023 23-00968M

SECOND INSERTION

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

CASE NO.: 2014CA003907AX
THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE ON BEHALF OF CWABS ASSET-BACKED CERTIFICATES TRUST 2004-5, Plaintiff, v.

EDMUND R. DANZIG; DIANA M. DANZIG; INLAND ASSETS, LLC, A NEW MEXICO LLC, AS TRUSTEE; UNKNOWN TENANT 1; UNKNOWN TENANT 2; and all unknown parties claiming by, through, under or against the above named Defendant(s), who (is/are) not known to be dead or alive, whether said unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees, spouses, or other claimants; COUNTRY CLUB/EDGEWATER VILLAGE, INC. ASSOCIATION, INC., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 1, 2023 entered in Civil Case No. 2014CA003907AX in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE ON BEHALF OF CWABS ASSET-BACKED CERTIFICATES TRUST 2004-5, Plaintiff and EDMUND R. DANZIG; DIANA M. DANZIG; INLAND ASSETS, LLC, A NEW MEXICO LLC, AS TRUSTEE; UNKNOWN TENANT 1 N/K/A ADAM SMITH; COUNTRY CLUB/EDGEWATER VILLAGE, INC. ASSOCIATION, INC. are defendants, Angelina Colonnese, Clerk of Court, will sell the property at public sale at www.manatee.realforeclose.com beginning at 11:00 AM on July 12, 2023 the following described property as set forth in said Final Judgment, to-wit..

LOT 20 OF LAKEWOOD RANCH COUNTRY CLUB VILLAGE, SUBPHASE D UNIT 3A, A/K/A GLENEAGLES, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 177 - 180, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 7724 US Open Loop, Bradenton, FL 34202
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: CRF20035-JMV
Case No.: 2014CA003907AX
June 16, 23, 2023 23-00938M

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION **Case No. 23000600CP** IN RE: ESTATE OF WALTER ARNOLD SMITH, Deceased.

The administration of the Estate of

WALTER ARNOLD SMITH, deceased, whose date of death was JANUARY 24, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe St., Fort Myers, FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

All creditors of the decedent and

other persons having claims or demands against decedent's estate 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 THE FLORIDA STATUTES WILL BE FOREVER BARRED.

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

The first publication of this notice is June 23, 2023.

KAZUKO SMITH,
Personal Representative
/s/ Richard M. Ricciardi, Jr., Esquire

RICHARD M. RICCIARDI, JR., ESQ. Florida Bar No. 90567
Powell, Jackman, Stevens & Ricciardi, P.A.
12381 S. Cleveland Ave., Suite 200
Fort Myers, FL 33907
Phone: (239) 689-1096
Fax: (239) 791-8132
E-mail:
rricciardi@your-advocates.org

June 23, 30, 2023 23-00647T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION **File No.: 23 CP 696** IN RE: ESTATE OF JANICE C. BALUNAS Deceased.

The administration of the Estate of Janice C. Balunas, deceased, File Number 23 CP 696, 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 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 unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is June 23, 2023.

Petitioner:
Leiya Rey
591 Corto Andra St.
Punta Gorda, FL 33950
Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
June 23, 30, 2023 23-00640T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION **File No. 23-CP-000681** IN RE: ESTATE OF SELENA MAE PROPES, Deceased.

The administration of the estate of SELENA MAE PROPES, deceased, whose date of death was April 2, 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 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: June 23, 2023.

TABITHA PROPES
Personal Representative
21027 Cornell Avenue
Port Charlotte, FL 33952
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
June 23, 30, 2023 23-00641T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION **File Number: 23000675CP** IN RE: ESTATE OF Kathleen C. Venlos Deceased.

The administration of the estate of Kathleen C. Venlos, 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 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 06/23/23.

Personal Representative:
Geraldine M. Oswald
95 Tocopilla Street
Punta Gorda, Florida 33983
Attorney for Personal Representative:
Andrew Ponnock,
Attorney
Florida Bar Number: 195420
1010 West Sample Road, 3rd Fl
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (954) 340-3411
E-Mail: andy@ponnocklaw.com
Secondary E-Mail:
eservice@ponnocklaw.com
June 23, 30, 2023 23-00645T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION **CASE NO. 23000211CA**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. KEVIN PRENTICE; FATOU PRENTICE; THOMAS MEINHART; RUTH MEINHART; FIBERLAY, INC.; DAVID BOGLE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 31, 2023 and entered in Case No. 23000211CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and KEVIN PRENTICE; FATOU PRENTICE; THOMAS MEINHART; RUTH MEINHART; DAVID BOGLE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; FIBERLAY, INC.; are defendants. ROGER D. EATON, the Clerk of the Circuit court, will sell to the highest and best bidder for cash by ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11 A.M., on July 17, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 22, PUNTA GORDA ISLES, SECTION 5, A

SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 60A AND 60B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. 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 06/20/2023.
ROGER D. EATON
As Clerk of said Court
By (SEAL) B. Lackey
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 23-00046 JPC
June 23, 30, 2023 23-00643T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION **File No. 23000651CP** Division Probate IN RE: ESTATE OF WILSON R. FRASER, JR. Deceased.

The administration of the estate of WILSON R. FRASER, JR., deceased, whose date of death was April 1, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. 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.

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 June 23, 2023.

Personal Representative:
Robert Fraser
71 Waverly Avenue
Kenmore, New York 14217
Attorney for Personal Representative:
James W. Mallonee, Attorney
Florida Bar Number: 0638048
946 Tamiami Trail, #206
Port Charlotte, FL 33953-3108
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-Mail:
Jmallonee@jameswmallonee.com
E-Mail:
hchalmers@jameswmallonee.com
June 23, 30, 2023 23-00644T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION **File No. 23-000709-CP** IN RE: ESTATE OF KAROL KENNEDY Deceased.

The administration of the estate of Karol Kennedy, deceased, whose date of death was April 23, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court, 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 23, 2023.

Personal Representative:
Todd Jay Levesque
17264 Pheasant Circle
Port Charlotte, Florida 33948-2317
Attorney for Personal Representative:
Albert Stickle, III, Esquire
Attorney
Florida Bar Number: 51605
737 S. Indiana Ave., Suite A
Englewood, FL 34223
Telephone: (941) 474-5506
Fax: (941) 474-5507
E-Mail: aj@stickleylaw.com
Secondary E-Mail:
ryan@stickleylaw.com
June 23, 30, 2023 23-00648T

FIRST INSERTION
 Notice of Self Storage Sale
 Please take notice Hide-Away Storage - Punta Gorda located at 6221 Marlympia Way, Punta Gorda, FL 33950 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an on-line auction via www.storage-treasures.com on 7/12/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Melissa Wright unit #G241. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 June 23, 30, 2023 23-00621T

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 RED BUNNY SOFTWARE : Located at 16440 Palmetto St : Charlotte County in the City of Punta Gorda : Florida, 33982-6034 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Punta Gorda Florida, this June day of 15, 2023
 RODCAP BRIAN
 June 23, 2023 23-00620T

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 SW LANAI CURTAINS & SHADE : Located at 1494 Navigator Rd. : Charlotte County in the City of Punta Gorda : Florida, 33983 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Punta Gorda Florida, this June day of 15, 2023
 SPONG HANDYMAN SERVICES "LLC"
 June 23, 2023 23-00619T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-000674-CP
Division Probate
IN RE: ESTATE OF GEORGE W. FITZWATER, Deceased.
 The administration of the estate of George W. Fitzwater, 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, 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 June 23, 2023.

