

MANATEE COUNTY LEGAL NOTICES

**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 Mossy Oak Art and Design located at 6450 Lincoln Road in the City of Bradenton, Manatee County, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 22nd day of July, 2023.  
 Annabel Snyder  
 July 28, 2023 23-01226M

**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 Cia Pane located at 5710 Silverbridge Trl in the City of Lakewood Ranch, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 24th day of July, 2023.  
 Mark Torlucci  
 July 28, 2023 23-01237M

**FIRST INSERTION**  
 Notice is hereby given that COURTNEY PINDELL, OWNER, desiring to engage in business under the fictitious name of COURTNEY PINDELL, RN located at 5212 SENZA TRL, PALMETTO, FLORIDA 34221 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
 July 28, 2023 23-01236M

**FIRST INSERTION**

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

The Board of Supervisors (the "Board") of the Parrish Lakes Community Development District (the "District") will hold a public hearing and a meeting on August 22, 2023, at 6:00 p.m. at SpringHill Suites, 102 12th Street West, Bradenton, Florida.  
 The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting [www.parrishlakescdd.org](http://www.parrishlakescdd.org), or may be obtained by contacting the District Manager's office via email at [Heather@Breezehome.com](mailto:Heather@Breezehome.com) or via phone at (813) 565-4663.  
 The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.  
 In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.  
 Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
 Heather Dilley  
 District Manager  
 July 28, 2023 23-01241M

**FIRST INSERTION**  
 Notice of Public Hearing and Board of Supervisors Meeting of the Curiosity Creek Community Development District  
 The Board of Supervisors (the "Board") of the Curiosity Creek Community Development District (the "District") will hold a public hearing and a meeting on August 22, 2023, at 6:00 p.m. at SpringHill Suites by Marriott Bradenton Downtown/Riverfront, 102 12th Street West, Bradenton, Florida 34205.  
 The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting [www.curiositycreekcdd.com](http://www.curiositycreekcdd.com), or may be obtained by contacting the District Manager's office via email at [Tom@Breezehome.com](mailto:Tom@Breezehome.com) or via phone at (813) 565-4663.  
 The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.  
 In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.  
 Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
 Tom O'Grady  
 District Manager  
 July 28, Aug. 4, 2023 23-01240M

**FIRST INSERTION**  
 Notice of Self Storage Sale  
 Please take notice Midgard Self Storage - Bradenton - Lena located at 5246 Lena Rd., Bradenton FL 34211 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via [www.storageauctions.com](http://www.storageauctions.com) on 8/18/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Wendy Hernandez unit #1147; Charles Vollmer unit #1509; Donald Johnson unit #3106; Gillian Pagels unit #3174; Douglas Currey unit #3570. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
 July 28; Aug. 4, 2023 23-01217M

**FIRST INSERTION**  
 Notice of Self Storage Sale  
 Please take notice Midgard Self Storage - Bradenton - Manatee located at 2330 Manatee Ave E/ 2305 9th St W Bradenton FL 34208 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via [www.storageauctions.com](http://www.storageauctions.com) on 8/18/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Bonita Hernandez unit #A121; Michele R Dunnett units #A126 & #D690; Jessica Whitfield unit #A138; Rithana Cajuste unit #B202; Kathleen Sierra unit #B213; Sandra Gonzalez unit #B217; Ashley Prater unit #B226; Omar Beliz-Velasquez unit #B246; Ghislaine Dome unit #B248; Tabitha Daniels unit #B249; Demar Reid unit #B251; Jean Renald Dernier unit #B309; Tammy W Bennett unit #B316; Jermain Grooms unit #B325; Michelle Stanley unit #B332; Chaz Smith unit #B341; Patricia Oliver unit #B346; Maglita Colas unit #B348; Donald E Engstrom/Sunshine Financial unit #B358; Melvin F Burston unit #B361; India Lawrance unit #B372; Roseleane M Joseph unit #B374; Marvisha Simmons unit #B381; Araguss Martin unit #B388; Jermaine Reddick unit #B389; Dearbra D Shaw unit #C417; Keyonda Waiters unit #C450; C/O Maggie Stratton Estate Of Chris Kelly unit #C474; Dana Edwards unit #D672; Cynthia Custer unit #D692; Sandra Peters unit #M914; Aaron Bassler unit #MA206; Riverfront Nursing / Reha units #MB312 & #MB316; John S Wright unit #MD509; Kawanna Thurman unit #ME601; Franklin Bartelmay unit #ME625; Hiram Foster units #ME631, #ME632, #ME633 & #ME634; Angela Holloman unit #ME638; Stanley Yarn unit #ME650; Donna Spearmon unit #ME658; William McNeil unit #MF740; Magdalena Morales unit #MF752. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
 July 28; Aug. 4, 2023 23-01218M

**FIRST INSERTION**  
 Notice of Sale  
 Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve  
 Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999  
 Sale date August 18, 2023 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309  
 38201 2019 Toyota VIN#: 4T1BZ1FB1KU004269 Lienor: Gettel Toyota 6323 14th St W Bradenton 941-756-5511 Lien Amt \$11025.03  
 Licensed Auctioneers FLAB422 FLAU 765 & 1911  
 July 28, 2023 23-01230M

**FIRST INSERTION**  
 Notice of Self Storage Sale  
 Please take notice Midgard Self Storage - Bradenton - SR70 located at 8785 E State Rd 70, Bradenton, FL 34202 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via [www.storageauctions.com](http://www.storageauctions.com) on 8/18/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Gregg Ullrich unit #420; Adrian Carter unit #442; Eric Wall unit #6206. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
 July 28; Aug. 4, 2023 23-01216M

**FIRST INSERTION**  
 Notice of Self Storage Sale  
 Please take notice Midgard Self Storage - Bradenton - Lena located at 5246 Lena Rd., Bradenton FL 34211 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via [www.storageauctions.com](http://www.storageauctions.com) on 8/18/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Wendy Hernandez unit #1147; Charles Vollmer unit #1509; Donald Johnson unit #3106; Gillian Pagels unit #3174; Douglas Currey unit #3570. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
 July 28; Aug. 4, 2023 23-01217M

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**Notice of Public Hearing and Board of Supervisors Meeting of the Curiosity Creek Community Development District**

The Board of Supervisors (the "Board") of the Curiosity Creek Community Development District (the "District") will hold a public hearing and a meeting on August 22, 2023, at 6:00 p.m. at SpringHill Suites by Marriott Bradenton Downtown/Riverfront, 102 12th Street West, Bradenton, Florida 34205.  
 The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting [www.curiositycreekcdd.com](http://www.curiositycreekcdd.com), or may be obtained by contacting the District Manager's office via email at [Tom@Breezehome.com](mailto:Tom@Breezehome.com) or via phone at (813) 565-4663.  
 The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.  
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 Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
 Tom O'Grady  
 District Manager  
 July 28, Aug. 4, 2023 23-01240M

**FIRST INSERTION**  
 Notice of Self Storage Sale  
 Please take notice Midgard Self Storage - Bradenton - Manatee located at 2330 Manatee Ave E/ 2305 9th St W Bradenton FL 34208 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via [www.storageauctions.com](http://www.storageauctions.com) on 8/18/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Bonita Hernandez unit #A121; Michele R Dunnett units #A126 & #D690; Jessica Whitfield unit #A138; Rithana Cajuste unit #B202; Kathleen Sierra unit #B213; Sandra Gonzalez unit #B217; Ashley Prater unit #B226; Omar Beliz-Velasquez unit #B246; Ghislaine Dome unit #B248; Tabitha Daniels unit #B249; Demar Reid unit #B251; Jean Renald Dernier unit #B309; Tammy W Bennett unit #B316; Jermain Grooms unit #B325; Michelle Stanley unit #B332; Chaz Smith unit #B341; Patricia Oliver unit #B346; Maglita Colas unit #B348; Donald E Engstrom/Sunshine Financial unit #B358; Melvin F Burston unit #B361; India Lawrance unit #B372; Roseleane M Joseph unit #B374; Marvisha Simmons unit #B381; Araguss Martin unit #B388; Jermaine Reddick unit #B389; Dearbra D Shaw unit #C417; Keyonda Waiters unit #C450; C/O Maggie Stratton Estate Of Chris Kelly unit #C474; Dana Edwards unit #D672; Cynthia Custer unit #D692; Sandra Peters unit #M914; Aaron Bassler unit #MA206; Riverfront Nursing / Reha units #MB312 & #MB316; John S Wright unit #MD509; Kawanna Thurman unit #ME601; Franklin Bartelmay unit #ME625; Hiram Foster units #ME631, #ME632, #ME633 & #ME634; Angela Holloman unit #ME638; Stanley Yarn unit #ME650; Donna Spearmon unit #ME658; William McNeil unit #MF740; Magdalena Morales unit #MF752. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
 July 28; Aug. 4, 2023 23-01218M

**FIRST INSERTION**  
 Notice of Self Storage Sale  
 Please take notice Midgard Self Storage - Bradenton - Manatee located at 2330 Manatee Ave E/ 2305 9th St W Bradenton FL 34208 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via [www.storageauctions.com](http://www.storageauctions.com) on 8/18/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Bonita Hernandez unit #A121; Michele R Dunnett units #A126 & #D690; Jessica Whitfield unit #A138; Rithana Cajuste unit #B202; Kathleen Sierra unit #B213; Sandra Gonzalez unit #B217; Ashley Prater unit #B226; Omar Beliz-Velasquez unit #B246; Ghislaine Dome unit #B248; Tabitha Daniels unit #B249; Demar Reid unit #B251; Jean Renald Dernier unit #B309; Tammy W Bennett unit #B316; Jermain Grooms unit #B325; Michelle Stanley unit #B332; Chaz Smith unit #B341; Patricia Oliver unit #B346; Maglita Colas unit #B348; Donald E Engstrom/Sunshine Financial unit #B358; Melvin F Burston unit #B361; India Lawrance unit #B372; Roseleane M Joseph unit #B374; Marvisha Simmons unit #B381; Araguss Martin unit #B388; Jermaine Reddick unit #B389; Dearbra D Shaw unit #C417; Keyonda Waiters unit #C450; C/O Maggie Stratton Estate Of Chris Kelly unit #C474; Dana Edwards unit #D672; Cynthia Custer unit #D692; Sandra Peters unit #M914; Aaron Bassler unit #MA206; Riverfront Nursing / Reha units #MB312 & #MB316; John S Wright unit #MD509; Kawanna Thurman unit #ME601; Franklin Bartelmay unit #ME625; Hiram Foster units #ME631, #ME632, #ME633 & #ME634; Angela Holloman unit #ME638; Stanley Yarn unit #ME650; Donna Spearmon unit #ME658; William McNeil unit #MF740; Magdalena Morales unit #MF752. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
 July 28; Aug. 4, 2023 23-01218M

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 July 28; Aug. 4, 2023 23-01218M

**FIRST INSERTION**  
 Notice of Self Storage Sale  
 Please take notice Midgard Self Storage - Bradenton - Manatee located at 2330 Manatee Ave E/ 2305 9th St W Bradenton FL 34208 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via [www.storageauctions.com](http://www.storageauctions.com) on 8/18/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Bonita Hernandez unit #A121; Michele R Dunnett units #A126 & #D690; Jessica Whitfield unit #A138; Rithana Cajuste unit #B202; Kathleen Sierra unit #B213; Sandra Gonzalez unit #B217; Ashley Prater unit #B226; Omar Beliz-Velasquez unit #B246; Ghislaine Dome unit #B248; Tabitha Daniels unit #B249; Demar Reid unit #B251; Jean Renald Dernier unit #B309; Tammy W Bennett unit #B316; Jermain Grooms unit #B325; Michelle Stanley unit #B332; Chaz Smith unit #B341; Patricia Oliver unit #B346; Maglita Colas unit #B348; Donald E Engstrom/Sunshine Financial unit #B358; Melvin F Burston unit #B361; India Lawrance unit #B372; Roseleane M Joseph unit #B374; Marvisha Simmons unit #B381; Araguss Martin unit #B388; Jermaine Reddick unit #B389; Dearbra D Shaw unit #C417; Keyonda Waiters unit #C450; C/O Maggie Stratton Estate Of Chris Kelly unit #C474; Dana Edwards unit #D672; Cynthia Custer unit #D692; Sandra Peters unit #M914; Aaron Bassler unit #MA206; Riverfront Nursing / Reha units #MB312 & #MB316; John S Wright unit #MD509; Kawanna Thurman unit #ME601; Franklin Bartelmay unit #ME625; Hiram Foster units #ME631, #ME632, #ME633 & #ME634; Angela Holloman unit #ME638; Stanley Yarn unit #ME650; Donna Spearmon unit #ME658; William McNeil unit #MF740; Magdalena Morales unit #MF752. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
 July 28; Aug. 4, 2023 23-01218M

**FIRST INSERTION**  
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
 File No. 2023 CP 2362  
 Division Probate  
 IN RE: ESTATE OF LORRAINE M. KELSO Deceased.  
 The administration of the estate of LORRAINE M. KELSO, deceased, whose date of death was March 6, 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 July 28, 2023.  
**Personal Representative:**  
**CASSIE KELSO**  
 3700 Dean Drive, Unit 804  
 Ventura, CA 93003  
 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](mailto:rgerling@gerlinglawgroup.com)  
 July 28; Aug. 4, 2023 23-01243M

**FIRST INSERTION**  
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
 File No. 2023 CP 2173  
 Division Probate  
 IN RE: ESTATE OF NATALIE H. KNISBAUM Deceased.  
 The administration of the estate of NATALIE H. KNISBAUM, deceased, whose date of death was August 15, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the ancillary personal representative and the ancillary 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 July 28, 2023.  
**Ancillary Personal Representative:**  
**WARREN KNISBAUM**  
 39 Pheasant Lane  
 Brooklyn, CT 06234  
 Attorney for  
 Ancillary 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](mailto:rgerling@gerlinglawgroup.com)  
 July 28; Aug. 4, 2023 23-01224M

**FIRST INSERTION**  
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
 File No. 2023 CP 2173  
 Division Probate  
 IN RE: ESTATE OF NATALIE H. KNISBAUM Deceased.  
 The administration of the estate of NATALIE H. KNISBAUM, deceased, whose date of death was August 15, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the ancillary personal representative and the ancillary 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 July 28, 2023.  
**Ancillary Personal Representative:**  
**WARREN KNISBAUM**  
 39 Pheasant Lane  
 Brooklyn, CT 06234  
 Attorney for  
 Ancillary 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](mailto:rgerling@gerlinglawgroup.com)  
 July 28; Aug. 4, 2023 23-01224M

**FIRST INSERTION**  
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
 File No. 2023 CP 2173  
 Division Probate  
 IN RE: ESTATE OF NATALIE H. KNISBAUM Deceased.  
 The administration of the estate of NATALIE H. KNISBAUM, deceased, whose date of death was August 15, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the ancillary personal representative and the ancillary 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.  
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 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 July 28, 2023.  
**Ancillary Personal Representative:**  
**WARREN KNISBAUM**  
 39 Pheasant Lane  
 Brooklyn, CT 06234  
 Attorney for  
 Ancillary 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](mailto:rgerling@gerlinglawgroup.com)  
 July 28; Aug. 4, 2023 23-01224M

**FIRST INSERTION**  
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
 File No. 2023 CP 2173  
 Division Probate  
 IN RE: ESTATE OF NATALIE H. KNISBAUM Deceased.  
 The administration of the estate of NATALIE H. KNISBAUM, deceased, whose date of death was August 15, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the ancillary personal representative and the ancillary 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 July 28, 2023.  
**Ancillary Personal Representative:**  
**WARREN KNISBAUM**  
 39 Pheasant Lane  
 Brooklyn, CT 06234  
 Attorney for  
 Ancillary 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](mailto:rgerling@gerlinglawgroup.com)  
 July 28; Aug. 4, 2023 23-01224M

**FIRST INSERTION**  
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
 File No. 2023 CP 2173  
 Division Probate  
 IN RE: ESTATE OF NATALIE H. KNISBAUM Deceased.  
 The administration of the estate of NATALIE H. KNISBAUM, deceased, whose date of death was August 15, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the ancillary personal representative and the ancillary 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.  
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 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 July 28, 2023.  
**Ancillary Personal Representative:**  
**WARREN KNISBAUM**  
 39 Pheasant Lane  
 Brooklyn, CT 06234  
 Attorney for  
 Ancillary 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](mailto:rgerling@gerlinglawgroup.com)  
 July 28; Aug. 4, 2023 23-01224M

**FIRST INSERTION**  
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
 File No. 2023 CP 2173  
 Division Probate  
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 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.  
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 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 July 28, 2023.  
**Ancillary Personal Representative:**  
**WARREN KNISBAUM**  
 39 Pheasant Lane  
 Brooklyn, CT 06234  
 Attorney for  
 Ancillary Personal Representative:  
 Rodney D. Gerling, Esq.