Personal Representative:
Amy Stuckel
 306 Grand Isle Ct.
 Wildwood, MO 63040
 Attorney for Personal Representative:
 Guy S. Emerich, Esq.
 Florida Bar Number: 126991
 Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.
 99 Nesbit Street
 Punta Gorda, FL 33950
 Telephone: (941) 639-1158
 Fax: (941) 639-0028
 E-Mail: gemergenich@farr.com
 Secondary E-Mail: sziegler@farr.com and probate@farr.com
 June 23, 30, 2023 23-00627T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-686-CP
IN RE: ESTATE OF LEO STANLEY NIEMIEC Deceased.
 The administration of the estate of LEO STANLEY NIEMIEC, deceased, whose date of death was May 13, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. 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 June 23, 2023.

Personal Representative:
Mary L. Perkins
 17111 O'hara Drive
 Port Charlotte, Florida 33948
 Attorney for Personal Representative:
 James W. Mallonee, Esq.
 Florida Bar Number: 0638048
 JAMES W MALLONEE PA
 946 Tamiami Trail, #206
 Port Charlotte, FL 33953-3108
 Telephone: (941) 206-2223
 Fax: (941) 206-2224
 E-Mail: jmallonee@jameswmallonee.com
 June 23, 30, 2023 23-00634T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA, PROBATE DIVISION
File No. 23-294-CP
IN RE: ESTATE OF CAROLYN L. ALLEN, Deceased.
 The administration of the estate of CAROLYN L. ALLEN, Case No. 23-294-CP, 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 THREE 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 June 23, 2023.

Personal Representative:
Gregory J. Allen
 21214 Chatahoochee Avenue
 Venice, FL 34293
 Attorney for Personal Representative:
 Taso M. Milonas
 Florida Bar No. 469858
 Taso M. Milonas, P.A.
 1348 Fruitville Road, Suite 202
 Sarasota, Florida 34236
 Telephone: (941) 954-5410
 Facsimile: (941) 954-5490
 Primary E-mail: tmilonas@wealthlawgroup.com
 Secondary E-mail: service@wealthlawgroup.com
 June 23, 30, 2023 23-00624T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File Number 23000321CP
IN RE: ESTATE OF HERMAN EDWARD BANDY Deceased
 The administration of the Estate of HERMAN EDWARD BANDY, deceased, File Number 23000321CP, 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 Estate is Testate and the date of the decedent's Last Will and Testament is July 13th, 2022. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.
 All creditors of the decedent and all 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 SERVICES 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 DEATH IS BARRED.
 The date of the first publication of this notice is June 23, 2023.

Personal Representative
Mark Bandy,
 100 Nicholas Lane
 Driftwood, TX 78619
 Attorney for Personal Representative
 Andrew Babnik Jr, Esq
 Florida Bar No 90873
 75 Valencia Avenue, 4th Floor
 Port Charlotte, Florida 33134
 Telephone: (305) 857-5589
 E-mail: Andrew@Babniklaw.com
 June 23, 30, 2023 23-00637T

FIRST INSERTION
 NOTICE TO CREDITORS (Summary Administration) IN THE TWENTIETH CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-644-CP
Division Probate
IN RE: ESTATE OF SANDRA LEE PITCHER, 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 Sandra Lee Pitcher, deceased, File Number 2023-644-CP, by 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 33951-1687; that the decedent's date of death was September 28, 2022; that the total value of the estate is \$3,400.00, and that the names and addresses of those to whom it has been assigned by such order are:
 Megan Rebecca Pitcher, 13333 Shipwrights Circle, Solomons, MD 20688
 Ashley Nichole Pitcher, 29211 Three Notch Rd, Mechanicsville, MD 20658
 Robert Merton Pitcher, III, 300 Serenity Ct., Prince Frederick, MD 20678
 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. 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 June 23, 2023.

Vicki Revell, Petitioner
 7993 Rodman Ct.
 Glen Burnie, MD 21061
 JAMES W. MALLONEE
 Attorney for Petitioner
 Florida Bar Number: 0638048
 946 Tamiami Trail, #206
 Port Charlotte, FL 33953-3108
 Telephone: (941) 206-2223
 Fax: (941) 206-2224
 E-mail: jmallonee@jameswmallonee.com
 June 23, 30, 2023 23-00622T

FIRST INSERTION
 NOTICE TO CREDITORS (Ancillary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 23-0000584-CP
IN RE: ESTATE OF CHUNG-ILE HONG Deceased.
 The administration of the Estate of Chung-Ile Hong, deceased, whose date of death was April 1, 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 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 June 23, 2023.

Personal Representative:
Michael Hong
 1016 Ruby Circle
 Gilbertsville, Pennsylvania 19525
 Attorney for Personal Representative:
 Elaine N. McGinnis
 Florida Bar Number: 725250
 324 N. Dale Mabry Highway
 Suite 100
 Tampa, FL 33609
 Telephone: (813) 851-3380
 E-Mail: elaine@estatelawtampa.com
 June 23, 30, 2023 23-00632T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 23000582CP
Division: Probate
IN RE: ESTATE OF RUTH ROUSSEAU a/k/a RUTH C. ROUSSEAU a/k/a RUTH CAROL ROUSSEAU Deceased.
 The administration of the Estate of Ruth Rousseau a/k/a Ruth C. Rousseau a/k/a Ruth Carol Rousseau, deceased, whose date of death was March 18, 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 names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against the decedent's estate upon whom a copy of this Notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE, OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH UNDER SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is June 23, 2023.

Personal Representative:
Carol A. Rousseau
 34 Union Square, Unit 391
 Union City, California 94587
 Attorney for Personal Representative:
 Will W. Sunter
 Florida Bar Number: 011448
 Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.
 99 Nesbit Street
 Punta Gorda, Florida 33950
 Telephone: (941) 639-1158
 Fax: (941) 639-0028
 Email: wsunter@farr.com
 Secondary Email: alambert@farr.com and ctout@farr.com
 June 23, 30, 2023 23-00623T

FIRST INSERTION
 NOTICE OF ACTION IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. :23000637CP
IN RE: ESTATE OF JANET EVELYN LIPPINCOTT A/K/A JANET LIPPINCOTT, Deceased.
 To: Patti Gray
 YOU ARE NOTIFIED that a Petition for Summary Administration and Petition for Determination of Homestead Status of Real Property pursuant to Florida Statute §735.203 and §732.401 has been filed in this court. This action involves real property in Charlotte County, Florida (the "Property") more particularly described as:
 Lot 4, Block 1426, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY SEVEN, according to the plat thereof, recorded in Plat Book 5, Page 20-A, of the Public Records of Charlotte County, Florida.
 Property Address: 1521 DeWitt Street, Port Charlotte, Florida 33952
 Parcel Identification No. 402210455003
 The action was instituted in the Twen-

tieth Judicial Circuit Court, Charlotte County, Florida, and is styled In Re Estate of Janet Evelyn Lippincott a/k/a Janet Lippincott.
 You are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, Michele Diglio-Benkiran, Esquire, whose address is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Suite 110, Winter Garden, Florida 34787, on or before 7/26/23 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 four consecutive weeks in the Business Observer.
 DATED on 6/20/23
 Clerk of the Circuit Court
 By: G. Colon (Seal)
 As Deputy Clerk

FIRST INSERTION
 NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
File No. 23-305-CP
Division Probate
IN RE: ESTATE OF RONALD A. LOGAN a/k/a RONALD ANTHONY LOGAN a/k/a R. A. LOGAN a/k/a RONALD LOGAN 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 RONALD A. LOGAN a/k/a RONALD ANTHONY LOGAN a/k/a R. A. LOGAN a/k/a RONALD LOGA, deceased, File Number 23-305-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was January 3, 2023; that the total value of the estate is \$0.00 (homestead and exempt) and that the names and addresses of those to whom it has been assigned by such order are:
 Name & Address
 Thichuthaphat Logan 284 Orlando Blvd. Port Charlotte, FL 33954
 Marcey Collette Logan 3107 Alledale Cliff League City, Texas 77573
 Natalie Christine Hoelscher 431 Center Way St. Lake Jackson, TX 77560
 Ronald Anthony Logan 1531 W. 6th Street Freepport, Texas 77541