FIRST INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 336.10, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 336.10, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel has been made by the Sarasota Manatee Airport Authority to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2207-0003 and seeks to vacate a portion of a platted right-of-way, now known as Suwanee Avenue, but labeled New Jersey Avenue in the Ballentine Manor Bay Heights Section subdivision plat in Sarasota, Florida.

On the 12th Day of September, 2023, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

RESOLUTION R-23-111

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY A PORTION OF A PLATTED RIGHT-OF-WAY NOW KNOWN AS SUWANEE AVENUE, BUT LABELED NEW JERSEY AVENUE IN THE BALLENTINE MANOR BAY HEIGHTS SECTION SUBDIVISION PLAT PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located in the Northwest Quarter of Section 36, Township 35 South, Range 17 East, Manatee County, Florida; being more particularly described as follows:

Begin at the Northwest corner of Lot 18, Block "15" as shown and designated on a plat entitled "Ballentine Manor" recorded amount the Public Records of Manatee County, Florida in Plat Book 5, Page 24; thence through and across Suwanee Avenue (New Jersey Avenue per said Plat), N 00°13'36" E, a distance of 79.84 Feet to the Southwest corner of Lot 7, Block "13" of said Plat; thence along the Northerly right-of-way line of Suwanee Avenue, S 89°50'00", a distance of 150.00 feet to the Southeast corner of Lot 8, Block "13" of said Plat; thence S 00°13'36", a distance of 80.00 feet to the Northeast corner of Lot 17, Block "15" of said plat; thence along the southerly right-of-way line if Suwanee Avenue, N 89°46'24" W, a distance of 150.00 feet to the point of beginning and is 11,988 square feet (0.275 acres) more or less in size. The future land use map designation and zoning district of the property subject to the application is GC and ROR, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.

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

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

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. July 28, 2023 23-01244M

FIRST INSERTION

NOTICE OF ACTION RE: LITTLE GULL CONDOMINIUM ASSOCIATION, INC MANATEE County, Florida Non-Judicial Timeshare foreclosure process

TO: Unit Owner(s) Last Known Address: Unit Week(s) Amount due: RC Concepts, LLC 2105 Fish Eagle Street Clermont, FL 34714 15/25 \$2,975.57 Myrtle Stroud 10761 SE 174th Place Summerfield, FL 34491 08/50 \$3,010.85 John Wilson and Corrine Wilson 21 Turpins Rise Windlesham, Surrey Great Britain 09/48 \$1,042.21 Frederick Pabst Wurlitzer and Ann Marie Allan-Wurlitzer, Co-Trustees Under Agreement Dated November 3, 1995 128 Golden Gate Point, 301B Sarasota, FL 34236 05/19 \$1,243.25

the Public Records of Manatee County, Florida.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to: Thomas L Avrutis, Esquire, TRUSTEE FOR LITTLE GULL CONDOMINIUM ASSOCIATION, INC. 201 Fletcher Avenue, Second Floor Sarasota, FL 34237

within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Dated this 19th day of JULY, 2023. Thomas L Avrutis, Esquire, TRUSTEE TRUSTEE FOR LITTLE GULL CONDOMINIUM ASSOCIATION, INC July 28; Aug. 4, 2023 23-01222M

PUBLISH YOUR LEGAL NOTICE Call 941-906-9386 and select the appropriate County name from the menu. or email legal@businessobserverfl.com Business Observer

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Buckhead Trails Community Development District

The Board of Supervisors (the "Board") of the Buckhead Trails Community Development District (the "District") will hold a public hearing and a meeting on August 23, 2023, at 1:00 p.m. at The Eaves Bend Amenity Center, 4724 Los Robles Court, Palmetto, Florida 35779.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.buckheadtrailsdcd.com or may be obtained by contacting the District Manager's office via email at Angie.Grunwald@Inframark.com or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Table with 9 columns: Lot Size, Series 2022 Unit Count, O&M Unit Count, Debt Service Per Unit, O&M Per Unit (1), FY 2023 TOTAL, Debt Service Per Unit, O&M Per Unit (1), FY 2024. Rows include SINGLE FAMILY 40, 45, 50, 52, 60 and SUBTOTAL.

Table with 9 columns: Lot Size, Series 2023 Unit Count, O&M Unit Count, Debt Service Per Unit, O&M Per Unit (1), FY 2023 TOTAL, Debt Service Per Unit, O&M Per Unit (1), FY 2024. Rows include SINGLE FAMILY 40, 45, 50, 52, 60 and SUBTOTAL.

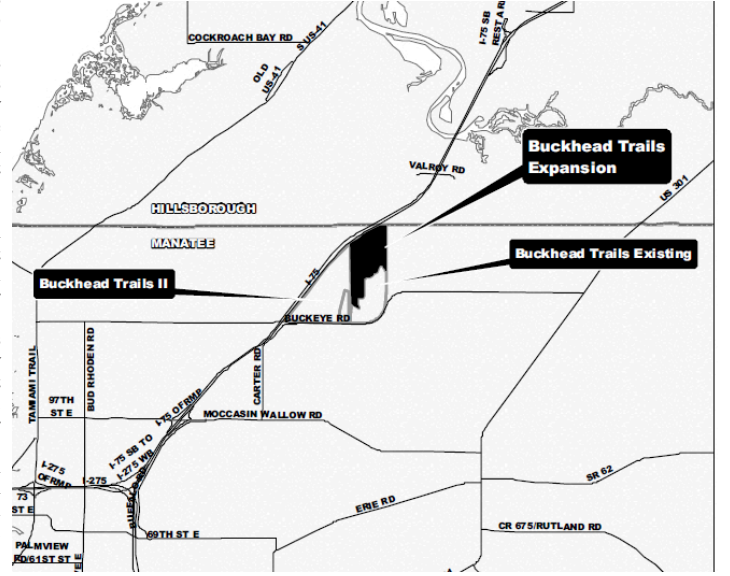
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Angie Grunwald District Manager July 28, 2023



23-01209M

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 NEW ENGLAND MACHINERY located at 2820 62nd Ave. E. in the City of Bradenton, Manatee County, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of July, 2023. MASSMAN COMPANIES, INC. SANDERSON C. BELL July 28, 2023 23-01219M

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 NEW ENGLAND MACHINERY, A BUSINESS OF MASSMAN COMPANIES, INC. located at 2820 62nd Ave. E. in the City of Bradenton, Manatee County, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of July, 2023. MASSMAN COMPANIES, INC. SANDERSON C. BELL July 28, 2023 23-01220M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Lakewood Ranch located at 10810 Internet Pl, Bradenton, FL 34211 intends to hold a sale to sell the property stored at the Facility by the below list of Occupant who is in default at an Auction. The sale will occur as an on-line auction via www.storageauctions.com on 8/18/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. William Fields unit #5006. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. July 28; Aug. 4, 2023 23-01215M

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Villages of Glen Creek Community Development District

The Board of Supervisors (the "Board") of the Villages of Glen Creek Community Development District (the "District") will hold a public hearing and a meeting on August 22, 2023, at 6:00 p.m. at SpringHill Suites by Marriott Bradenton Downtown/Riverfront, 102 12th Street West, Bradenton, Florida 34205.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.villagesofglencreekdcd.org, or may be obtained by contacting the District Manager's office via email at Tom@Breezehome.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Table with 6 columns: Lot Width, Assigned ERU, Net Assmt/Lot, Total Net Assmt, Gross Assmt/Lot, Total Gross Assmt. Rows include TH (a), 42, 52, 62, and total.

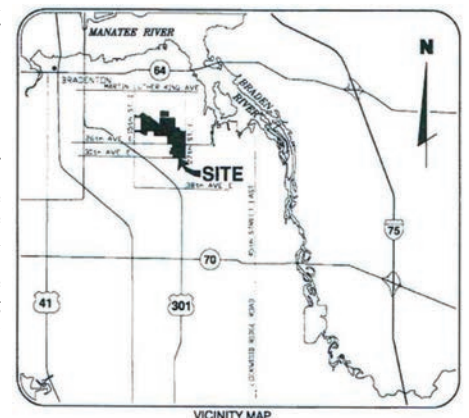
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Tom O'Grady District Manager July 28, 2023



23-01239M

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Parrish Plantation Community Development District

The Board of Supervisors (the "Board") of the Parrish Plantation Community Development District (the "District") will hold a public hearing and a meeting on Thursday August 17, 2023, at 2:00 p.m. at the Parrish Plantation Model Home located at 12594 Oak Hill Way, Parrish FL, 34219.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting (<https://parrishplantationcdd.com/>), or may be obtained by contacting the District Manager's office via email at [angie.grunwald@inframark.com](mailto:angie.grunwald@inframark.com) or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

ASSESSMENT SUMMARY  
Fiscal Year 2024 - Proposed Operating Budget

CROSSWIND POINT											
FY 2023						FY 2024					
Lot Size	EAU Value	Unit Count	Total EAUs	Debt Service Per Unit	GF 001 O&M Per Unit	Total Assessment	Debt Service Per Unit	GF 001 O&M Per Unit	Total Assessment	Total Increase / (Decrease) in Annual Assmt.	Percentage of Increase / (Decrease) in Annual Assmt.
ASSESSMENT AREA ONE											
Single Family 35'	0.875	114	99.75	793.83	811.08	1,604.91	\$793.83	\$811.08	\$1,604.91	\$0.00	0.00%
Single Family 40'	1.000	150	150.00	907.23	926.95	1,834.18	\$907.23	\$926.95	\$1,834.18	\$0.00	0.00%
Single Family 50'	1.250	160	200.00	1,134.04	1,158.68	2,292.73	\$1,134.04	\$1,158.68	\$2,292.73	\$0.00	0.00%
Single Family 65'	1.625	48	78.00	1,474.26	1,506.29	2,980.55	\$1,474.26	\$1,506.29	\$2,980.55	\$0.00	0.00%
<b>Subtotal</b>		<b>472</b>	<b>527.75</b>								
Undeveloped Gross Acreage											
Future Assessment Area	0.000	34.10	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal</b>		<b>34.10</b>	<b>0.00</b>								

Notations:

- (1) Assessments shown are NET of 2% collection cost and 4% early payment discount.
- (2) Crosswind Point operations cost for FY 2024 reflect ongoing development.
- (3) Crosswind Point private vacant land without development activity is not currently assessed for administration and operations.

CROSSWIND RANCH											
				FY 2023				FY 2024			
Lot Size	EAU Value	Unit Count	Total EAUs	Debt Service Per Unit		GF 002 O&M Per Unit	Total Assessment	Debt Service Per Unit		GF 002 O&M Per Unit	Total Assessment
				Pre-Paydown	Post-Paydown			Pre-Paydown	Post-Paydown		
ASSESSMENT AREA TWO SERIES 2022											
Single Family 55'	1.375	72	99.00	\$2,770.91	\$1,512.50	\$1,274.59	\$2,787.09	\$2,770.91	\$1,512.50	\$1,274.59	\$2,787.09
Single Family 65'	1.625	53	86.13	\$3,274.72	\$1,787.50	\$1,506.33	\$3,293.83	\$3,274.72	\$1,787.50	\$1,506.33	\$3,293.83
<b>Subtotal</b>		<b>125.00</b>	<b>185.13</b>								
Undeveloped Gross Acreage											
Future Assessment Areas	0.015	495.38	7.43	\$0.00	\$0.00	\$13.90	\$13.90	\$0.00	\$0.00	\$13.90	\$13.90
<b>Subtotal</b>		<b>495.38</b>	<b>7.43</b>								

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

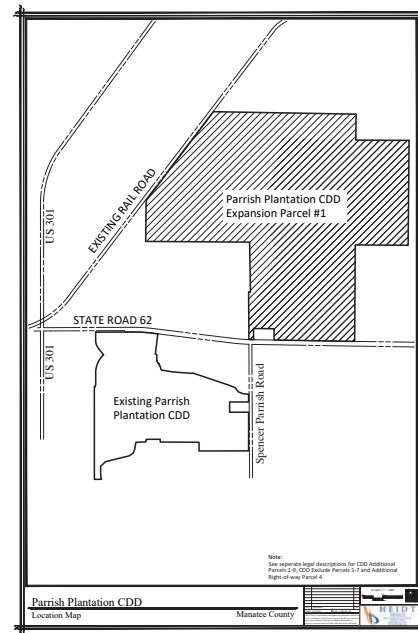
The County Tax Collector will collect the assessments for all lots and parcels within the District. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the North River Ranch Clubhouse or by conference line. Please check the District's website at <https://parrishplantationcdd.com/> prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

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

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

Angie Grunwald  
District Manager



23-01238M

FIRST INSERTION

NOTICE OF SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT IN AND  
FOR MANATEE COUNTY, FLORIDA  
CASE NO.:

2021CA004312CAAXMA  
WILMINGTON TRUST, NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY, BUT  
SOLELY AS TRUSTEE OF MFRA  
TRUST 2015-1,

Plaintiff, v.  
ARTHUR SPINNER, et al.  
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 12, 2023 and entered in Case No. 2021-CA-004312 in the Circuit Court of the 12th Judicial Circuit in Manatee County, Florida, wherein WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2015-1 is the Plaintiff and ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVE, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ARTHUR SPINNER, DECEASED; BAYSHORE GARDENS HOMEOWNERS' ASSOCIATION, INC.; STATE OF FLORIDA; DIANE GLAESEL SPINNER; SEAN SPINNER, are the Defendants. The Clerk of the Court, ANGELINA "ANGEL" COLONNESO, will sell to the highest bidder for cash at <https://manatee.realforeclose.com> on September 13, 2023 at 11:00 AM, following described real property as set forth in said Final Judgment, to wit:

LOT 12, CORDOVA LAKES SUBDIVISION, PHASE IV, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 42 THROUGH 44, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PARCEL ID NUMBER.: 5110821823  
And commonly known as 3508 68TH STREET WEST, BRADENTON, FL 34209

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.

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 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 IN LESS THAN SEVEN (7) DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711."

GHDOTTI | BERGER LLP  
Attorneys for Plaintiff  
1031 North Miami Beach Blvd  
North Miami Beach, FL 33162  
Telephone: (305) 501 2808;  
Facsimile: (954) 780.5578  
By: /s/ Tara Messinger  
Chase A. Berger, Esq.  
Florida Bar No.: 083794  
Tara L. Messinger, Esq.  
Florida Bar No.0059454  
fcpleadings@ghdottiberger.com  
July 28; Aug. 4, 2023 23-01206M

July 28, 2023

FIRST INSERTION

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

412022CA001984CAAXMA

FREEDOM MORTGAGE  
CORPORATION,  
Plaintiff, vs.

STEPHEN J. FARAH, et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 6, 2023, and entered in 412022CA001984CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and STEPHEN J. FARAH are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com), at 11:00 AM, on August 24, 2023, the following described property as set forth in said Final Judgment, to wit:

TRACT 21:  
A PARCEL OF LAND LYING IN SECTIONS 5 AND 8, TOWNSHIP 35 SOUTH, RANGE 22 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N89°52'23"W ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 50.01 FEET; THENCE N00°23'07"E ALONG A LINE OF 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 115.00 FEET; THENCE S89°38'38"W, 440.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°38'38"W, 220.00 FEET; THENCE S00°23'07"W, 1200.00 FEET; THENCE N89°38'38"E, 220.00; THENCE N00°23'07"E, 1200.00 FEET TO THE POINT OF BEGINNING.  
TOGETHER WITH:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY: (TRACT 3)  
A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 22 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N89°52'23"W ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 50.01 FEET; THENCE N00°23'07"E ALONG A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 115.00 FEET; THENCE S89°38'38"W, 440.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°38'38"W, 220.00 FEET; THENCE S00°23'07"W, 1200.00 FEET TO A POINT ON THE SOUTH MAINTAINED

RIGHT-OF-WAY LINE OF STATE ROAD 64; THENCE N89°38'38"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 220.00 FEET; THENCE S00°23'07"W, 1200.00 FEET TO THE POINT OF BEGINNING.  
TOGETHER WITH THAT CERTAIN 2001 REDMAN INDUSTRIES 53 X 24 DOUBLE WIDE MANUFACTURED HOME BEARING TITLE # 100983366 AND 100983389, AND VIN # FLA14615821A AND FLA14615821B, LOCATED THEREON.  
Property Address: 4651 409TH ST E, MYAKKA CITY, FL 34251  
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  
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.  
Dated this 19 day of July, 2023.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
22-031004 - MiM  
July 28; Aug. 4, 2023 23-01207M

**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 COURTS  
**Business Observer**  
IV200878-V5

## FIRST INSERTION

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

PROBATE DIVISION  
File No. 2023-CP-2382  
IN RE: ESTATE OF  
DAVID REED GARRETT,  
Deceased.

The administration of the estate of  
DAVID REED GARRETT, deceased,  
whose date of death was June 3, 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 de-

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

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES 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: July 28, 2023.

**Andrew Reed Garrett**  
Personal Representative  
1278 Spoonbill Landings Circle  
Bradenton, Florida 34209

Kevin M. Collier  
Attorney for Personal Representative  
Florida Bar No. 0104450  
BARNES WALKER, GOETHE,  
PERRON, SHEA, & ROBINSON,  
PLLC  
3119 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 741-8224  
Email: kcollier@barneswalker.com  
Secondary Email:  
evieira@barneswalker.com  
July 28; Aug. 4, 2023 23-01208M

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023 CP 002041 AX  
IN RE: ESTATE OF  
DONALD J. GUEST  
Deceased.

The administration of the estate of  
DONALD J. GUEST, deceased, whose  
date of death was MAY 4, 2023,  
is pending in the Circuit Court for  
MANATEE County, Florida, Probate  
Division, the address of which is 1115  
MANATEE AVE W, BRADENTON,  
FL 34205. The names and addresses  
of the personal representative and the  
personal representative's attorney are  
set forth below.

All creditors of the decedent and other  
persons having claims or demands  
against decedent's estate on whom  
a copy of this notice is required to be  
served must file their claims with this  
court 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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.

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

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

The date of first publication of this  
notice is July 28, 2023.

**Personal Representative:**  
/s/ Timothy Guest  
**TIMOTHY GUEST**  
Personal Representative  
560 Thomas Rd.,  
Bolingbrook, IL 60440

Attorney for Personal Representative:  
/s/ Shahla Simpler  
Shahla Simpler of  
SIMPLER LAW LLC  
Attorney for Personal Representative  
Florida Bar No: 37201  
46 N. Washington Boulevard, Suite 25  
Sarasota, FL 34236-5928  
(941) 955-1717  
Simpler@simpplerlaw.com  
July 28; Aug. 4, 2023 23-01233M

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-001809  
Division Probate  
IN RE: ESTATE OF  
WALTER STAMM,  
Deceased.

The administration of the estate of  
Walter Stamm, deceased, whose date of  
death was April 14, 2023, is pending in  
the Circuit Court for Manatee County,  
Florida, Probate Division, the address  
of which is Manatee Clerk of Court, 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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES 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 July 28, 2023.

**Personal Representative:**  
/s/ Charla M. Burchett  
**Charla M. Burchett**

1858 Ringling Boulevard, Ste. 300  
Sarasota, FL 34236-5917  
Attorneys for Personal Representative:  
/s/ Charla M. Burchett  
Charla M. Burchett  
chburchett@shutts.com  
cmbcourt@shutts.com  
Florida Bar No. 0813230  
Joseph D. Lieberman  
jlieberman@shutts.com  
Florida Bar No. 1022350  
Shutts & Bowen LLP  
1858 Ringling Blvd., Suite 300  
Sarasota, FL 34236  
Telephone: (941) 552-3500  
42177.0200  
July 28; Aug. 4, 2023 23-01232M

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE TWELFTH JUDICIAL  
CIRCUIT COURT IN AND FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO.: 2023 CP 002245  
IN RE: ESTATE OF  
CHARLOTTE MAE MOROCCO

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 CHARLOTTE  
MAE MOROCCO, deceased, File  
Number 2023 CP 2245, by the Circuit  
Court for MANATEE County, Florida,  
Probate Division, the address of which  
is 1115 Manatee Ave. W., Bradenton,  
Florida 34205; that the decedent's date  
of death was January 24, 2023; that the  
total value of the estate is \$20,090.73  
and that the names and addresses of  
those to whom it has been assigned by  
such order are:

**THEODORE ROBERT OCHS,**  
JR., As Trustee of the Charlotte  
Mae Morocco Family Trust  
10 Overhill Rd., Baltimore, MD  
21210

ALL INTERESTED PERSONS ARE  
NOTIFIED THAT:

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

The date of first publication of this  
Notice is July 28, 2023.

**Personal Giving Notice:**  
**Theodore Robert Ochs, Jr.**  
**c/o Matthew J. Matechik, Esq.**  
Attorney for Person Giving Notice:  
Matthew J. Matechik, Esq.  
Florida Bar Number: 126342  
205 N. Orange Avenue, Suite 202  
Sarasota, Florida 34236  
Telephone: (941) 926-6755 /  
Fax: (941) 244-5679  
E-Mail:  
matt@themattechiklawfirm.com  
Secondary E-Mail:  
summer@themattechiklawfirm.com  
July 28; Aug. 4, 2023 23-01227M

## FIRST INSERTION

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

FILE NO.:  
412023CP001131CPAXMA  
IN RE: ESTATE OF  
DAMASO LAINE SANTA MARIA,  
Deceased.

The administration of the estate of  
DAMASO LAINE SANTA MARIA,  
deceased, File Number 412023CP-  
001131CPAXMA is pending in the Prob-  
ate Court, Manatee County, Florida,  
the address of which is:

Clerk of Court  
Probate Division  
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 de-  
mands against the decedent's estate  
on whom a copy of this notice has  
been served must file their claims with  
this court, WITHIN THE LATER OF  
THREE (3) MONTHS AFTER THE  
DATE OF THE FIRST PUBLICATION  
OF THIS NOTICE OR THIRTY (30)  
DAYS AFTER THE DATE OF SER-  
VICE OF A COPY OF THIS NOTICE  
ON THEM.

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

ALL CLAIMS, NOT SO FILED  
WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME  
PERIOD SET FORTH ABOVE, ANY  
CLAIM FILED TWO YEARS (2) OR  
MORE AFTER THE DECEDENT'S  
DATE OF DEATH IS BARRED.

The date of the first publication of  
this notice is July 28, 2023.

/s/ Margaret M. Dunn  
**MARGARET MAUS DUNN**  
a/k/a  
**MARGARET DUNN**  
Date 3/13/2023

**Personal Representative**  
415 W. 44th St., #14  
New York, New York 10036  
/s/ Liz Moneymaker  
Elizabeth Moneymaker, Esq.  
Date 7/21/23  
Liz Moneymaker, P.A.  
Florida Bar Number: 885851  
3833 Central Avenue  
St. Petersburg, FL 33713  
Phone: (941) 677-7237  
Fax: (941) 751-0127  
Email: liz@lizmoneymakerlaw.com  
Secondary:  
assistant@lizmoneymakerlaw.com  
July 28; Aug. 4, 2023 23-01221M

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023 CP 001504  
Division PROBATE  
IN RE: ESTATE OF  
WILLIAM T. NEWELL  
Deceased.

The administration of the estate of Wil-  
liam T. Newell, deceased, whose date  
of death was March 27, 2023, is pend-  
ing 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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES 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 July 28, 2023.

**Personal Representative:**  
**Peter Chislett**  
600 Washington Street, #520  
New York, New York 10014  
Attorney for Personal Representative:  
Sean M. Byrne, Esq., Attorney  
Florida Bar Number: 0051988  
BACH, JACOBS & BYRNE, P.A.  
240 S. Pineapple Avenue, Suite 700  
Sarasota, FL 34236  
Telephone: (941) 926-1231  
Fax: (941) 954-1185  
E-Mail: sean@sarasotaelderlaw.com  
Secondary E-Mail:  
deedee@sarasotaelderlaw.com  
July 28; Aug. 4, 2023 23-01214M

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA - PROBATE DIVISION  
PROBATE FILE NO.  
2023-CP-001968  
IN RE: ESTATE OF

CYNTHIA E. KELLY, Deceased.

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

The administration of the estate of  
CYNTHIA E. KELLY, deceased, whose  
date of death was October 9, 2022, File  
Number 2023-CP-001968, is pend-  
ing in the Circuit Court for Manatee  
County, Florida, Probate Division, the  
address of which is 1051 Manatee Ave-  
nue West, Bradenton, FL 34205. The  
names and addresses of the personal  
representative and the personal repre-  
sentative's attorney are set forth below.

ALL INTERESTED PERSONS ARE  
NOTIFIED THAT:

All creditors of the Decedent and  
other persons having claims or de-  
mands against Decedent's estate on  
whom a copy of this notice is required  
to be served must file their claims or  
demands against Decedent's estate 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 de-  
mands against Decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.

ALL CLAIMS FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES SECTION  
733.702 (THE FLORIDA PROB-  
ATE CODE) WILL BE FOREVER  
BARRED.

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

The date of first publication of this  
notice is July 28, 2023.

**Personal Representative:**  
**LAWRENCE LOVETT YOUNGER**  
8247 Tea Olive Terrace  
Palmetto, FL 34221  
Attorney for Personal Representative:  
RICHARD P. GREEN, ESQUIRE  
Florida Bar No. 0119530  
LEWIS, LONGMAN & WALKER, P.A.  
100 Second Avenue South, Suite 501-S  
St. Petersburg, FL 33701  
Tel: 727-245-0820  
Primary Email: rgreen@llw-law.com  
Secondary Email:  
STPSERVICE@llw-law.com  
July 28; Aug. 4, 2023 23-01231M

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP- 2396  
IN RE: ESTATE OF  
JULIA B. FOGARTY,  
Deceased.

The administration of the estate of  
JULIA B. FOGARTY, deceased, whose  
date of death was January 19, 2023, is  
pending in the Circuit Court for Manatee  
County, Florida, Probate Division,  
the address of which is PO BOX 25400,  
BRADENTON, FL 34206. The names  
and addresses of the Personal Repre-  
sentative and the Personal Repre-  
sentative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES 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 July 28, 2023.

**CRISTINA F. NAJMY**  
Personal Representative  
6320 Venture Drive, Suite 104  
Lakewood Ranch, FL 34202  
Joseph L. Najmy, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0847283  
Najmy Thompson, P.L.L.C.  
6320 Venture Drive,  
Suite 104  
Lakewood Ranch, FL 34202  
Telephone: 941-907-3999  
Email: jnajmy@najmythompson.com  
Secondary Email:  
kwest@najmythompson.com  
July 28; Aug. 4, 2023 23-01234M

## FIRST INSERTION

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

CASE NO.: 2023CC002104AX  
CASA LOMA INC.,  
Plaintiff, vs.  
FRANCES RAINE,  
Defendant.

TO: Frances Raine  
YOU ARE NOTIFIED THAT an action  
for Money Damages as to that certain  
single-wide mobile home and all per-  
sonal items, appliances, and fixtures  
contained therein located at:

302 52nd Avenue Drive E, Lot  
No. 17B, Bradenton, Florida  
34203

has been filed against you, and you are  
required to serve a copy of your written  
defenses, if any, to it on Brian C. Chase,  
Esq., Plaintiff's attorney, whose address  
is 3902 N. Marguerite Street, Tampa,  
Florida 33603, ON OR BEFORE A  
DATE WHICH IS WITHIN 30 DAYS  
OF FIRST PUBLICATION OF THIS  
NOTICE IN THE BUSINESS OB-  
SERVER, 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 de-  
manded 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 disabili-  
ty who needs any accommodation 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.

WITNESS Angelina Colonnese, as  
Clerk of the County Court, and the  
seal of said Court, at the Courthouse at  
Manatee County, Florida.

Dated: 7/14/2023  
ANGELINA COLONNESO,  
Manatee County Clerk of Court  
(SEAL) By: Kris Gaffney  
Deputy Clerk

Brian C. Chase, Esq.  
Plaintiff's attorney  
3902 N. Marguerite Street  
Tampa, Florida 33603  
July 28; Aug. 4, 2023 23-01229M

## FIRST INSERTION

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

GENERAL JURISDICTION  
DIVISION  
Case No.