FIRST INSERTION
 NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 08-2022-CA-001450
WELLS FARGO BANK, N.A., Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, WILLIAM HAUSER AKA WILLIAM HAUSER, JR. AKA WILLIAM J. HAUSER, JR., DECEASED, et al, Defendant(s).
 NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 1, 2023, and entered in Case No. 08-2022-CA-001450 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, William Hauser a/k/a William Hauser, Jr. a/k/a William J. Hauser, Jr., deceased; Toni Long, as Personal Representative of the Estate of William Hauser a/k/a William Hauser, Jr. a/k/a William J. Hauser, Jr., deceased; Heather L. Thomas; Julie Marie Hauser; Samantha Hauser; Toni Long; Any And All Unknown Parties Claiming by, Through, Under, And Against The Herein named Individual Defendant(s) Who are not Known To Be Dead Or Alive, Whether Said Unknown Parties May Claim An Interest in Spouses, Heirs, Devisees, Grantees, Or Other Claimants are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 17th day of July, 2023, the following described property as set forth in said Final Judgment of Foreclosure:
 THE SOUTH 1/2 OF LOT 2,

BLOCK 30, NORTH CLEVELAND SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 22 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
 TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 2006 DOUBLEWIDE NOBILITY MOBILE HOME BEARING TITLE NUMBERS: 93819356 AND 93819425; VIN NUMBERS: N812395A AND N812395B.
 A/K/A 5525 BEECHWOOD ST PUNTA GORDA FL 33982
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 in Charlotte County, Florida this day of 06/14/2023.
 Clerk of the Circuit Court
 Charlotte County, Florida
 By: (SEAL) B. Lackey
 Deputy Clerk

FIRST INSERTION
 NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
File No. 23-305-CP
Division Probate
IN RE: ESTATE OF RONALD A. LOGAN a/k/a RONALD ANTHONY LOGAN a/k/a R. A. LOGAN a/k/a RONALD LOGAN 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 RONALD A. LOGAN a/k/a RONALD ANTHONY LOGAN a/k/a R. A. LOGAN a/k/a RONALD LOGA, deceased, File Number 23-305-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was January 3, 2023; that the total value of the estate is \$0.00 (homestead and exempt) and that the names and addresses of those to whom it has been assigned by such order are:
 Name & Address
 Thichuthaphat Logan 284 Orlando Blvd. Port Charlotte, Florida 33954
 Marcey Collette Logan 3107 Alledale Cliff League City, Texas 77573
 Natalie Christine Hoelscher 431 Center Way St. Lake Jackson, TX 77560
 Ronald Anthony Logan 1531 W. 6th Street Freepport, Texas 77541

FIRST INSERTION
 NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
File No. 23-305-CP
Division Probate
IN RE: ESTATE OF RONALD A. LOGAN a/k/a RONALD ANTHONY LOGAN a/k/a R. A. LOGAN a/k/a RONALD LOGAN 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 RONALD A. LOGAN a/k/a RONALD ANTHONY LOGAN a/k/a R. A. LOGAN a/k/a RONALD LOGA, deceased, File Number 23-305-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was January 3, 2023; that the total value of the estate is \$0.00 (homestead and exempt) and that the names and addresses of those to whom it has been assigned by such order are:
 Name & Address
 Thichuthaphat Logan 284 Orlando Blvd. Port Charlotte, Florida 33954
 Marcey Collette Logan 3107 Alledale Cliff League City, Texas 77573
 Natalie Christine Hoelscher 431 Center Way St. Lake Jackson, TX 77560
 Ronald Anthony Logan 1531 W. 6th Street Freepport, Texas 77541

FIRST INSERTION
 NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
File No. 23-305-CP
Division Probate
IN RE: ESTATE OF RONALD A. LOGAN a/k/a RONALD ANTHONY LOGAN a/k/a R. A. LOGAN a/k/a RONALD LOGAN 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 RONALD A. LOGAN a/k/a RONALD ANTHONY LOGAN a/k/a R. A. LOGAN a/k/a RONALD LOGA, deceased, File Number 23-305-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was January 3, 2023; that the total value of the estate is \$0.00 (homestead and exempt) and that the names and addresses of those to whom it has been assigned by such order are:
 Name & Address
 Thichuthaphat Logan 284 Orlando Blvd. Port Charlotte, Florida 33954
 Marcey Collette Logan 3107 Alledale Cliff League City, Texas 77573
 Natalie Christine Hoelscher 431 Center Way St. Lake Jackson, TX 77560
 Ronald Anthony Logan 1531 W. 6th Street Freepport, Texas 77541

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PORT CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-000621
IN RE: ESTATE OF BARBARA GENE MINARDI Deceased.

The administration of the estate of BARBARA GENE MINARDI, deceased, whose date of death was January 3, 2023, is pending in the Circuit Court for PORT CHARLOTTE County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 June 23, 2023.

Personal Representative:
Deborah Ann Masters

10018 Crested Fringe Drive
 Riverview, Florida 33578

Attorney for Personal Representative:
KARLA MARIE CAROLAN
 Attorney
 Florida Bar Number: 0055321
 ALL LIFE LEGAL PA
 10009 Park Place Ave
 RIVERVIEW, FL 33578
 Telephone: (813) 671-4300
 Fax: (813) 671-4305
 E-Mail: kmcarolan@alllifelegal.com
 Secondary E-Mail:
 courtfiling@alllifelegal.com
 June 23, 30, 2023 23-00636T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-598-CP
Division PROBATE
IN RE: ESTATE OF JOHN P. WHITE
A/K/A JOHN PAUL WHITE Deceased.

The administration of the estate of John P. White a/k/a John Paul White, deceased, whose date of death was March 2, 2023, 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 June 23, 2023.

Personal Representative:
Karen S. White

7547 Coco Plum
 Punta Gorda, Florida 33955

Attorney for Personal Representative:
 Jeffrey R. Kuhns,
 Florida Bar No. 96026
 Forrest G. Miller,
 Florida Bar No. 1028360
KUHNS LAW FIRM, PLLC
 425 Cross Street, Ste. #312
 Punta Gorda, Florida 33950
 Telephone: (941) 205-8000
 Fax: (941) 205-8001
 E-Mail: jeff@kuhnslawfirm.com
 Secondary E-Mail:
 forrest@kuhnslawfirm.com
 June 23, 30, 2023 23-00630T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Jazmin Gonzalez Howard will engage in business under the fictitious name JAZ CLEANING SERVICES, with a physical address 1356 HINTON ST PORT CHARLOTTE, FL 33952, with a mailing address 1356 HINTON ST PORT CHARLOTTE, FL 33952, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. June 23, 2023 23-00618T

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 23-000203-CC
AURA HOLDINGS, LLC,
Plaintiff, v.
ANDY JUDNATH; ANDREY JUDNATH; UNKNOWN TENANT #1; AND UNKNOWN TENANT #2; the names being fictitious to account for parties in possession, Defendants.