412022CA004541CAAXMA  
Wells Fargo Bank, N.A.,  
Plaintiff, vs.  
Terry J. Gibson a/k/a Terry J.  
Hammer a/k/a Terry Jean Hammer,  
et al.,  
Defendants.

NOTICE IS HEREBY GIVEN  
pursuant to the Final Judgment  
and/or Order Rescheduling  
Foreclosure Sale, entered in Case  
No. 412022CA004541CAAXMA of  
the Circuit Court of the TWELFTH  
Judicial Circuit, in and for Manatee  
County, Florida, wherein Wells Fargo  
Bank, N.A. is the Plaintiff and Terry J.  
Gibson a/k/a Terry J. Hammer a/k/a  
Terry Jean Hammer; Doug Hammer  
a/k/a Douglas Hammer a/k/a Howard  
Douglas Hammer 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 September, 2023, the following  
described property as set forth in said  
Final Judgment, to wit:

THE WEST 1/2 OF THE WEST  
1/2 OF LOT 27, BLOCK 4, EL-  
WOOD PARK, ACCORDING

TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 2,  
PAGE 76, OF THE PUBLIC RE-  
CORDS OF MANATEE COUN-  
TY, FLORIDA.

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

If you are a person with a disabili-  
ty 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 assis-  
tance. Please contact the Manatee  
County Jury Office, P.O. Box 25400,  
Bradenton, Florida 34206, (941) 741-  
4062, at least seven (7) days before  
your scheduled court appearance, or  
immediately upon receiving this noti-  
fication if the time before the sched-  
uled appearance is less than seven  
(7) days; if you are hearing or voice  
impaired, call 711.

Dated this 21st day of July, 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. 412022CA004541CAAXMA  
File # 22-F01459  
July 28; Aug. 4, 2023 23-01223M

## FIRST INSERTION

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

CIVIL ACTION

CASE NO.: 41-2021-CA-002980  
THE BANK OF NEW YORK  
MELLON F/K/A THE BANK OF  
NEW YORK AS INDENTURE  
TRUSTEE FOR CWHEQ  
REVOLVING HOME EQUITY  
LOAN TRUST, SERIES 2007-A,  
Plaintiff, vs.

LINDA M. TOWNSEND, et al,  
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant  
to a Final Judgment of Foreclosure  
dated July 10, 2023, and entered in  
Case No. 41-2021-CA-002980 of the  
Circuit Court of the Twelfth Judicial  
Circuit in and for Manatee County,  
Florida in which The Bank of New  
York Mellon f/k/a The Bank of New  
York as Indenture trustee for CWHEQ  
Revolving Home Equity Loan Trust,  
Series 2007-A, is the Plaintiff and  
Linda M. Townsend, Capital One  
Bank (USA), NA, are defendants, the  
Manatee County Clerk of the Circuit  
Court will sell to the highest and best  
bidder for cash in/on online at online  
at www.manatee.realforeclose.com,  
Manatee County, Florida at 11:00AM  
on the August 17, 2023 the following  
described property as set forth in said  
Final Judgment of Foreclosure:

LOT 100, GREGORY ESTATES,

ACCORDING TO THE PLAT  
THEREOF, RECORDED IN  
DEED BOOK 276, PAGE 269  
OF THE PUBLIC RECORDS  
OF MANATEE COUNTY,  
FLORIDA.

A/K/A 1612 36TH AVE WEST  
BRADENTON FL 34205

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

SUBSEQUENT INSERTIONS

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023 CP 2358**  
**Division Probate**  
**IN RE: ESTATE OF SIDNEY F. TUCKER III a/k/a SIDNEY FRED TUCKER III**  
**Deceased.**

The administration of the estate of Sidney F. Tucker III a/k/a Sidney Fred Tucker III, deceased, whose date of death was May 18, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF 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 July 28, 2023.

**Personal Representative:**  
**Steven M. Tucker**  
 10506 Giddens Place  
 Palmetto, Florida 34221  
 Attorney for Personal Representative:  
 Thomas W. Harrison, Attorney  
 Florida Bar Number: 334375  
**DYE, HARRISON, KIRKLAND,**  
**PETRUFF & PRATT PLLC**  
 1206 Manatee Avenue West  
 Bradenton, FL 34205  
 Telephone: (941) 746-1167  
 Fax: (941) 747-0583  
 E-Mail: tw@dyeharrison.com  
 rferonyalka@dyeharrison.com  
 July 28; Aug. 4, 2023 23-01242M

SUBSEQUENT INSERTIONS

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
 Notice is hereby given that on 8/4/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1972 MERC HS MF2726F. Last Tenants: JESUS SAUCEDA SR AKA JESUS SAUCEDA and all unknown parties beneficiaries heirs. Sale to be at CARLYN MHC LLC, 5611 BAYSHORE RD, PALMETTO, FL 34221. 813-241-8269.  
 July 21, 28, 2023 23-01189M

SECOND 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.storage-treasures.com on 8/9/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Cortney Price unit #A206. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
 July 21, 28, 2023 23-01162M

SECOND 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.storage-treasures.com on 8/9/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Megan Cydrus unit #6002; Tony Woods unit #8022. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
 July 21, 28, 2023 23-01160M

SECOND 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 Occupant who is in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 8/9/2023 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Stephen Pyle unit #3135. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
 July 21, 28, 2023 23-01158M

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023 CP 1326**  
**Division Probate**  
**IN RE: ESTATE OF James Forbes Williams, III**  
**Deceased.**

The administration of the estate of James Forbes Williams, III, deceased, whose date of death was February 28th, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS 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 July 21, 2023.

**James Forbes Williams, IV**  
**c/o Kanetsky, Moore & DeBoer, PA**  
 P.O. Address:  
 227 Nokomis Avenue South  
 Venice, FL 34285  
**Personal Representative**  
**JON R. FAHS, JR.**  
**KANETSKY, MOORE & DEBOER, P.A.**  
 ATTORNEYS AT LAW  
 Attorneys for Personal Representative  
 227 S. NOKOMIS AVE.  
 VENICE, FL 34285  
 Telephone: (941) 485-1571  
 Florida Bar No. 1025389  
 Email Addresses: jrf@kmdpa.com  
 July 21, 28, 2023 23-01180M

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION**  
**File Number 2023 CP 1479**  
**IN RE: ESTATE OF CHARLES E. ROULUND,**  
**Deceased.**

The administration of the ESTATE OF CHARLES E. ROULUND, 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 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 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 July 21, 2023.

**/s/ Tamara Roulund**  
**TAMARA M. ROULUND**  
**Personal Representative**  
 c/o 1515 Ringling Blvd., 10th Floor  
 Sarasota, Florida 34236  
**/s/ Daniel L. Tullidge**  
**DANIEL L. TULLIDGE**  
 Attorney for Personal Representative  
 Florida Bar No. 106749  
**FERGUSON SKIPPER, P.A.**  
 1515 Ringling Boulevard, 10th Floor  
 Sarasota, Florida 34236  
 (941) 957-1900  
 dtullidge@fergusonkipper.com  
 services@fergusonkipper.com  
 6367612.32895  
 July 21, 28, 2023 23-01171M

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023-CP-2321**  
**Division Probate**  
**IN RE: ESTATE OF JOANNE THOMPSON**  
**Deceased.**

The administration of the estate of Joanne Thompson, deceased, whose date of death was June 29, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal 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 July 21, 2023.

**Personal Representative:**  
**Douglas E. Thompson**  
**c/o Boyer & Boyer, P.A.**  
 46 N Washington Blvd, Ste 21  
 Sarasota, FL 34236  
 Attorney for Personal Representative:  
 Katherine M. Fall, Esq.  
 Florida Bar Number: 1008504  
**BOYER & BOYER, P.A.**  
 46 N Washington Blvd, Ste 21  
 Sarasota, FL 34236  
 Telephone: (941) 365-2304  
 Fax: (941) 364-9896  
 Email: kate@boyerboyer.com  
 Secondary Email:  
 service@boyerboyer.com  
 July 21, 28, 2023 23-01170M

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA**  
**CASE NO. 23-CC-2702**

**GOLD ROCK, INC. PLAINTIFF, VS. VNO OPERATIONS INC., DEFENDANT(S)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 31, 2023, and entered in 2023-CC-002702 of the County Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein Gold Rock, Inc. is the Plaintiff and VNO Operations Inc., is the Defendant. Angelina Colonneso as the Clerk of the Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00AM, on August 15, 2023, the following described property as set forth in said Final Judgment, to wit:

Lot 25, MELROSE GARDENS AT TARA, according to the map or plat thereof as recorded in Plat Book 32, Page 191, Public Records of Manatee County, Florida.  
 More commonly known as: 7129 Melrose Place, Bradenton, FL 34203 ("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 in accordance with Florida Statutes, Section 45.031.

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

Dated this 14th day of July, 2023.

Erik De L'Etoile, Esq.  
 DeL'Etoile Law Firm, P.A.  
 Attorney for Plaintiff  
 Florida Bar No. 71675  
 Tampa, FL 33610  
 (813) 563-5025  
 Erik@deletoilelaw.com  
 www.deletoilelaw.com  
 July 21, 28, 2023 23-01177M

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023-CP-2214**  
**Division PROBATE**  
**IN RE: ESTATE OF LAWRENCE NIGRO,**  
**Deceased**

The administration of the estate of LAWRENCE NIGRO, deceased, whose date of death was January 24, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave 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 July 21, 2023.

**TaQuisha Joyner-Stokes**  
**Personal Representative**  
 5104 N. Lockwood Ridge Rd.  
 Suite 307  
 Sarasota, Florida 34234  
**O'BRIEN & BENNETT, P.A.**  
 /s/ Gerald O'Brien  
 Gerald F. O'Brien, Esquire  
 Attorney for Personal Representative  
 Florida Bar Number: 0768820  
 2750 Ringling Boulevard, Suite 3  
 Sarasota, Florida 34237  
 Telephone: (941) 316-9200  
 Fax: (941) 308-0202  
 E-Mail: gerald@obrienbennett.com  
 Secondary:  
 service@obrienbennett.com  
 July 21, 28, 2023 23-01188M

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-1831**  
**IN RE: ESTATE OF THOMAS V. CALLAGHAN,**  
**Deceased.**

The administration of the estate of THOMAS V. CALLAGHAN, deceased, whose date of death was March 20, 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 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 July 21, 2023.

**Michael N. Connors**  
**Personal Representative**  
 7408 Fifth Avenue  
 Brooklyn, NY 11209  
 Jeffrey S. Goethe  
 Attorney for Personal Representative  
 Florida Bar No. 0861420  
**BARNES WALKER, GOETHE,**  
**PERRON, SHEA, & ROBINSON, PLLC**  
 3119 Manatee Avenue West  
 Bradenton, FL 34205  
 Telephone: (941) 741-8224  
 Email: jgoethe@barneswalker.com  
 Secondary Email:  
 rbattle@barneswalker.com  
 July 21, 28, 2023 23-01169M

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA**  
**CASE NO. 2013-CA-001250**  
**FORTY ONE YELLOW, LLC, Plaintiff, vs. WILLIAM PETERS; et al., Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated entered January 30, 2020, and amended by interlineation on June 22, 2023, and entered in Case No. 2013-CA-001250 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which William Peters, Associates Financial Services of America, Inc., n/k/a Citi Financial Services, Inc. 344, LLC, Unknown Tenant #1 and Unknown Tenant #2 are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash on www.manatee.realforeclose.com, at 11:00 AM EST on the September 14, 2023, the following described property as set forth in said Uniform Final Judgment of Mortgage Foreclosure entered January 30, 2020, and amended by interlineation on June 22, 2023:

Lot 65, KINGSTON ESTATES SUBDIVISION, Block 1, as per plat thereof recorded in Plat Book 16, Page 32 of the Public Records of Manatee County, Florida.  
 Property address: 1416 17th Street East, Bradenton, Florida 34208.

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 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 14 day of July, 2023.

Quinn Legal, P.A.  
 19321 US Highway 19 N., Ste. 512  
 Clearwater, FL 33764  
 Phone: 727-474-9603  
 eService@quinnlegal.com  
 kmiller@quinnlegal.com  
 Attorney for Plaintiff  
 By: /s/ Jessica F. Watts  
 Jessica F. Watts, Esq.  
 Florida Bar No.: 86089  
 July 21, 28, 2023 23-01195M

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023-CP-000945-AX**  
**Division Probate**  
**IN RE: ESTATE OF JOAN ELAINE BRACALELLO**  
**Deceased.**

The administration of the Estate of JOAN ELAINE BRACALELLO, deceased, whose date of death was November 6, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is MANATEE COUNTY CIRCUIT COURT, 1115 MANATEE AVENUE WEST, P.O. BOX 25400, 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 July 21, 2023.

**Personal Representative:**  
**SANDA GISLAO**  
 1445 LEADMINE ROAD  
 GAFFNEY, SC 29340  
 Attorney for Personal Representative:  
 M. Michelle Robles, Esq., Attorney  
 Florida Bar Number: 283120  
 8592 Potter Park Drive, Suite 150  
 Sarasota, FL 34238  
 Telephone: (941) 315-2114  
 Fax: (941) 827-2988  
 E-Mail: michelle@robleslawpa.com  
 Secondary E-Mail:  
 probate@robleslawpa.com  
 July 21, 28, 2023 23-01174M

**SAVE TIME**

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

IV20-906-021

## SECOND 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.storage-treasures.com](http://www.storage-treasures.com) on 8/9/2023 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Diana Soto units #3075 & #4027; Kristin Crawford unit #4011; Rogeste Saint-Hubert unit #4051; Odessa Ammons unit #4089. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
July 21, 28, 2023 23-01156M

## SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**Case No. 2023 CP 503**  
**Judge Diana Moreland**  
**IN RE: ESTATE OF MARY L. JOHNSON**  
**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 Mary L. Johnson, deceased, Case No. 2023 CP 503 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 29, 2021; that the total value of the estate is approximately \$75,000.00, and that the name of those to whom it has been assigned by such order is:

Suzanne M. Puffpaff, trustee of the Mary L. Johnson Living Trust

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is July 21, 2023.

**Person Giving Notice:**  
**SUZANNE M. PUFFPAFF**  
15392 Seymour Road  
Linden, Michigan 48451  
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  
July 21, 28, 2023 23-01196M

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2022-CP-1428**  
**IN RE: ESTATE OF DAVID J. MAHONEY**  
**Deceased.**

The administration of the estate of David J. Mahoney, deceased, whose date of death was January 14, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and 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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 July 21, 2023.

**Personal Representative:**  
**Daniel Puszcawicz**  
131 Monterey Way  
Royal Palm Beach, Florida 33411  
Attorney for Personal Representative:  
Alexander A. Stewart, Attorney  
Florida Bar Number: 122110  
Stewart & St. Paul Estate Law, PLLC  
1201 6th Avenue West, Suite 100  
Bradenton, Florida 34205  
Telephone: (941) 217-7654  
E-Mail: [stewart@sspstatelaw.com](mailto:stewart@sspstatelaw.com)  
July 21, 28, 2023 23-01175M

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023 CP 001919**  
**Division Probate**  
**IN RE: ESTATE OF PAUL RICHARD SCHOPFER**  
**Deceased.**

The administration of the estate of Paul Richard Schopfer, deceased, whose date of death was May 6, 2023, 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 July 21, 2023.

**Personal Representative**  
**Denise L. Schopfer**  
5208 Northmoor Drive  
Dallas, TX 75229  
Email: [drknz@hotmail.com](mailto:drknz@hotmail.com)  
Attorney for Personal Representative:  
Neil T. Lyons, Esq.  
Florida Bar No. 91826  
Luhrsen Goldberg, LLC  
6954 Professional Parkway  
Lakewood Ranch, Florida 34240  
Email Address:  
[ntl@lawpoweredbywomen.com](mailto:ntl@lawpoweredbywomen.com)  
July 21, 28, 2023 23-01173M

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023CP2324**  
**IN RE: ESTATE OF ELIZABETH W. SCHMELZER**  
**Deceased**

The administration of the Estate of ELIZABETH W. SCHMELZER, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and 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.

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: July 21, 2023.

**Personal Representative:**  
**JEANNE M. LINDBERG**  
7811 Senrab Dr  
Bradenton, FL 34209  
Attorney for Personal Representative:  
JAMES WM. KNOWLES  
KNOWLES BOUZIANE & SHAFER  
PLLC  
Florida Bar No. 0296260  
2812 Manatee Ave W  
Bradenton, FL 34205  
941-746-4454  
July 21, 28, 2023 23-01187M

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023CP001331AX**  
**Division PROBATE**  
**IN RE: ESTATE OF CLAUD JOSEPH SCOFIELD, JR**  
**Deceased.**

The administration of the estate of CLAUD JOSEPH SCOFIELD, JR, deceased, whose date of death was February 22, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which

is 1115 Manatee Ave W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

## SECOND INSERTION

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 July 21, 2023.

**Personal Representative:**  
**Cheryl L. Scofield**  
3501 64th St. W.  
Bradenton, FL 34209  
Attorney for Personal Representative:  
Shelly A. Gallagher  
Email Addresses:  
[sgesq@shellygallagherlaw.com](mailto:sgesq@shellygallagherlaw.com)  
Florida Bar No. 46371  
3411 Magic Oak Lane  
Sarasota, FL 34232  
Telephone: 19413125202  
July 21, 28, 2023 23-01190M

## SECOND INSERTION

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

The Board of Supervisors (the "Board") of the Parrish Lakes II Community Development District (the "District") will hold a public hearing and a meeting on August 22, 2023, at 6:00 p.m. at SpringHill Suites, 102 12th Street West, Bradenton, Florida.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting [www.parrishlakessicdd.org](http://www.parrishlakessicdd.org), or may be obtained by contacting the District Manager's office via email at [Heather@Breezhome.com](mailto:Heather@Breezhome.com) or via phone at (813) 565-4663.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Heather Dilley  
District Manager  
July 21, 28, 2023

23-01192M

## SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
**CIVIL DIVISION**  
**CASE NO.: 2023-CA-003503**  
**BRITTANY HERTIG,**  
**Plaintiff, vs.**  
**BENJAMIN GALAT,**  
**Defendant,**

NOTICE is hereby given that a civil action commenced on May 5, 2023, and is now pending as case number 2023-CA-003503 in the Circuit Court in the State of Florida, County of Manatee.

The name of the unserved party to the action is:  
BENJAMIN GALAT  
6408 35TH Avenue West  
Bradenton, FL 34209  
and the nature of the proceeding is a partition on Real Property - Non-Homestead \$1 - \$50,000 or less.

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

Each defendant is required to serve written defenses to the Complaint on plaintiffs attorney, Stefanny Rosales, Esq., whose address is 10853 Boyette Road, Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

In and for Manatee County:

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

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

WITNESS my hand and the seal of said court at Manatee County, Florida on the 14 day of JULY, 2023.

ANGELINA COLONNESO, ESQ.  
AS CLERK OF THE COURT  
(SEAL) By Kris Gaffney  
Deputy Clerk

/s/Stefanny Rosales  
Stefanny Rosales, Esq.  
Florida Bar No.: 1031475  
Law Offices of Stephen K. Hachey, P.A.  
10853 Boyette Rd  
Riverview FL 33569  
Phone: 813-549-0096  
E-service: [srosales@hacheylawpa.com](mailto:srosales@hacheylawpa.com)  
July 21, 28, 2023 23-01178M

## SECOND INSERTION

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

**CASE No.**  
**412023CA003971CAAXMA**  
**LONGBRIDGE FINANCIAL, LLC,**  
**Plaintiff vs.**  
**UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LILA M. SIPE AKA LILA SIPE AKA LILA MCCLENNY SIPE, DECEASED, et al.,**  
**Defendants**

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LILA M. SIPE AKA LILA SIPE AKA LILA MCCLENNY SIPE, DECEASED  
715 65TH AVENUE DRIVE W  
BRADENTON, FL 34207  
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 70, PINEWOOD VILLAGE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 15 AND 16, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite

700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

In and for Manatee County:  
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or [www.gulfoastlegal.org](http://www.gulfoastlegal.org), or Legal Aid of Manasota at (941) 747-1628 or [www.legalaidofmanasota.org](http://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.

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 18th day of July 2023.

Angelina Colonneso  
As Clerk of said Court  
(SEAL) By: Kris Gaffney  
As Deputy Clerk

Greenspoon Marder, LLP  
Default Department  
Attorneys for Plaintiff  
Trade Centre South, Suite 700  
100 West Cypress Creek Road  
Fort Lauderdale, FL 33309  
(23-000775-01)  
July 21, 28, 2023 23-01186M

## SECOND 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.storage-treasures.com](http://www.storage-treasures.com) on 8/9/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Billy J Holmes unit #00164; David Bruce unit #00560; James J Garrison unit #01303; Shaw-Marie H Shaffer unit #01613. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
July 21, 28, 2023 23-01165M

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**Case Number: 2023-CP-001004-AX**  
**IN RE: THE ESTATE OF: NORMA JEAN STEVENS,**  
**Deceased.**

The administration of the estate of Norma Stevens, deceased, whose date of death was June 1, 2022, File Number 2023-CP-1004, 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 has been 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 TIME OF SER-

VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is July 21, 2023.

**Personal Representative:**  
**Jay Stevens**  
5312 40th Avenue West  
Bradenton, FL 34209  
Attorney for Personal Representative:  
William C. Price, IV  
522 12th Street West  
Bradenton, FL 34205  
(941)-747-8001  
Florida Bar No. 1003106  
July 21, 28, 2023 23-01193M

## SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
**CIVIL DIVISION**  
**CASE NO.: 2022CA001071AX**  
**FREDOM MORTGAGE CORPORATION**  
**PLAINTIFF, VS.**  
**LAURA K. STIRES A/K/A LAURA KAREN STIRES, ET AL.,**  
**DEFENDANT(S).**

TO: THOMAS DANIEL KRAYNAK  
LAST KNOWN ADDRESS: 3313 CORTEZ ROAD W, LOT 60, BRADENTON, FL 34207  
CURRENT RESIDENCE: UNKNOWN  
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LAURA K. STIRES A/K/A LAURA KAREN STIRES  
LAST KNOWN ADDRESS: 3025 48TH AVENUE DR W, BRADENTON, FL 34207  
CURRENT RESIDENCE: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
THE EAST 114 FEET OF LOT 1, BLOCK "A" OF MCCOLLUM'S LAKE ADDITION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 61, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before, a date at least thirty (30) days after the first publication of this Notice in the Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and the seal of this Court this 7/14/2023.  
ANGELINA COLONNESO  
As Clerk of the Circuit Court  
(SEAL) By: Kris Gaffney  
As Deputy Clerk  
MILLER, GEORGE & SUGGS, PLLC  
Attorney for Plaintiff  
210 N. University Drive, Suite 900  
Coral Springs, FL 33071,  
July 21, 28, 2023 23-01179M

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](mailto:legal@businessobserverfl.com)

Business Observer

**SUBSEQUENT INSERTIONS**

**SECOND INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-002044 IN RE: ESTATE OF LARRY SCOTT LEVESQUE, Deceased.**

The administration of the estate of LARRY SCOTT LEVESQUE, deceased, whose date of death was March 9, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: July 21, 2023.

**BONNIE CALDEN BURGESS LEVESQUE**

**Personal Representative**  
370 Bailey Hill Road  
Farmington, ME 04938

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  
July 21, 2023 23-01172M

**SECOND INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2023 CP 001253 AX Division PROBATE IN RE: ESTATE OF LAWRENCE RONALD SEIBERT Deceased.**

The administration of the estate of Lawrence Ronald Seibert, deceased, whose date of death was February 15, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 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 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 July 21, 2023.

**/s/ Candice L. Patterson Personal Representative: Candice L. Patterson**

4440 Friendly Harbor Street  
Bradenton, Florida, 34207

/s/ David S. Band  
Attorney for Personal Representative:  
David S. Band  
Florida Bar No. 3287  
Band, Gates & Dramis, P.L.  
2070 Ringling Blvd.  
Sarasota, FL 34237  
Telephone: (941) 366-8010  
E-Mail Address:  
dband@bandgatesdramis.com  
July 21, 2023 23-01168M

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-000799-CP Division: PROBATE IN RE: ESTATE OF PATRICIA ANN SULLIVAN, Deceased.**

The administration of the estate of Patricia Ann Sullivan, deceased, whose date of death was June 20, 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 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 July 28, 2023.

**Personal Representative:**

**Mark Sullivan**

5559 West Pleasant Hill Road  
Free Soil, MI 49411

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

E-Mail: cyoung@wotitzkylaw.com  
Secondary E-Mail:  
jackie@wotitzkylaw.com

July 28; Aug. 4, 2023 23-00751T

**FIRST INSERTION**

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

**THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ARLENE KIST, DECEASED; UNKNOWN SPOUSE OF ARLENE KIST; UNKNOWN TENANT 2; TERESA M. EDMONDSON; DARLENE J. KIST; RAYMOND L. KIST A/K/A RAY L. KIST; RANDALL S. KIST A/K/A RANDY S. KIST; UNKNOWN TENANT 1; Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 13, 2023, in this cause, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County, Florida, described as:

LOT 48, PALM LAKE ESTATES, SECTION 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 1A, 1B AND 1C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. a/k/a 7190 SAN CASA DR, ENGLEWOOD, FL 34224-8802

at public sale, to the highest and best bidder, for cash, online at www.charlotte.realforeclose.com, on August 30, 2023 beginning at 11:00 AM.

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

If you are a person with a disability who needs any 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 07/25/2023.

Roger D. Eaton  
Clerk of the Circuit Court  
By: B. Lacey (SEAL)  
Deputy Clerk

eXL Legal, PLLC  
12425 28TH ST NORTH, STE. 200  
ST. PETERSBURG, FL 33716-1826  
EFILING@EXLLEGAL.COM  
1000007630  
July 28; Aug. 4, 2023 23-00746T

**CHARLOTTE COUNTY LEGAL NOTICES**

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23000834CP Division Probate IN RE: ESTATE OF SUSAN J. ALEXANDER Deceased.**

The administration of the estate of Susan J. Alexander, deceased, whose date of death was May 23, 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 July 28, 2023.

**Personal Representative: Hannah B. Christiansen**

8917 Poplar Pike  
Germantown, TN 38138

Attorney for Personal Representative:  
Jeffrey M. Backo  
Attorney  
Florida Bar Number: 0086426  
MELLOR & BACKO LLP  
13801 Tamiami Trail, Suite D  
North Port, FL 34287  
Telephone: (941) 426-1193  
Fax: (941) 426-5413  
E-Mail: jeff@northportlaw.com  
Secondary E-Mail:  
shelly@northportlaw.com  
July 28; Aug. 4, 2023 23-00744T

**FIRST INSERTION**

**NOTICE UNDER FICTITIOUS NAME LAW**

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Chatime, located at 2060 Willow Hammock Cir D#302, in the City of PUNTA GORDA, County of Charlotte, State of FL, 33983, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 25 of July, 2023.  
Free the Dream LLC  
2060 Willow Hammock Cir D#302  
PUNTA GORDA, FL 33983  
July 28, 2023 23-00742T

**FIRST INSERTION**

**NOTICE UNDER FICTITIOUS NAME LAW**

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Amazing Photo Booths, located at 494 Hoffer St, in the City of Port Charlotte, County of Charlotte, State of FL, 33953, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 21 of July, 2023.  
May-Britt Bakke  
494 Hoffer St  
Port Charlotte, FL 33953  
July 28, 2023 23-00735T

**OFFICIAL COURTHOUSE WEBSITES**

1:23 100% LTE

< Notes Done

<b>MANATEE COUNTY</b> manateeclerk.com	<b>HILLSBOROUGH COUNTY</b> hillsclerk.com
<b>SARASOTA COUNTY</b> sarasotaclerk.com	<b>PASCO COUNTY</b> pascoclerk.com
<b>CHARLOTTE COUNTY</b> charlotteclerk.com	<b>PINELLAS COUNTY</b> pinellasclerk.org
<b>LEE COUNTY</b> leeclerk.org	<b>POLK COUNTY</b> polkcountyclerk.net
<b>COLLIER COUNTY</b> collierclerk.com	<b>ORANGE COUNTY</b> myorangeclerk.com

**CHECK OUT YOUR LEGAL NOTICES**  
floridapublicnotices.com

**PUBLISHED 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

and select the appropriate County name from the menu option

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

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

FIRST 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 August 30, 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 07/25/2023.

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 July 28; Aug. 4, 2023 23-00745T

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION **CASE NO.: 22000401CA** FREEDOM MORTGAGE CORPORATION Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NORMAN P. GREER ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 19th day of July, 2023, and entered in Case No. 22000401CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LISA GREER; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NORMAN P. GREER; KELLY NICOLE GREER; and UNKNOWN TENANTS 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 at 11:00 A.M. on the 18th day of September, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 3, BLOCK 1334, PORT CHARLOTTE SUBDIVISION SECTION ELEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 22A THROUGH 22E, INCLUSIVE,

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 07/25/2023.

Roger D. Eaton Clerk of The Circuit Court By: B. Lackey (SEAL) Deputy Clerk

Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0052 July 28; Aug. 4, 2023 23-00747T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION **Case No.: 23002492CA** BRANDON O'TOOLE, Plaintiff, v. LINDA SCOTT IRWIN, and DENLEY LIMITED A BAHAMIAN CORPORATION, Defendants.