NOTICE IS GIVEN that, pursuant to that Final Judgment of Foreclosure dated the 9th day of June, 2023, in Case No. 23-000203-CC, of the Circuit Court of Charlotte County, Florida, in which ANDY JUDNATH and ANDRWY JUDNATH, and KNOWN AND UNKNOWN TENANTS / OWNERS are the Defendants, will sell to the highest and best bidder in an online sale at www.charlotte.realforeclose.com, in Charlotte County, Florida at 11:00 A.M. on Friday, July 21, 2023 the following described property set forth in the Order of Final Judgment:

Lot 39 and 40, Block 4, HARBOUR HEIGHTS SECTION 1, according to the map or plat thereof, as recorded in Plat Book 3, Page 21A thru 21G, inclusive, of the Public Records of Charlotte County, Florida.
 Commonly known as: 2282 Sulstone Dr., Punta Gorda, FL 33983

Parcel ID# 402315302003
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any accommodation in order to participate in this 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 19 day of June, 2023
 ROGER D. EATON, As Clerk of Court
 By: (SEAL) D. Gerace
 As Deputy Clerk

Attorney for Plaintiff:
 Daniel J. Bonardi, Esq.
 FBN: 1027977
 BROWN & ASSOCIATES LAW & TITLE, P.A.
 4200 4th Street N, Suite F
 Saint Petersburg, FL 33703
 T: (727) 325-2001
 F: (727) 827-2805
 E: courtdocuments@brownalt.com
 June 23, 30, 2023 23-00633T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 23002012CA
BANK OF AMERICA, N.A.,
Plaintiff, vs.
UNKNOWN HEIRS
BENEFICIARIES, DEWISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY THROUGH
UNDER OR AGAINST THE
ESTATE OF ROSE MARIE RAKITA,
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 Rose Marie Rakita, Deceased
 Last Known Residence: Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in CHARLOTTE County, Florida:

LOT 30, BLOCK 3778, PORT CHARLOTTE SUBDIVISION, SECTION 65, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 3A THRU 3P, 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 July 18, 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 June 12, 2023.
 As Clerk of the Court
 By: (SEAL) B. Lackey
 As Deputy Clerk

ALDRIDGE PITE, LLP,
 Plaintiff's attorney,
 5300 West Atlantic Avenue Suite 303
 Delray Beach, FL 33484
 1092-12434B
 Ref# 4507
 June 23, 30, 2023 23-00631T

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 22000795CA
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
Plaintiff, vs.
MARSHA L. AGUIAR; ANTONIO M. AGUIAR; DEEP CREEK CIVIC ASSOCIATION, INC.; SECTION 20 PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY N/K/A TONI AGUIAR,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 10, 2023 and entered in Case No. 22000795CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and MARSHA L. AGUIAR; ANTONIO M. AGUIAR; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY N/K/A TONI AGUIAR; DEEP CREEK CIVIC ASSOCIATION, INC.; SECTION 20 PROPERTY OWNERS ASSOCIATION, INC.; are defendants. ROGER D. EATON, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11:00 A.M., on July 10, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 27, BLOCK 606, PUNTA GORDA ISLES SECTION 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 2A THROUGH 2-Z-42, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

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 06/15/2023.
 ROGER D. EATON
 As Clerk of said Court
 By: (SEAL) B. Lackey
 As Deputy Clerk

Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 22-00496 JPC
 June 23, 30, 2023 23-00625T

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR PROJECT ENGINEERING SERVICES FOR THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

RFQ for Project Engineering Services

The Babcock Ranch Community Independent Special District (the "District"), located in Lee County and Charlotte County, Florida, announces that project engineering ("Project Engineer") services will be required for the District.

The project engineering firm selected will provide engineering services for various public infrastructure improvements within the District (the "Project") in accordance with Section 287.055, Florida Statutes. The firm selected will act in the general capacity of the Project Engineer and will provide the District such services, as required, including engineering services for the Project.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data and qualify a professional engineer pursuant to Section 287.055(2)(a) and (2)(k), Florida Statutes. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience providing professional services for any special districts and past experience with Charlotte County, Lee County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling Project Engineer services.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit eight (8) copies and one (1) electronic copy on a flash drive of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on July 12, 2023, to the attention of Craig Wrathell, District Manager, at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. Furthermore, the Board may choose to enter into continuing contracts with multiple Applicants if tied for highest ranking.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).
 June 23, 2023 23-00646T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 23000398CA
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE CIM TRUST 2019-R3 MORTGAGE-BACKED NOTES, SERIES 2019-R3,
Plaintiff, vs.
CHARLES R. WELLS; THE ADMINISTRATOR OF THE SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE UNITED STATES OF AMERICA; UNKNOWN SPOUSE OF JULIA A. VALENTINE; JULIA A. VALENTINE; UNKNOWN SPOUSE OF CHARLES R. WELLS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 14th day of June 2023, and entered in Case No. 23000398CA, of the Circuit Court of the 20TH Judicial Circuit in and for CHARLOTTE County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE CIM TRUST 2019-R3 MORTGAGE-BACKED NOTES, SERIES 2019-R3 is the Plaintiff and CHARLES R. WELLS THE ADMINISTRATOR OF THE SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNKNOWN SPOUSE OF JULIA A. VALENTINE; and UNKNOWN SPOUSE OF CHARLES R. WELLS UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes at 11:00 AM on the 28th day of July 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 40, BLOCK 3, CHARLOTTE HIGHLANDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 59, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY

THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.
 Dated this day of 06/20/2023.
 ROGER D. EATON
 Clerk Of The Circuit Court
 By: (SEAL) B. Lackey
 Deputy Clerk

Submitted by:
 De Cubas & Lewis, P.A.
 PO Box 5026
 Fort Lauderdale, FL 33310
 Telephone: (954) 453-0365
 Facsimile: (954) 771-6052
 Toll Free: 1-800-441-2438
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 eservice@decubaslewis.com
 23-00413
 June 23, 30, 2023 23-00642T

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

Why try to fix something that isn't broken?

2 OUT OF 3 U.S. adults read a newspaper in print or online during the week.

Keep Public Notices in Newspapers.

NEWS MEDIA ALLIANCE
 www.newsmediaalliance.org

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY,
FLORIDA CIVIL DIVISION
Case No. 23-000225-CC
AURA HOLDINGS, LLC,
Plaintiff, v.
ANDY JUDNATH; ZAHERRA
JUDNATH; et al.,
Defendants.

NOTICE IS GIVEN that, pursuant to that Final Judgment of Foreclosure dated the 9th day of June, 2023, without Hearing, in Case No. 23-000203-CC, of the Circuit Court of Charlotte County, Florida, in which ANDY JUDNATH and ANDRWY JUDNATH, and KNOWN AND UNKNOWN TENANTS / OWNERS are the Defendants, will sell to the highest and best bidder in an online sale at www.charlotte.realforeclose.com, in Charlotte County, Florida at 11:00 A.M. on Friday, July 21, 2023 the following described property set forth in the Order of Final Judgment:

Lot 32, Block 2384, Port Charlotte Subdivision Section 38, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 42A through 42H, inclusive, of the Public Records of Charlotte County, Florida.
Commonly known as: 13093 Harbison Avenue, Port Charlotte, Florida 33953

Parcel ID#4021053560056

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

If you are a person with a disability who needs any accommodation in order to participate in this 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 06/16/2023
ROGER D. EATON, As Clerk of Court
By: (SEAL) D. Gerace As Deputy Clerk
Attorney for Plaintiff:

Daniel J. Bonardi, Esq.
4200 4th Street N, Suite F
Saint Petersburg, FL 33703
T: (727) 325-2001
F: (727) 827-2805
E: courtdocuments@brownalt.com
June 23, 30, 2023 23-00629T

FIRST INSERTION

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

CASE NO. 22001282CA
SPECIALIZED LOAN SERVICING
LLC,
Plaintiff, vs.
ELISABETH B. ONEILL, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure filed May 30, 2023 entered in Civil Case No. 22001282CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Punta Gorda, Florida, wherein SPECIALIZED LOAN SERVICING LLC is Plaintiff and ELISABETH B. ONEILL, et al., are Defendants, the Clerk of Court, ROGER D. EATON, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes at 11:00 AM on the 14th day of July, 2023 on the following described property as set forth in said Summary Final Judgment:

LOT 27 AND 28, PALM LAKE ESTATES SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 1A THROUGH 1C, OF THE PUB-

LIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

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 06/16/2023.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: (SEAL) B. Lackey
Deputy Clerk

MCCALLA RAYMER LEIBERT
PIERCE, LLC
ATTORNEY FOR PLAINTIFF
110 SE 6TH STREET
FORT LAUDERDALE, FL 33301
MRSERVICE@MCCALLA.COM
7167117
22-00800-1
June 23, 30, 2023 23-00628T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT
OF THE 20TH JUDICIAL
CIRCUIT, IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 23001963CA

U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
MARIAH JONES, et al.,
Defendants.