To: DENLEY LIMITED A BAHAMIAN CORPORATION YOU ARE NOTIFIED that an Amended Complaint for Declaratory Judgment with regard to the following-described parcel of property in Charlotte County, Florida:

Lot 1, Block 34, of CHARLOTTE HARBOR, according the PLAT thereof as recorded in Plat Book 1, Page 29, in the Public Records of Charlotte County, Florida. Having a Street address of 4542 Melbourne Street, Port Charlotte, Florida 33982

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on WARREN R. ROSS, Esquire of Wotitzky, Wotitzky, Ross & Young, P.A., the Plaintiff's attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida

33950 on or before the 30th day of August, 2023, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Amended Complaint or Petition.

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

Dated this July 24, 2023. ROGER D. EATON, Clerk of the Court By: /s/ B Lackey (SEAL) Deputy Clerk

Warren R. Ross, Esquire Wotitzky, Wotitzky, Ross & Young, P.A. 1107 West Marion Avenue, Unit 111 Punta Gorda, FL 33950 July 28; Aug. 4, 11, 18, 2023 23-00738T

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 July 5, 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 August 21, 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.

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 07/19/2023. ROGER D. EATON As Clerk of said Court By (SEAL) D. Gerace As Deputy Clerk

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 22-00496 JPC July 28; Aug. 4, 2023 23-00732T

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Babcock Ranch Community Independent Special District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 24, 2023  
TIME: 1:00 PM  
LOCATION: Babcock Ranch Field House Cafeteria  
43381 Cypress Parkway  
Babcock Ranch, FL 33982

The first public hearing is being held pursuant to Chapter 2007-306, Laws of Florida, as amended, to receive public comment and objections to the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapter 2007-306, Laws of Florida, as amended, and Chapters 189 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the proposed schedule of O&M Assessments, which are subject to change at the hearing:

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Charlotte County and/or Lee County ("County") may impose on assessments that are collected on each County's tax bill. Moreover, pursuant to

Land Use	Total # of Units / Acres	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
<b>Residential (Dwelling Units)</b>			
Current Development Area - Platted/Developed	4,789	1.0000	\$588.56
Current Development Area - Platted/Developed no Bonds	619	0.9610	\$565.63
Current Development Area - Unplatted/Undeveloped	2,542	0.1023	\$60.21
Future Development Area	11,550	0.0620	\$36.47
<b>Non-Residential (Sq. Ft.)</b>			
Commercial			
Current Development Area - Developed	115,957	0.2969	\$174.73
Future Development Area	2,168,398	0.0232	\$13.68
Industrial	634	0.0062	\$3.65
Hotel	360	0.0310	\$18.24
<b>Other (Acres)</b>			
Electric Utility	888	0.0062	\$3.65
Plant Nursery	10	0.0620	\$36.47

Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the Charlotte County Tax Collector and/or the Lee County Tax Collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

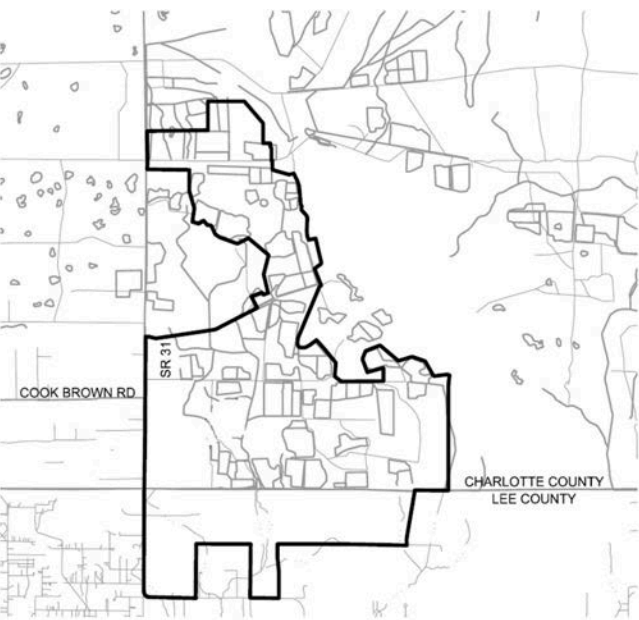
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or on the District's website at https://www.babcockranchliving.com/153/Independent-Special-District. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



July 28; Aug. 4, 2023

23-00737T

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. 23000228CA** FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. JOSEPH GASSERA, SUCCESSOR TRUSTEE OF THE AGNES GASSERA LIVING TRUST DATED MAY 3, 2017; JOANNE M. GASSERA A/K/A JOANNE BROCCIO; PATRICIA F. BROWN; NICHOLAS GASSERA; JOSEPH GASSERA; FREEDOM FOREVER, LLC; ALLIANCE TECHNOLOGY GROUP LLC; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 3, 2023 and entered in Case No. 23000228CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is Plaintiff and JOSEPH GASSERA, SUCCESSOR TRUSTEE OF THE AGNES GASSERA LIVING TRUST DATED MAY 3, 2017; JOANNE M. GASSERA A/K/A JOANNE BROCCIO; PATRICIA F. BROWN; NICHOLAS GASSERA; JOSEPH GASSERA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; FREEDOM FOREVER, LLC; ALLIANCE TECHNOLOGY GROUP LLC; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER; 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 August 17, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 817, PORT CHARLOTTE SUBDIVISION, SECTION 26, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 19A THROUGH 19E, 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 07/19/2023. ROGER D. EATON As Clerk of said Court By (SEAL) D. Gerace As Deputy Clerk

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 22-01150 CLNK July 28; Aug. 4, 2023 23-00733T



FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-000809-CP  
Division: Probate  
IN RE: ESTATE OF  
JACQUELINE DORIS WALTERS,  
A/K/A JACQUELINE D. WALTERS,  
Deceased.

The administration of the estate of Jacqueline Doris Walters, a/k/a Jacqueline D. Walters, deceased, whose date of death was May 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 representatives and the personal representatives' attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 July 28, 2023.

**Personal Representatives:**  
**John Walters III**  
4105 Ditchford Court  
Myrtle Beach, SC 29577  
**Lisa Hamilton**  
160 Lodge Avenue  
Huntington Station, NY 11746  
Attorney for Personal Representatives:  
Cheyenne R. Young  
Florida Bar Number: 0515299  
Wotitzky, Wotitzky, Ross & Young, P.A.  
1107 W. Marion Avenue, #111  
Punta Gorda, FL 33950  
Telephone: (941) 639-2171  
Fax: (941) 639-8617  
E-Mail: cyoung@wotitzkylaw.com  
Secondary E-Mail:  
jackie@wotitzkylaw.com  
July 28; Aug. 4, 2023 23-00750T

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 Michael Rimkus located at 22441 Lacombe Ave, in the County of Charlotte, in the City of Port Charlotte, Florida 33952 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Port Charlotte, Florida, this 24th day of July, 2023.

IGNITE EXTERIORS LLC  
July 28, 2023 23-00734T

FIRST INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
Case #: 22001049CA

**Truist Bank, successor by merger to SunTrust Bank Plaintiff, -vs- Thea Romano a/k/a Thea Rose Romano f/k/a Thea Puglia; Gaetano Puglia a/k/a Gaetano Puglia Jr.; Unknown Spouse of Thea Romano a/k/a Thea Rose Romano f/k/a Thea Puglia; Unknown Spouse of Gaetano Puglia a/k/a Gaetano Puglia Jr.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22001049CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Truist Bank, successor by merger to SunTrust Bank, Plaintiff and Thea Romano a/k/a Thea Rose Romano a/k/a Thea Puglia are defendant(s), I, 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 11:00AM on September 6, 2023, the following described property as set forth in said Final Judgment, to-wit:  
LOTS 10 AND 11, BLOCK 1887,

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-729-CP  
Division: Probate  
IN RE: ESTATE OF  
BARBARA J. BAUN  
Deceased.

The administration of the estate of BARBARA J. BAUN, deceased, whose date of death was May 10, 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 July 28, 2023.

**Personal Representative:**  
**Robert J. Baun**  
41 Lincoln Ave  
Dover, New Jersey 07801-3502  
Attorney for Personal Representative:  
Ellie K. Harris, Attorney  
Florida Bar Number: 0021671  
Schwarz & Harris, P.A.  
17841 Murdock Circle  
Port Charlotte, Florida 33948  
Telephone: (941) 625-4158  
Fax: (941) 625-5460  
E-Mail: e-service@schwarzlaw.net  
Secondary E-Mail:  
mackenzie@schwarzlaw.net  
July 28; Aug. 4, 2023 23-00743T

FIRST INSERTION

NOTICE UNDER FICTITIOUS  
NAME LAW  
Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Radiant Aesthetics & Permanent Makeup, located at 14113 Monserrate Ln, in the City of Port Charlotte, County of Charlotte, State of FL, 33981, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 20 of July, 2023.  
Traci Lopes  
14113 Monserrate Ln  
Port Charlotte, FL 33981  
July 28, 2023 23-00726T

FIRST INSERTION

PORT CHARLOTTE SUBDIVISION SECTION FIFTY SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 70A THROUGH 70H, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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.

07/24/2023  
Roger D. Eaton  
CLERK OF THE CIRCUIT COURT  
Charlotte County, Florida  
/s/ B Lackey (SEAL)  
DEPUTY CLERK OF COURT  
Submitted By:  
ATTORNEY FOR PLAINTIFF:  
LOGS LEGAL GROUP LLP  
2424 North Federal Highway,  
Suite 360  
Boca Raton, Florida 33431  
(561) 998-6700  
(561) 998-6707  
July 28; Aug. 4, 2023 23-00739T

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-739-CP  
Division: Probate  
IN RE: ESTATE OF  
DONALD J. JOHNSON  
Deceased.

The administration of the estate of DONALD J. JOHNSON, deceased, whose date of death was August 11, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 July 28, 2023.

**Personal Representatives:**  
**Lori A. Wellbaum**  
Attorney for Personal Representative:  
Lori A. Wellbaum  
Attorney  
Florida Bar Number: 071110  
686 N. Indiana Avenue  
ENGLEWOOD, FL 34223  
Telephone: (941) 474-3241  
Fax: (941) 475-2927  
E-Mail: lori@wellbaumlaw.com  
July 28; Aug. 4, 2023 23-00729T

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-802-CP  
Division: Probate  
IN RE: ESTATE OF  
KARLA BROWN  
a/k/a KARLA S. BROWN  
a/k/a KARLA SUE WOODBURY  
a/k/a KARLA WOODBURY  
Deceased.

The administration of the estate of Karla Brown a/k/a Karla S. Brown a/k/a Karla Sue Woodbury a/k/a Karla Woodbury, deceased, whose date of death was June 21, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 July 28, 2023.

**Personal Representative:**  
**Judith Ann Pocaan**  
3323 Casaloma Dr., #49  
Appleton, Wisconsin 54913  
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  
July 28; Aug. 4, 2023 23-00728T

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number 2023CP00731  
IN RE: ESTATE OF  
DENNIS JAMES VENO  
a/k/a DENNIS J. VENO  
Deceased

The administration of the Estate of DENNIS JAMES VENO a/k/a DENNIS J. VENO, deceased, File Number 2023CP00731, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave Punta Gorda FL. The Estate is Intestate. 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 the 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 DEATH IS BARRED.

The date of the first publication of this notice is July 28, 2023.

**Personal Representative:**  
**JEANNETTE L. VENO,**  
126 Island Court  
Rotonda West, Florida 33947  
Attorney for Personal Representative:  
ROBERT D. SCHWARTZ, ESQ.  
Florida Bar No. 028525  
1901 S. Congress Avenue, Suite 215  
Boynton Beach, Florida 33426  
Telephone: (561) 736-3440  
E-mail: robert@schwartzpa.com  
July 28; Aug. 4, 2023 23-00749T

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 23-467-CP  
Division: Probate  
IN RE: ESTATE OF  
SUSAN JEANETTE WILSON,  
Deceased.

The administration of the estate of SUSAN JEANETTE WILSON, deceased, whose date of death was January 29, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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 July 28, 2023.

**Personal Representative:**  
**Lisa R. Wallace**  
1253 Veronica Street  
Port Charlotte, Florida 33952  
Attorney for Personal Representative:  
John Ferrari, Jr., Esquire  
Florida Bar Number: 111132  
John Ferrari, P.A., a member of  
Ferrari, Butler & Moneymaker, PLLC  
2520 Tamiami Trail North, Suite 11  
Nokomis, Florida 34275  
Telephone: (941) 960-1676  
Fax: (941) 296-8656  
E-Mail: johnf@elderlegalfirm.com  
Secondary E-Mail:  
maggies@elderlegalfirm.com  
July 28; Aug. 4, 2023 23-00731T

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23000779CP  
Division: Probate  
IN RE: ESTATE OF  
Linda Marie Kimmel  
Deceased.

The administration of the estate of Linda Marie Kimmel, deceased, whose date of death was January 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, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 28, 2023.

Signed on this 19th day of July, 2023.  
/s/ Spencer Lynn Kimmel  
Spencer Lynn Kimmel  
Personal Representative

/s/ Mark Martella  
Mark Martella, Esq.  
Florida Bar No. 0024021  
Martella Law Firm, PLLC  
18245 Paulson Drive  
Port Charlotte, FL 33954  
Telephone: 941-867-6865  
Fax: 941-867-8949  
E-mail: mark@martellalaw.com  
Secondary: tara@martellalaw.com  
Attorney for Petitioner  
July 28; Aug. 4, 2023 23-00730T

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-0764 CP  
Division: Probate  
IN RE: ESTATE OF  
CHARLES A. LOCKWOOD  
Deceased.

The administration of the estate of CHARLES A. LOCKWOOD, deceased, whose date of death was June 12, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 28, 2023.

**Personal Representative:**  
**CHARLES ROBERT LOCKWOOD**  
8470 South Grange Road  
Rochelle, Illinois 61068  
Attorney for Personal Representative:  
DOROTHY L. KORSZEN, ESQUIRE  
Florida Bar Number: 765317  
Farr, Farr, Emerich, Hackett,  
Carr & Holmes, P.A.  
2920 Nokomis Avenue South  
Venice, FL 34285  
Telephone: (941) 484-1996  
Fax: (941) 497-7636  
E-Mail: dkorszen@farr.com  
Secondary E-Mail:  
jpainchaud@farr.com  
July 28; Aug. 4, 2023 23-00727T

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-000750-CP  
Division: Probate  
IN RE: ESTATE OF  
THOMAS HUGH JONES  
Deceased.

The administration of the estate of Thomas Hugh Jones, deceased, whose date of death was June 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, Florida 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 July 28, 2023.

**Personal Representatives:**  
**Timothy R. Jones**  
73 Belem Street  
Punta Gorda, Florida 33983

**Gary A. Jones**  
922 Avenida Presidio  
San Clemente, California 92672  
Attorney for Personal Representatives:  
Brett H. Sifrit, Esq., Attorney  
Florida Bar Number: 105564  
Farr, Farr, Emerich, Hackett,  
Carr & Holmes, P.A.  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
E-Mail: bsifrit@farr.com  
Secondary E-Mail:  
probate@farr.com  
July 28; Aug. 4, 2023 23-00748T

FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23000784CP  
Division: Probate  
IN RE: ESTATE OF  
MARCELLA BOCCIO,  
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 MARCELLA BOCCIO, deceased, File Number 23000784CP 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 May 2, 2023; that the total value of the estate is \$5,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:  
Vincent Boccio 6121 George Rd.,  
Punta Gorda, FL 33982  
Jo Ann Caiazzo 29 Spruce St.,  
Long Island, NY 11530

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 July 28, 2023.

**Personal Giving Notice:**  
**Vincent Boccio**  
6121 George Rd.  
Punta Gorda, FL 33982  
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  
July 28; Aug. 4, 2023 23-00736T

## FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 23001937CA  
Land Home Financial Services, Inc. Plaintiff, vs. Scott Clark; Unknown Spouse of Scott Clark Defendants.

TO: Scott Clark and Unknown Spouse of Scott Clark  
Last Known Address: 2246 Aaron Street Port Charlotte, FL 33952

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

LOT 1, BLOCK 2807, PORT CHARLOTTE SUBDIVISION, SECTION FORTY-FIVE, AC-

CORding TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 56A THROUGH 56E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 August 31, 2023, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,

to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.

DATED on July 25, 2023.

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

Julie York, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
2001 NW 64th St,  
Suite 130,  
Ft. Lauderdale, FL 33309  
File # 23-F00759

July 28; Aug. 4, 2023 23-00740T

## FIRST INSERTION

Florida: LOT 9, BLOCK 618, PORT CHARLOTTE SUBDIVISION, SECTION 41, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 51A THROUGH 51K, 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 Amanda Driscole, 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 August 31, 2023, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding,

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

DATED on July 25, 2023.

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

Amanda Driscole, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
2001 NW 64th St, Suite 130,  
Ft. Lauderdale, FL 33309  
File # 23-F00621

July 28; Aug. 4, 2023 23-00741T

## SUBSEQUENT INSERTIONS

## SECOND INSERTION

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

PROBATE DIVISION  
File No. 23000690CP

Division Probate  
IN RE: ESTATE OF  
James Edward Smith, Jr.,  
a/k/a James E. Smith  
Deceased.

The administration of the estate of James Edward Smith, Jr., a/k/a James E. Smith, deceased, whose date of death was May 14, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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: July 21, 2023.

Signed on this 17th day of July, 2023.

/s/ Patricia Elizabeth Smith

Patricia Elizabeth Smith, a/k/a

Patricia Elizabeth Kizilay -

Personal Representative

25310 Tether Lane,

Punta Gorda, FL 33983

/s/ Mark Martella

Mark Martella, Esq.

Florida Bar No. 0024021

Martella Law Firm, PLLC

18245 Paulson Drive

Port Charlotte, FL 33954

Telephone: 941-867-6865

Fax: 941-867-8949

E-mail:

mark@martellalaw.com

Secondary:

tara@martellalaw.com

Attorney for Petitioner

July 21, 28, 2023 23-00713T

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

Case No.: 22000881CA

LATANYA HUTTON,

Plaintiff, vs.

RAYMOND S. CHMIELEWSKI;

ESTATE OF RAYMOND S.

CHMIELEWSKI; HEIRS OF

RAYMOND S. CHMIELEWSKI;

THERESA PAULINE

CHMIELEWSKI; KB HOME FORT

MYERS, LLC, a Delaware Limited

Liability Company; ERIC JAGER;

RAYMOND PENNYPACKER;

MYRIAM VISOT FERNANDEZ;

ESTATE OF MYRIAM VISOT

FERNANDEZ; and HEIRS OF

MYRIAM VISOT FERNANDEZ

Defendants.

TO: ERIC JAGER

1028 SW 49TH TERRACE

MARGATE, FLORIDA 33068

MYRIAM VISOT FERNANDEZ

URB EL COMMANDANTE

776 AVE PONCE DE LEON CASA 3,

APT. 1

SAN JUAN, PR 00925

ESTATE OF MYRIAM VISOT FER-

NANDEZ

URB EL COMMANDANTE

776 AVE PONCE DE LEON CASA 3,

APT. 1

SAN JUAN, PR 00925

HEIRS OF MYRIAM VISOT FER-

NANDEZ

URB EL COMMANDANTE

776 AVE PONCE DE LEON CASA 3,

APT. 1

SAN JUAN, PR 00925

RAYMOND S. CHMIELEWSKI

2488 S. ORANGE BLOSSOM TRAIL

APOPKA, FLORIDA 32703

ESTATE OF RAYMOND S.

CHMIELEWSKI

2488 S. ORANGE BLOSSOM TRAIL

APOPKA, FLORIDA 32703

HEIRS OF RAYMOND S.

CHMIELEWSKI

2488 S. ORANGE BLOSSOM TRAIL

APOPKA, FLORIDA 32703

RAYMOND PENNYPACKER

1300 COMMONWEALTH BOULE-

VARD

READING, PA 19607

YOU ARE NOTIFIED that an action

to quiet title on the following property in

Charlotte County, Florida:

THE FOLLOWING DESCRIBED

LAND, SITUATE, LYING, AND

BEING IN CHARLOTTE COUNTY,

FLORIDA, TO WIT:

Lot 12, Block 2, PEACE RIVER

SHORES, UNIT 10, according to

the plat thereof, recorded in Plat

Book 7, Pages 43A thru 43D, of

the Public Records of Charlotte

County, Florida.

Lot 18, Block 2047, PORT CHAR-

LOTTE SUBDIVISION, SEC-

TION 24, according to the plat

thereof, recorded in Plat Book 5,

Pages 16A thru 16E, of the Public Records of Charlotte County, Florida.

Lot 1, Block 187D, HARBOUR HEIGHTS, SECTION 11, a Replat of a Portion of Part 2, according to the plat thereof, recorded in Plat Book 6, Pages 13A thru 13D, of the Public Records of Charlotte County, Florida.

Lot 7, Block 2328, PORT CHARLOTTE SUBDIVISION, SECTION 38, according to the plat thereof, recorded in Plat Book 5, Pages 42A thru 42H of the Public Records of Charlotte County, Florida.

Lot 10, Block 2961, PORT CHARLOTTE SUBDIVISION, SECTION 59, according to the plat thereof, recorded in Plat Book 5, Pages 73A thru 73F, of the Public Records of Charlotte County, Florida.

Lot 28, Block 187C, HARBOUR HEIGHTS, SECTION 11, a Replat of a Portion of Part 2, according to the plat thereof, recorded in Plat Book 6, Pages 13A thru 13D, 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 14th day of July, 2023.

Clerk of the Circuit Court

By: (Seal) B. Lackey 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

July 21, 28; Aug. 4, 11, 2023

23-00715T

## SECOND INSERTION

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

PROBATE DIVISION  
File No. 2023CP000679

Probate Division  
IN RE: ESTATE OF  
ROBERT GRANDT  
Deceased.

The administration of the estate of ROBERT GRANDT, deceased, whose date of death was April 9, 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 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 July 21, 2023.

Personal Representative:

RICHARD GRANDT

1100 Challis Lane,

Sandston, VA 23150

Attorney for Personal Representative:

THOMAS R. WALSER, ESQ.

Email Address:

trwals@floridaprobatefirm.com

Florida Bar No. 116596

Florida Probate Law Firm, PLLC

4800 N. Federal Highway, Suite 106D

Boca Raton, Florida 33431

July 21, 28, 2023 23-00698T

## SECOND INSERTION

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

PROBATE DIVISION  
File No. 23-000730-CP

Division: Probate  
IN RE: ESTATE OF  
KAREN K. EVRRARD  
Deceased.

The administration of the estate of Karen K. Evrard, deceased, whose date of death was May 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 July 21, 2023.

Personal Representative:

Jerry D. Evrard

539 Canada Court

Punta Gorda, Florida 33950

Attorney for

Personal Representative:

Jeffrey Briscoe

Florida Bar No. 127501

3440 Conway Blvd., Suite 1-A

Port Charlotte, Florida 33952

Telephone: (941) 625-4189

Facsimile: (941) 237-4126

Email: jeff@jeffbriscoe.com

July 21, 28, 2023 23-00709T

## SECOND INSERTION

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

PROBATE DIVISION  
File No. 23000723CP

IN RE: ESTATE OF  
JOYCE L. STONE, a/k/a

LEOTA JOYCE STONE Deceased. The administration of the estate of Joyce L. Stone, deceased, whose date of death was May 15, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 July 21, 2023.

Personal Representative:

Linda F. Wolven

23339 Rosewood Avenue

Port Charlotte, FL 33980

Attorney for

Personal Representative:

Alicia K. Henry, Esq.,

Attorney

Florida Bar Number: 1016619

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2023-CP-0565  
Division Probate  
IN RE: ESTATE OF  
JOHN A. MINCHAK Deceased.

The administration of the estate of JOHN A. MINCHAK, deceased, whose date of death was November 10, 2020, and whose social security number is XXX-XX-2052, 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 name and address of the personal representative and 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 July 21, 2023.  
Attorney and Personal Representative:  
Aaron J. Tracy, Esq.  
Florida Bar Number: 0940151  
P.O. Box 2759  
Sarasota, Florida 34230  
Telephone: (941) 405-9156  
Fax: (941) 296-7657  
E-Mail: aaron@tracy-law.com  
July 21, 28, 2023 23-00710T

SECOND INSERTION

NOTICE OF SALE PURSUANT TO  
CHAPTER 45  
IN THE COUNTY COURT  
OF THE TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR  
CHARLOTTE COUNTY,  
FLORIDA GENERAL  
JURISDICTION DIVISION  
CASE NO. 22-CC-859

SECTION 23 PROPERTY  
OWNER'S ASSOCIATION, INC.,  
A FLORIDA NOT FOR PROFIT  
CORPORATION, PLAINTIFF, V.  
IBRAHIM ABDULAH I  
ALBAWARDI, ET AL.,  
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 29, 2023, and entered July 10, 2023 in Case No. 22-CC-859 of the COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Florida, wherein SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC. is Plaintiff, and IBRAHIM ABDULAH I ALBAWARDI; UNKNOWN SPOUSE OF IBRAHIM ABDULAH I ALBAWARDI; UNKNOWN TENANT ONE and UNKNOWN TENANT TWO are Defendants, Roger D. Eaton as Clerk of said Court, Charlotte County Clerk of Court, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM, on the 11th day of September, 2023 the following described property as set forth in said Final Judgment, to wit:

Lot 9, Block 748, Punta Gorda Isles, Section 23, according to the plat thereof, as recorded in Plat Book 12, Pages 2A through 2Z41, of the Public Records of Charlotte County, Florida.  
A/K/A: 26091 Dolman Court, Punta Gorda, FL 33983

A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (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.

BECKER & POLIAKOFF, P.A.  
Attorneys for Plaintiff  
Six Mile Corporate Park  
12140 Carissa Commerce Court  
Suite 200 Fort Myers, FL 33966  
Primary:  
cofoservice@mail@beckerlawyers.com  
BY: Carolyn C. Meadows  
Florida Bar #92888  
23598752v.1 S13218/410662  
July 21, 28, 2023 23-00723T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number 2023CP000752  
IN RE: ESTATE OF  
JOHN WILLIAM LAMON  
a/k/a JOHN LAMON  
Deceased

The administration of the Estate of JOHN WILLIAM LAMON a/k/a JOHN LAMON, deceased, File Number 2023CP000752, 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 23, 2016. 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 the 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 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 July 21, 2023.  
Personal Representative:  
JOHN LAMON,  
1137 State Rt 903  
Jim Thorpe, Pennsylvania 18229  
Attorney for Personal Representative:  
ROBERT D. SCHWARTZ, ESQ.  
Florida Bar No. 028525  
1901 S. Congress Avenue, Suite 215  
Boynton Beach, Florida 33426  
Telephone: (561) 736-3440  
E-mail: robert@schwartzpa.com  
July 21, 28, 2023 23-00697T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-787-CP  
Division PROBATE  
IN RE: ESTATE OF  
YVONNE A. VANSICKLE A/K/A  
YVONNE ANN VANSICKLE  
Deceased.

The administration of the estate of Yvonne A. VanSickle a/k/a Yvonne Ann VanSickle, deceased, whose date of death was June 23, 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 July 21, 2023.

Personal Representative:  
Chadwick C. VanSickle  
4513 Dover Zoar Road NE  
Dover, Ohio 44622  
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  
July 21, 28, 2023 23-00717T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-000758  
IN RE: ESTATE OF  
MARGOT M. FARR  
Deceased.

The administration of the estate of Margot M. Farr, deceased, whose date of death was June 15, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 21, 2023.

Personal Representative:  
Vanessa De Armas  
1206 Royal Tern Drive  
Punta Gorda, Florida 33950  
Attorney for Personal Representative:  
Jenny C. Hazel, Esquire  
Attorney  
Florida Bar Number: 0163562  
MCCRORY LAW FIRM  
309 Tamiami Trail  
Punta Gorda, FL 33950  
Telephone: (941) 205-1122  
Fax: (941) 205-1133  
E-Mail: jenny@mccrorylaw.com  
Secondary E-Mail:  
debbie@mccrorylaw.com  
July 21, 28, 2023 23-00722T

SECOND INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-000793-CP  
IN RE: ESTATE OF  
TIMOTHY ROBIN HANELY  
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 Timothy Robin Hanely, deceased, File Number 2023, 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 May 15, 2023; that the total value of the estate is less than \$75,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Joessette Witter	45 Liberty Street, Milan, OH 44846
Jake Trent	708 E. 5th Street, Port Clinton, OH 43452

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 July 21, 2023.

Person Giving Notice:  
Joessette Witter  
45 Liberty Street  
Milan, Ohio 44846  
Attorney for Person Giving Notice  
Albert Stickley 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  
July 21, 28, 2023 23-00703T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 2023-CP-000667  
Division: Probate  
IN RE: ESTATE OF  
CLAIRE T. MAILHOTT Deceased.

The administration of the estate of Claire T. Mailhott, deceased, whose date of death was May 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 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 July 21, 2023.

Personal Representative:  
Linda C. Swenson  
52 Access Road  
Chicopee, MA 01020  
Attorney for Personal Representative:  
Forrest J. Bass, Attorney  
Florida Bar Number: 68197  
Farr Farr Emerich Hackett Carr & Holmes, PA  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941)639-1158  
Fax: (941)639-0028  
E-Mail: fbass@farr.com  
Secondary E-Mail:  
msleeper@farr.com  
and probate@farr.com  
July 21, 28, 2023 23-00701T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-000747-CP  
Division Probate  
IN RE: ESTATE OF  
WILLIAM PARKER SCOTT, JR.  
Deceased.

The administration of the estate of William Parker Scott, Jr., deceased, whose date of death was January 11, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST 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 July 21, 2023.

Personal Representative:  
Carla Scott  
927 West Olympia Avenue  
Punta Gorda, Florida 33950  
Attorney for Personal Representative:  
Brett H. Sifrit, Esq. Attorney  
Florida Bar Number: 105564  
Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
E-Mail: bsifrit@farr.com  
Secondary E-Mail:  
probate@farr.com  
July 21, 28, 2023 23-00724T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-000661 Division CP  
IN RE: ESTATE OF  
STEVEN D. OYER Deceased.