TO:
MARIAH JONES
Current Residence Unknown
TRAIGE MCCLARY
Current Residence Unknown

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

LOT 22, BLOCK 2182, PORT CHARLOTTE SUBDIVISION SECTION THIRTY SEVEN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 41-A, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before July 25, 2023, a date at least thirty (30) days after the first publication of

this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 19th day of June, 2023.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
23-01257
June 23, 30, 2023 23-00635T

SUBSEQUENT INSERTIONS

THIRD INSERTION

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

Case No.: 23001858CA

JEFFREY W KOCH,
Plaintiff, vs.
ABEER M KH H BORESLI,
Defendant.

TO: ABEER M KH H BORESLI
Al Sarraf Tower Floor 6
Ahmed Al Jaber St, Safat
P.O. Box 214

13003, Sharq, Kuwait

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:

Legal Description: Lots 1470 and 1471, South Punta Gorda Heights, Fifth Addition, a subdivision of the South Half of Section 33, Township 41 South, Range 23 East, according to the plat thereof, recorded in Plat Book 3, Pages 96A through 96F, inclusive, of the Public Records of Charlotte County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205,

Phone Number: (904) 389-6202, not less than 28 nor more than 60 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E. Marion Ave., Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

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

DATED this 18th day of May, 2023.
Clerk of the Circuit Court
By: B. Lackey (SEAL)
As Deputy Clerk

The Law Office of
C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
June 9, 16, 23, 30, 2023

23-00560T

SECOND INSERTION

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

CASE No. 2021CA001083

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION
TRUST,
PLAINTIFF, VS.
UNKNOWN SUCCESSOR
TRUSTEE OF THE VIVIAN
DECENSO TRUST AGREEMENT
DATED 10/12/02, ET AL.
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 7, 2023, in the above action, I will sell to the highest bidder for cash at Charlotte County, Florida, on July 24, 2023 at 11:00 AM, at WWW.CHARLOTTE.REALFORECLOSE.COM for the following described property:

LOT 24, BLOCK 3037, PORT CHARLOTTE SUBDIVISION, SECTION SIXTY ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 75A THROUGH 75C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

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

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.

Date: 06/09/2023
Clerk of the Circuit Court
By: B. Lackey (SEAL)
Deputy Clerk of the Court
Tromberg, Morris & Poulin, PLLC
1515 South Federal Highway,
Suite 100
Boca Raton, FL 33432
Our Case 21-000285-FST\
2021 CA001 083\SELENE
June 16, 23, 2023 23-00597T

SECOND INSERTION

NOTICE OF TERMINATION OF GUARDIANSHIP PURSUANT TO FLA. STAT. §744.524

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION

CASE NO.: 2020-000059-GA
IN RE: GUARDIANSHIP OF
MARIA KALYBATAS,
the Ward.

MARIA ALEJANDRA IBANEZ, as plenary guardian of the person and property of MARIA KALYBATAS, by and through undersigned counsel, hereby notifies the public that she or has filed her accounting and will apply for discharge on July 31, 2023 and that jurisdiction of the Ward will be transferred to Argentina, a country of foreign jurisdiction.

Guardian:

Maria Alejandra Ibanez

Attorney for Guardian

Harris W. Gilbert, Esq.

3475 Sheridan Street, Suite 301

hwgilbertlaw@gmail.com

(954) 251-3106

June 16, 23, 2023

FBN: 0674060

Hollywood, FL 33021

23-00587T

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA,
PROBATE DIVISION
CASE NO. 23000564CP
IN RE: ESTATE OF
KENNETH J. SURDELL,
Deceased.

You are hereby notified that an order of Summary Administration has been entered in the estate of Kenneth J. Surdell, deceased, File Number 23000564CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was January 6, 2022; that the total value of the estate is approximately \$17,500, and the names and addresses of those to whom it has been assigned by such order are: Carolyn McGowan, 1500 Tonti Street, LaSalle, IL 61301.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or

demands against decedent's estate 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 the first publication of this Notice is: June 16, 2023.

Person Giving Notice:

Carolyn McGowan

1500 Tonti Street

LaSalle, IL 61301

Attorney for Person Giving Notice:

Jason Daniel Quick, Esquire

Florida Bar No. 99951

JASON QUICK LAW, PLLC

871 Venetia Bay Blvd., Ste. 226

Venice, FL 34285

Telephone: 941-541-1987

E-Mail: jason@jasonquicklaw.com

June 16, 23, 2023 23-00605T

SECOND INSERTION

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

CASE NO: 22-000841CC
ROTONDA SANDS
CONSERVATION ASSOCIATION,
INC., a Florida not for profit
Corporation,
Plaintiff, v.

CORINNE JEAN BAPTISTE,
Defendant.

TO: CORINNE JEAN BAPTISTE

42 RUE BRANLY

ARCEUIL, 94110 FRANCE

and

25 BRIG CIR N.

Placida, FL 33946 USA

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in Charlotte County, Florida:

ROTONDA SANDS UN1 BLK2
LT72 1259/853 1569/1949
1758/690 3642/989, AS RECORDED IN OFFICIAL RECORDS BOOK 4053, PAGE 656 IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Which has the address of 25 BRIG CIR N. Placida FL 33946 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association

Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, 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 the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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 June 12, 2023.

As Clerk of the Court
By: D. Gerace (SEAL)

As Deputy Clerk
Association Legal Services, LLC

Plaintiff's attorney
12600 World Plaza Lane. Build.#63
Fort Myers, FL 33907
(239-887-4276)
leland@associationlegalservices.com
June 16, 23, 2023 23-00606T

SECOND INSERTION

Notice of Public Sale

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

Sale Date July 21, 2023 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V12981 1990 CDR FL0563PW Hull ID#: CDRH6069J990 inboard gas fiberglass 27ft R/O Robin Lean Mickey Lienor: Burnt Store Marina 3192 Matecumbe Key Rd Punta Gorda

V12983 1970 Bertram FL0048JT Hull ID#: PR312170 inboard pleasure diesel wood/fiberglass 31ft R/O Austen David Letrick Lienor: Charlotte Harbor Boat Storage 13101 Appleton Blvd Pt Charlotte

Licensed Auctioneers FLAB422 FLAU765 & 1911

June 16, 23, 2023

23-00610T

FOURTH INSERTION

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

CASE NO.: 2022-CA-1529
MORVIN MESQUITA,
Plaintiff, v.

JOHN EWARTT TRASTER,
INDIVIDUALLY AND AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF MARY LOU
TRASTER; ET AL.
Defendants.

To THE UNKNOWN SUCCESSOR TRUSTEE OF THE FERN L. TRASTER AND MARY LOU TRASTER TRUST DATED DECEMBER 17TH, 1992; LOIS K. SMITH:

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

CORAL RIDGE UN 1 LT 124 125 126 More commonly known as: 1300 Edmund Street, Punta Gorda, FL 33950 AND/OR PORT CHARLOTTE SEC59 BLK2964 LT 16 More commonly known as: 2417 Maclachlan Street, Port Charlotte, FL 33953 has been filed by Plaintiff, MORVIN MESQUITA, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sut-

ton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before July 6, 2023 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

Witness my hand and the seal of this court on this 31st day of May, 2023.

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

Alisa Wilkes, Esq.
Wilkes & Mee, PLLC
13400 Sutton Park Dr, S, Suite 1204
Jacksonville, FL 32224

June 2, 9, 16, 23, 2023 23-00558T

SECOND INSERTION

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

CASE NO.: 23002012CA
BANK OF AMERICA, N.A.,
Plaintiff, vs.

UNKNOWN HEIRS,
BENEFICIARIES, DEVEISEES,
SURVIVING SPOUSE, GRANTEEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY THROUGH
UNDER OR AGAINST THE
ESTATE OF ROSE MARIE RAKITA,
DECEASED; et al.,
Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devises, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Rose Marie Rakits, Deceased

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

LOT 30, BLOCK 3778, PORT CHARLOTTE SUBDIVISION, SECTION 65, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 3A THRU 3P, 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 July 18, 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 June 12, 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
1092-12434B
Ref# 4507
June 16, 23, 2023 23-00603T

HOW TO
PUBLISH YOUR
LEGAL
NOTICE
IN THE
BUSINESS
OBSERVER

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

Business
Observer

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-000647-CP
Division: Probate
IN RE: ESTATE OF
GUY J. MAGLIOZZI,
Deceased.

The administration of the estate of Guy J. Magliozzi, deceased, whose date of death was March 9, 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 June 16, 2023.

Personal Representative:
 Deborah J. Bionelli
 23 Richards Street
 Billerica, MA 01821

Cheyenne R. Young, Esq.
 Attorney for Personal Representative
 Florida Bar Number: 0515299
 Wotitzky, Wotitzky, Ross & Young, P.A.
 Attorneys at Law
 1107 W. Marion Avenue, Unit #111
 Punta Gorda, FL 33950
 Telephone: (941) 639-2171
 Fax: (941) 639-8617
 E-Mail: cyoung@wotitzkylaw.com
 Secondary E-Mail:
 jackie@wotitzkylaw.com
 June 16, 23, 2023 23-00586T

SECOND INSERTION
NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23000654CP
Division Probate
IN RE: ESTATE OF
VICKIE V. DALLIE DAY
a/k/a VICKIE VALLIE DAY
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 VICKIE V. DAY a/k/a VICKIE VALLIE DAY, deceased, File Number 23000654CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was February 23, 2023; that the total value of the estate is \$22,472.50; and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
 Aaron Vallie Day as Trustee of the Vickie V. Day Trust Agreement dated June 14, 2021
 9175 Swiss Boulevard
 Punta Gorda, FL 33982

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 June 16, 2023.

Personal Giving Notice
Aaron Vallie Day
 9175 Swiss Boulevard
 Punta Gorda, FL 33982
 Attorney for Person Giving Notice:
 Katharine W. Payne
 Florida Bar Number: 0873411
 Payne Ryan, PLLC
 25073 Marion Avenue
 Punta Gorda, FL 33950
 Telephone: (941) 655-8970/
 Fax: (941) 655-8973
 E-Mail: kpayne@payneryan.com
 June 16, 23, 2023 23-00613T

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 22-1360-CP
Division: PROBATE
IN RE: ESTATE OF
THOMAS P. RICKERT A/K/A
THOMAS PAUL RICKERT
Deceased.

The administration of the estate of Thomas P. Rickert a/k/a Thomas Paul Rickert, deceased, whose date of death was September 14, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion 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 June 16, 2023.

Personal Representative:
Donna Hillman
 153 Random Road
 Douglassville, PA 19518
 Attorney for Personal Representative:
 Ellie K. Harris
 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: elise@schwarzlaw.net
 Secondary: e-service@schwarzlaw.net
 June 16, 23, 2023 23-00594T

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 23000653CP
Division Probate
IN RE: ESTATE OF
JAMES RUSSEL SMITH
A/K/A JAMES R. SMITH
Deceased.

The administration of the estate of James Russell Smith a/k/a James R. Smith, deceased, whose date of death was March 13, 2023, 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 Friday, June 16, 2023.

Personal Representative:
Timothy L. Smith a/k/a
Timothy E. Smith
 7603 Sea Mist Drive
 Port Charlotte, Florida 33981
 Attorney for Personal Representative:
 Lori A. Wellbaum
 Attorney for Personal Representative
 Florida Bar Number: 071110
 WELLBAUM LAW, PA
 686 N. Indiana Avenue
 Englewood, FL 34223
 Telephone: (941) 474-3241
 Fax: (941) 475-2927
 E-Mail: lori@wellbaumlaw.com
 Secondary E-Mail:
 karen@wellbaumlaw.com
 June 16, 23, 2023 23-00602T

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 23-0640-CP
Division: PROBATE
IN RE: ESTATE OF
HARRY F. PAYTON, JR.
Deceased.

The administration of the estate of HARRY F. PAYTON, JR., deceased, whose date of death was May 4, 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 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 June 16, 2023.

Personal Representative:
THERESA DULIN
 25048 Purple Emperor Way
 Punta Gorda, Florida 33955
 Attorney for Personal Representative:
 MARY A. BYRSKI, Attorney
 Florida Bar Number: 0166413
 MARY A. BYRSKI
 25086 Olympia Ave., Suite 310
 Punta Gorda, Florida 33950
 Telephone: (941) 833-9262
 Fax: (941) 833-9264
 E-Mail: mary@byrskilaw.com
 Secondary E-Mail:
 kaye@byrskilaw.com
 June 16, 23, 2023 23-00596T

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-473-CP
Division PROBATE
IN RE: ESTATE OF
HELENJANE W. COUGAN
A/K/A HELENJANE COUGAN
Deceased.

The administration of the estate of HELENJANE W. COUGAN a/k/a HELENJANE COUGAN, deceased, whose date of death was August 7, 2021, 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 June 16, 2023.

Personal Representative:
Miranda Middleton
 PO Box 511143
 Punta Gorda, Florida 33951
 Attorney for Personal Representative:
 Ellie K. Harris, Attorney
 Florida Bar Number: 0021671
 Schwarz & Harris, P.A.
 17841 Murdock Circle
 Port Charlotte, Florida 33948
 Telephone: (941) 625
 Fax: (941) 625-5460
 E-Mail: ellie@schwarzlaw.net
 Secondary E-Mail:
 joy@schwarzlaw.net
 June 16, 23, 2023 23-00581T

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23000649CP
Division Probate
IN RE: ESTATE OF
GINA R. YOUNG a/k/a
GINA RAE YOUNG,
Deceased.

The administration of the estate of GINA R. YOUNG a/k/a GINA RAE YOUNG, deceased, whose date of death was April 4, 2023, and the last four digits of whose social security number is 8210, 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 June 16, 2023.

Personal Representative:
Danielle Clagett
 6024 Rumford St.
 Punta Gorda, FL 33950
 Attorney for Personal Representative:
 Ariana R. Fileman
 Ariana R. Fileman
 Florida Bar No. 0990612
 Fileman Law Firm, P.A.
 201 W. Marion Ave., Suite 1208
 Punta Gorda, FL 33950
 Telephone: 941-833-5560
 Email address:
 afileman@filemanlaw.com
 June 16, 23, 2023 23-00584T

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-457CP
Division Probate
IN RE: ESTATE OF
GIANG CHAU,
Deceased.

The administration of the estate of Giang Chau, deceased, whose date of death was November 28, 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 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 June 16, 2023.

Personal Representative:
Kaitlinh Vu
 200 Abbey Gardens Lane
 Simpsonville, SC 29681
 Attorney for Personal Representative:
 Pamela D. Keller, Esquire
 Attorney for Personal Representative
 Florida Bar Number: 082627
 Keller Law Office, P.A.
 425 Cross Street, Ste. 213
 Punta Gorda, Florida 33950
 Telephone: (941) 505-2555
 Fax: (941) 505-2355
 E-Mail: Administrator@kellerlaw.biz
 June 16, 23, 2023 23-00595T

SECOND INSERTION
NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23000627CP
Division Probate
IN RE: ESTATE OF
ARTHUR TOWNSON,
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 ARTHUR TOWNSON, deceased, File Number 23000627CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was June 27, 2022; that the total value of the estate is 24,951.60 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:
 Donald M. Townson and David H. Townson, Successor Trustees of the Townson Family Revocable Trust dated April 10, 2007
 2100 Kings Hwy., Unit 519
 Port Charlotte, FL 33980

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 June 16, 2023.

Personal Giving Notice:
Donald M. Townson
 2100 Kings Hwy., Unit 519
 Port Charlotte, FL 33980
 Attorney for Person Giving Notice:
 Ariana R. Fileman, Esq.
 Florida Bar No. 0990612
 Fileman Law Firm, P.A.
 201 W. Marion Ave.,
 Suite 1208
 Punta Gorda, FL 33950
 Tel. (941) 833-5560
 June 16, 23, 2023 23-00585T

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23 000601 CP
IN RE: ESTATE OF
AZUCENA RIOS
Deceased.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST 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 June 16, 2023.

Personal Representative:
Laura Rios
 11098 McFadden Ave.
 Englewood, FL 34224
 Attorney for Personal Representative:
 Andrew J. Britton, Esq.
 Florida Bar Number: 213500
 871 Venetia Bay Blvd., Suite 111
 Venice, Florida 34285
 Telephone: (941) 408-8008
 Fax: (941) 408-0722
 E-Mail:
 legal@andrewbrittonlaw.com
 June 16, 23, 2023 23-00582T

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-602-CP
Division: PROBATE
IN RE: ESTATE OF
MARTHA LOU LEIGHTY
Deceased.

The administration of the estate of Martha Lou Leighty, deceased, whose date of death was April 25, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion 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 June 16, 2023.

Personal Representative:
Peter M. Leighty
 420 Brookridge Drive
 Gallatin, Tennessee 37066
 Attorney for Personal Representative:
 Ellie K. Harris, Esq.
 Florida Bar Number: 0021671
 Elise V. Bouchard, Esq.
 Florida Bar Number: 0109033
 17841 Murdock Circle
 Port Charlotte, Florida 33948
 Telephone: (941) 625-4158
 Fax: (941) 625-5460
 E-Mail:
 e-service@schwarzlaw.net
 Secondary E-Mail:
 mackenzie@schwarzlaw.net
 June 16, 23, 2023 23-00580T

SECOND INSERTION
NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT
COURT IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-652-CP
Division Probate
IN RE: ESTATE OF
GARY WILLIAM VINCENT,
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 GARY WILLIAM VINCENT, deceased, file number 2023-652-CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33951; that the decedent's date of death was July 4, 2022; that the total estimated value of the estate is \$15,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
 KAREN KNOWLES
 549 Chester Rd, Auburn, NH 03032

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. 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 June 16, 2023.

Personal Representative:
KAREN KNOWLES
 549 Chester Rd
 Auburn, NH 03032
 JAMES W. MALLONEE
 Florida Bar Number: 0638048
 946 Tamiami Trail, #206
 Port Charlotte, FL 33953-3108
 Telephone: (941) 206-2223
 Fax: (941) 206-2224
 E-mail:
 jmallonee@jameswmallonee.com
 June 16, 23, 2023 23-00608T

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 22-CC-000137 **FLEET HOMES INCORPORATED, a Florida corporation, Plaintiff, v. NATHAN ENGEL, Defendant.**

Notice is hereby given pursuant to a Final Summary Judgment of Foreclosure filed on or about the 5th day of June, 2023, in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein **FLEET HOMES INCORPORATED** is the Plaintiff and **NATHAN ENGEL** is the Defendant. That I will sell to the highest and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes, on August 28, 2023 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit:

Lot 3, Block 3046, of PORT CHARLOTTE SUBDIVISION, SECTION 61, according to the plat thereof as recorded in Plat Book 5, pages 75A through 75C, inclusive, of the Public Records of Charlotte County, Florida.
Strap No. 402117283004
Site Address: 2218 Beurket Street, Port Charlotte, FL 33953
Any person claiming an interest in

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

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

DATED on this day of 06/14/2023.
Roger D. Eaton
Clerk of the Circuit Court
By: (SEAL) D. Gerace
Deputy Clerk

PAVESE LAW FIRM
Attorney for Plaintiff
Chéné M. Thompson, Esq.
Florida Bar No. 541540
P.O. Box 1507
Fort Myers, FL 33902-1507
Phone No.: 239.334.2195
Email:
CheneThompson@paveselaw.com
Secondary:
KellyGermanis@paveselaw.com
June 16, 23, 2023 23-00617T

SECOND INSERTION

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

CASE NO.: 2022-1438-CA
NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.

FABIO J. SOARES DA CRUZ, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF FABIO J. SOARES DA CRUZ, Defendants.

NOTICE IS HEREBY GIVEN THAT I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Wednesday, July 26, 2023, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida

Statutes, the following-described real property:

Lot 7, Block 2055, Port Charlotte Subdivision, Section 24, according to the map or plat thereof, as recorded in Plat Book 5, Pages 16A through 16E, inclusive, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2022-001438-CA, New Vista Properties, Inc., v. DaCruz.

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 this 06/09/2023 day of June, 2023.

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

Albert J. Tiseo, Jr., Esq.,
701 JC Center Court, Suite 3,
Port Charlotte, FL 33954
June 16, 23, 2023 23-00599T

SECOND INSERTION

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

CASE NO.: 22001173CA
NEWREZ, LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.

LYNDA JO FRANZ A/K/A LYNDA J. FRANZ; UNKNOWN SPOUSE OF LYNDA JO FRANZ A/K/A LYNDA J. FRANZ; TODD R. FRANZ; UNKNOWN SPOUSE OF TODD R. FRANZ; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated May 25, 2023 entered in Civil Case No. 22001173CA in Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, Civil Division, wherein **NEWREZ, LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff** and **LYNDA JO FRANZ A/K/A LYNDA J. FRANZ; TODD R. FRANZ, are Defendant(s)**, Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on September 22, 2023 the following described property as set forth in said Final Judgment, to-wit:

LOT 37, BLOCK 3251, A REPLAT OF PORTIONS OF PORT CHARLOTTE SUBDIVISION, SECTION FIFTY-ONE, A SUBDIVISION, ACCORDING TO

THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE(S) 29A THRU 29C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FL. Property Address: 1652 Hayworth Road, Port Charlotte, FL 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

06/08/2023
Roger D. Eaton
CLERK OF THE CIRCUIT COURT
Charlotte County, Florida
B. Lackey (SEAL)
DEPUTY CLERK OF COURT
Jordan Shealy, Esq.
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
fltrealp@kelleykronenberg.com
File No.: M2000082-JMV
June 16, 23, 2023 23-00598T

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 19001096CA

LOANDEPOT.COM, LLC; Plaintiff, vs. TED CLIFTON JOHNSTON A/K/A TED C. JOHNSTON A/K/A TED JOHNSTON, ET AL; Defendants

NOTICE IS GIVEN that, in accordance with the Amended Order on Plaintiff's Motion to Reschedule Foreclosure Sale dated May 26, 2023, in the above-styled cause, I will sell to the highest and best bidder for cash at <https://www.charlotte.realforeclose.com>, on July 10, 2023 at 11:00 AM the following described property:

LOT 7, BLOCK 86, PORT CHARLOTTE SUBDIVISION, SECTION 6, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE (S) 7, 7A THROUGH 7F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA..
Property Address: 21105 HIGGS DRIVE, PORT CHARLOTTE, FL 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or 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 on day of 06/14/2023.

(COURT SEAL) B. Lackey
Deputy Clerk of Court,
Charlotte County
19-09210
June 16, 23, 2023 23-00615T

SECOND INSERTION

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

CASE NO. 2023-CA-000114
MAPLE LEAF ESTATES HOMEOWNERS' CORPORATION, a Florida not-for-profit corporation, Plaintiff, v.

JOEL McLEAN, DENISE McLEAN, UNKNOWN TENANT(S) IN POSSESSION, the unknown heirs and creditors of GEORGE B. McLEAN, and all other persons who have or may claim an interest in the property, Defendants.

NOTICE is hereby given that, pursuant to the Final Summary Judgment of Foreclosure entered on March 17, 2023 and the Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale entered on June 6, 2023 in the above-referenced matter pending in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of the Circuit Court will sell to the highest and best bidder for cash via the internet at www.charlotte.realforeclose.com at 11:00 a.m. on July 21, 2023 the following property described below, situated in Charlotte County, Florida, as set forth in the Final Summary Judgment of Foreclosure:

THE PHYSICAL ADDRESS IS: 2100 Kings Highway, Unit 1092 Port Charlotte, Florida 33980
DESCRIPTION OF THE REAL PROPERTY:
Certificate No. 1092 of MAPLE LEAF ESTATES HOMEOWNERS' CORPORATION, a Florida not-for-profit corporation, together with the double-wide mobile home (1981 IMPE, VIN 316456A and 316456B) situated on Lot #1092 in MAPLE LEAF GOLF & COUNTRY CLUB, 2100 Kings Highway, Port Charlotte, Charlotte County, Florida 33980.

ANY person who is claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim on same with the Clerk of Court within 60 days after the foreclosure sale.

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

DATED on 06/13/2023.

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

David L. Boyette, Esquire
Adams and Reese LLP
1515 Ringling Boulevard, Suite 700
Sarasota, Florida 34236
Florida Bar No. 0813140
Counsel for Plaintiff
Phone: (941) 316-7600
June 16, 23, 2023 23-00607T

SECOND INSERTION

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

CASE NO. 22000113CA
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SALLY A. CRAIG FKA SALLY A. WARNKE, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 10, 2023, and entered in 22000113CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein **BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST** is the Plaintiff and **THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SALLY A. CRAIG FKA SALLY A. WARNKE, DECEASED; WILLIAM A. CRAIG A/K/A WILLIAM ARTHUR CRAIG, SR.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT** are the Defendant(s). **ROGER D. EATON** as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at

11:00 AM, on July 20, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 7 AND LOT 8, BLOCK F, PEACE RIVER SHORES, UNIT 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, AT PAGE 7, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

Property Address: 29436 LILLIS STREET, PUNTA GORDA, FL 33982

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

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

Dated this day of 06/14/2023.
ROGER D. EATON
As Clerk of the Court
By: B. Lackey (SEAL)
As Deputy Clerk

Submitted by:
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
21-106649 - MaM
June 16, 23, 2023 23-00614T

THIRD INSERTION

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

CASE NO.: 2022-CA-1261
NHU TRAN, Plaintiff, v. ROBERT S. ST. MIKLOSSY; ROBERTA M. ST. MIKLOSSY; MICHAEL S. ST. MIKLOSSY; ROBERT ST. MIKLOSSY; SHERRI LYNN ST. MIKLOSSY SAINT-MARROW; GRANT ALEXANDER MORROW and BROOK L. MORROW, Defendants.

To ROBERT ST. MIKLOSSY; SHERRI LYNN ST. MIKLOSSY SAINT-MARROW; BROOK L. MORROW:

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

PORT CHARLOTTE SEC71 BLK4369 LT25 More commonly known as: 14258 Keystone Boulevard, Port Charlotte, FL 33981 has been filed by Plaintiff, NHU TRAN, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before July 12,

2023 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

Witness my hand and the seal of this court on this 6th day of June, 2023.

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

Alisa Wilkes, Esq.,
Wilkes & Mee, PLLC
13400 Sutton Park Dr., S, Suite 1204
Jacksonville, FL 32224
June 9, 16, 23, 30, 2023

23-00574T

SECOND INSERTION

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

CASE NO.: 22000329CA
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNED, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARACELIS SERRANO RIVERA A/K/A ARACELIS MOTALVO, ET AL., DEFENDANTS.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNED, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARACELIS SERRANO RIVERA A/K/A ARACELIS MOTALVO Last Known Address: 1237 HARBOR BLVD, PORT CHARLOTTE, FL 33952 Current Residence: UNKNOWN

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

LOT 29, BLOCK 1439, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY-SEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 20A THROUGH 20F, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900 Coral Springs, FL 33071 on or before June 26, 2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in The Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 5-19-2023.

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

As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900
Coral Springs, FL 33071
June 16, 23, 2023 23-00583T

SECOND INSERTION

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

CASE NO.: 23001335CA
BMO HARRIS BANK, N.A. Plaintiff(s), vs.

PAUL N WILLIAMS; THE UNKNOWN SPOUSE OF PAUL N. WILLIAMS; THE UNKNOWN TRUSTEES AND BENEFICIARIES OF THE SARAH E. FACEY TRUST DATED THE 24TH DAY OF JULY, 2012; CHARLOTTE COUNTY, FLORIDA; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).

TO: PAUL N WILLIAMS
LAST KNOWN ADDRESS: 20570 TAPPAN ZEE DRIVE, PORT CHARLOTTE, FL 33952
CURRENT ADDRESS: 20570 TAPPAN ZEE DRIVE, PORT CHARLOTTE, FL 33952
TO: THE UNKNOWN SPOUSE OF PAUL N. WILLIAMS
LAST KNOWN ADDRESS: 20570 TAPPAN ZEE DRIVE, PORT CHARLOTTE, FL 33952
CURRENT ADDRESS: 20570 TAPPAN ZEE DRIVE, PORT CHARLOTTE, FL 33952
TO: THE UNKNOWN TRUSTEES AND BENEFICIARIES OF THE SARAH E. FACEY TRUST DATED THE 24TH DAY OF JULY, 2012
FLORIDA
LAST KNOWN ADDRESS: 20570 TAPPAN ZEE DRIVE, PORT CHARLOTTE, FL 33952
CURRENT ADDRESS: UNKNOWN
TO THE UNKNOWN TENANT IN POSSESSION
LAST KNOWN ADDRESS: 20570 TAPPAN ZEE DRIVE, PORT CHARLOTTE, FL 33952
CURRENT ADDRESS: 20570 TAPPAN ZEE DRIVE, PORT CHARLOTTE, FL 33952

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Charlotte County, Florida, to foreclose certain real

property described as follows:

LOT 5A, BLOCK 817, PORT CHARLOTTE SUBDIVISION, SECTION 26, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 19A THRU 19E OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property address: 20570 Tappan Zee Drive, Port Charlotte, FL 33952

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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.

DATED this the 9th day of June, 2023.

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

Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 22-008312-1
June 16, 23, 2023 23-00600T