The administration of the estate of STEVEN D. OYER, deceased, whose date of death was April 21, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 21, 2023.

Personal Representative:  
JENNIFER ANN OYER  
17538 Brighton Lake Rd.  
Land O' Lakes, Florida 34638  
Attorney for Personal Representative:  
/s/ Tiffany M. Cerniglio  
Tiffany M. Cerniglio, Esq.  
Attorney  
Florida Bar Number: 121791  
HARRIS BARRETT MANN & DEW  
7309 First Avenue South  
St. Petersburg, FL 33707  
Telephone: (727) 892-3100  
Fax: (727) 898-0227  
E-Mail: tiffany@hbmldlaw.com  
Secondary E-Mail:  
denise@hbmldlaw.com  
July 21, 28, 2023 23-00699T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 23000733CP  
Division: Probate  
IN RE: ESTATE OF  
FRED ALEXANDER BAITY, JR.  
Deceased.

The administration of the estate of Fred Alexander Baity, Jr., deceased, whose date of death was January 28, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is Friday, July 21, 2023.

Personal Representative:  
Julie Carol Baity Kern  
3327 Shingle Oak Terrace  
Sarasota, Florida 34237  
Attorney for Personal Representative:  
Lori 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  
July 21, 28, 2023 23-00725T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-728-CP  
Division PROBATE  
IN RE: ESTATE OF  
GEORGE M. LEASK Deceased.

The administration of the estate of GEORGE M. LEASK, deceased, whose date of death was May 29, 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 July 21, 2023.

Personal Representative:  
Robin Vazquez  
6230 Scott Street, Suite 211  
Punta Gorda, Florida 33950  
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  
July 21, 28, 2023 23-00707T

## SECOND 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 online auction via www.storage-treasures.com on 8/9/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Elizabeth Finnegan unit #E361; Daniell Bass unit #F291. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
July 21, 28, 2023

23-00696T

## FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION  
**CASE NO.: 2023-CA-000125**  
**WHELESS PROPERTIES, LLC, Plaintiff, vs.**  
**EDGAR O. PESQUERA, THE UNKNOWN SPOUSE OF EDGAR O. PESQUERA, MARION C. PESQUERA, THE UNKNOWN SPOUSE OF MARION C. PESQUERA AND ANY AND ALL KNOWN OR UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ANY OF THE HEREIN NAMED INDIVIDUAL DEFENDANTS, Defendants.**  
TO: EDGAR O. PESQUERA  
90 Doris Street  
Manchester, NH 03103  
and  
MARION C. PESQUERA  
90 Doris Street  
Manchester, NH 03103  
YOU ARE NOTIFIED that an action

to quiet title on the following property in Charlotte County, Florida:  
THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:  
Lot 38, Block 29, Unit No. 2 of TROPICAL GULF ACRES, as per Plat found of record in Plat Book 3, page 41, Charlotte County Records.  
a/k/a: 27498 Sunset Drive, Punta Gorda, FL 33955  
Parcel ID Number  
422303480032  
has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Florida Consumer Lawyers, Plaintiffs attorney, at PO Box 341499, Tampa, FL 33694, Phone Number: (813) 282-9330, 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 Avenue, Punta Gorda, FL 33950, with service on Plaintiff or immediately thereafter. If you fail to do so a default may be en-

tered 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 19th day of June, 2023.  
Clerk of Circuit Court  
(SEAL) B. Lackey  
As Deputy Clerk

Florida Consumer Lawyers,  
Plaintiffs attorney,  
PO Box 341499,  
Tampa, FL 33694,  
Phone Number: (813) 282-9330  
July 7, 14, 21, 28, 2023 23-00674T

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION  
**Case No. 22-000345-CA**  
**Wells Fargo Bank, N.A., Plaintiff, vs.**  
**The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Stuart Lynn Powell a/k/a Stuart L. Powell, Deceased, et al., Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 22-000345-CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest

by, through, under or against the Estate of Stuart Lynn Powell a/k/a Stuart L. Powell, Deceased; Justin Cameron Powell a/k/a Justin C. Powell; Adrienne L. Longfellow a/k/a Adrienne L. Longfellow f/k/a Adrienne L. Powell; B. L. P., a minor child, in the care of his mother and natural guardian, Amber M. Deem; Clerk of the Court, Charlotte County, Florida; Rotonda West Association, Inc. are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00 AM on the 24th day of August, 2023, the following described property as set forth in said Final Judgment, to wit:  
LOT 924, ROTONDA WEST, PINEHURST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 12-A THROUGH 12-K 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 07/13/2023.

Roger Eaton  
As Clerk of the Court  
By: (Seal) C. Colon  
As Deputy Clerk

Brock & Scott PLLC  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Attorney for Plaintiff  
File # 22-P00169  
July 21, 28, 2023 23-00708T

## SECOND 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. 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 an Order Rescheduling Foreclosure Sale filed July 13, 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 11:00 A.M., on August 2, 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 proceed-

ing, 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 07/14/2023.

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  
July 21, 28, 2023 23-00714T

## SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE NO.: 23002198CA**  
**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ADJUSTABLE RATE MORTGAGE TRUST 2005-5, ADJUSTABLE RATE MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-5, Plaintiff, vs.**  
**CECIL JAMES A/K/A C. JAMES; UNKNOWN HEIRS, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PRIMROSE JAMES A/K/A P. JAMES A/K/A PRIMROSE FLORINA JAMES, DECEASED, Defendant(s).**  
TO: Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors,

Trustees, and all other parties claiming an interest by, through, under or against the Estate of Primrose James a/k/a P. James a/k/a Primrose Florida James, deceased  
25332 Rampart Boulevard  
Port Charlotte, Florida 33983  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County, Florida:  
LOT 10, BLOCK 708, PUNTA GORDA ISLES, SECTION 23, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 2A THROUGH 2-Z-41, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
Street Address: 25332 Rampart Boulevard, Port Charlotte, Florida 33983  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this

Court, 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 July 18, 2023.

Roger D. Eaton  
Clerk of said Court  
By: B. Lackey (SEAL)  
As Deputy Clerk

McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, FL 33407  
Telephone: (561) 713-1400  
FLpleadings@MWC-law.com  
File#:15-445495  
July 21, 28, 2023 23-00719T

## FOURTH INSERTION

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

**CASE NO.: 2023-CA-000120**  
**WHELESS PROPERTIES, LLC, Plaintiff, vs.**  
**PHILLIP TURRELL and ANY AND ALL KNOWN OR UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ANY OF THE HEREIN NAMED INDIVIDUAL DEFENDANTS, Defendants.**  
TO: PHILLIP TURRELL  
3584 Exchange Avenue  
Naples, FL 34101

YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:  
THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA,

TO WIT:  
Lot 12, Block 247, TROPICAL GULF ACRES, UNIT NO. 10, according to the plat thereof, as recorded in Plat Book 4, Pages 76A through 76N, inclusive, of the Public Records of Charlotte County, Florida.  
a/k/a: 27461 Nassau Dr, Punta Gorda, FL 33955  
Parcel ID Number 422310277011  
has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Florida Consumer Lawyers, Plaintiffs attorney, at PO Box 341499, Tampa, FL 33694, Phone Number: (813) 282-9330, 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 Avenue, Punta Gorda, FL 33950, with 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 19th day of June, 2023.  
Clerk of Circuit Court  
(SEAL) B. Lackey  
As Deputy Clerk

Florida Consumer Lawyers,  
Plaintiffs attorney,  
PO Box 341499,  
Tampa, FL 33694,  
Phone Number: (813) 282-9330  
July 7, 14, 21, 28, 2023 23-00673T

## SECOND INSERTION

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

**Case Number: 23001992CA**  
**In Re: The Forfeiture of: 2014 Black BMW 650I VIN #: WBAYP9C55ED169227**  
**Claimant: TINA MARIE WEST: THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF TINA MARIE WEST: UNKNOWN HEIRS, BENEFICIARIES, AND DEVISEES OF THE ESTATE OF TINA MARIE WEST.**  
TO: Tina Marie West: The Unknown Personal Representative of the Estate of Tina Marie West: Unknown Heirs, Beneficiaries, and Devises of the Estate of Tina Marie West  
4128 Durant Street  
Port Charlotte, FL 33948  
AND ALL OTHERS WHOSE NAMES ARE PRESENTLY UNKNOWN but may claim an interest in the

motor vehicle described as One (1) 2014 Black BMW 650I, VIN# WBAYP9C55ED169227. Notice is hereby given that WILLIAM PRUMMELL, Sheriff of Charlotte County, Florida, has filed a forfeiture proceeding in the Twentieth Judicial Circuit of the State of Florida in and for Charlotte County, Florida, requesting that the said motor vehicle described above, be forfeited to the Petitioner, WILLIAM PRUMMELL, Sheriff of Charlotte County, Florida, for the use and benefit of the Charlotte County Sheriff's Office.

On July 13, 2023, Petitioner, WILLIAM PRUMMELL, Sheriff of Charlotte County, Florida, obtained an ORDER DETERMINING PROBABLE CAUSE AND REQUIRING CLAIMANTS DESIRING TO CONTEST FORFEITURE TO FILE AND SERVE RESPONSIVE PLEADINGS AND AFFIRMATIVE DEFENSES from the Court determining that probable cause existed for seizure of the subject motor vehicle, for violation of Florida Statutes §932.701, et seq., in that the subject motor vehicle, were used as an instru-

mentality in the commission of a violation of Florida Statutes §893.13 and is subject to forfeiture to the Charlotte County Sheriff's Office under Chapter 932 Florida Statutes. Petitioner will further seek a Final Order of Forfeiture forfeiting the subject motor vehicle to the Charlotte County Sheriff's Office.

The property was seized by Officers of the Charlotte County Sheriff's Office on or about May 10, 2023, at or near 1750 Tamiami Trail, Port Charlotte, Charlotte County, Florida, and is being held by the Charlotte County Sheriff's Office.

Dated this 18th day of July, 2023.  
FARR, FARR, EMERICH, HACKETT, CARR and HOLMES, P.A.  
By: /s/ Will W. Sunter  
WILL W. SUNTER, ESQUIRE  
Florida Bar No. 0011448  
Attorney for Petitioner  
99 Nesbit Street  
Punta Gorda, FL 33950  
(941) 639-1158  
wsunter@farr.com //  
alambert@farr.com  
July 21, 28, 2023 23-00720T

## FOURTH INSERTION

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

**Case No. 23-002336-CA**  
**FREDERICK M. PETERS; and CHRIS A. PETERS, Plaintiffs, vs.**  
**SILVER COVE CONDOMINIUM II DEVELOPERS, INC., a dissolved Florida corporation; and the respective unknown assigns, successors in interest, trustees, or any other party claiming by, through, under or against the above-named Defendant, and any other persons or entities claiming to have any right, title or interest in and to the res which constitutes the subject matter of this action, Defendants.**  
TO: The respective unknown assigns, successors in interest, trustees, or any other party claiming by, through, under or against the Defendant, SILVER COVE CONDOMINIUM II DEVELOPERS, INC., a dissolved Florida corporation, and any other persons or entities claiming to have any right, title or interest in and to the res which constitutes the subject matter of this action,  
YOU ARE NOTIFIED that an ac-

tion seeking declaratory judgment and reformation of deed to the following-described parcel of property in Charlotte County, Florida:

Unit 6, Building #2, SILVER COVE CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in O.R. Book 759, Page 491, as amended by an Amendment to Declaration recorded in O.R. Book 1058, Page 615, the Survey, Plot Plan and Graphic Depiction of Improvements thereof, recorded in Condominium Book 4, Pages 45A through 45D, inclusive, and Condominium Book 9, Pages 12A through 12C, inclusive, recorded in the Public Records of Charlotte County, Florida, together with an undivided interest in and to the common elements appurtenant thereto.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on TAMSEN HAYS, Esq. of Wotitzky, Wotitzky, Ross & Young, P.A., the Plaintiffs' attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 7th day of August, 2023, and file the original with

the Clerk of this Court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint or Petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.  
Dated this June 30, 2023.

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

TAMSEN HAYS, Esq.  
Wotitzky, Wotitzky, Ross & Young, P.A.  
1107 West Marion Avenue, Unit 111  
Punta Gorda, Florida 33950  
July 7, 14, 21, 28, 2023

23-00675T

## THIRD INSERTION

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

**Case No.: 08-2023-CA-000465**  
**JAMES HARPER, Plaintiff, v.**  
**PHILIP R. BICKHAM a/k/a PHILLIP R. BICKHAM; et al., Defendants.**

TO: Alice Crocker a/k/a Alice K. Crocker C/O of Paul Bowling f/k/a/ Paul Crocker and The Estate of Alice Crocker C/O Paul Bowling f/k/a Paul Crocker.

YOU ARE NOTIFIED that an action for Quiet Title for the following property in Charlotte County, Florida:

Legal Description:  
PARCEL A:  
Lot 10 and the South five feet of Lot 3, Allison's Subdivision: also the South 70 feet of the West 10 feet of Lot 9 in Allison's Subdivision, being in the NE1/4 of the NW1/4 of the SW1/4 of Section 5, Township 41 South, Range 23 East, as per plat recorded in the Public Records of Charlotte County, Florida.  
AND  
PARCEL B:  
Begin at the Southwest corner of Lot 2, Allison's Subdivision, Section 5, Township 41 South, Range 23 East, Charlotte County, Florida, for point of beginning; thence run Northerly and parallel to the West line of said Lot 2, 8 feet to an iron stake, thence run Easterly and parallel to the South line of Lot 2, 37 feet to an

iron stake; thence run South-easterly 8 feet more or less to an iron stake; thence run Westerly along the South line of said Lot 2 to the Point of Beginning.  
AND

Lot 11, less beginning at the Northeast corner of Lot 11, Allison's Subdivision, Section 5, Township 41 South, Range 23 East, Charlotte County, Florida, for Point of Beginning; thence run Southerly along the East line of said Lot 11, 6 feet to an iron stake; thence run Westerly approximately 6 feet to an iron stake; thence run Northwesterly approximately 6 feet to an iron stake; thence run Easterly along the North line of said Lot 11, to the Point of Beginning.  
AND

The East 10 feet of Lot 12, Allison's Subdivision, according to the Plat thereof, recorded in Plat Book 1, Page 96, of the Public Records of Charlotte County, Florida.  
AND

PARCEL C:  
Lot 12 less 10 feet off the East side thereof, in Allison's Subdivision, according to the Plat thereof, recorded in Plat Book 1, Page 96, of the Public Records of Charlotte County, Florida.  
Parcel ID: 412305305002  
A/K/A: 1010 Ruth Avenue, Punta Gorda, FL 33950

has been filed against you and you are required to serve a copy of your written defenses, if any, to Neha Patel, Es-

quire, the Plaintiff's attorney, whose address is Brown & Associates Law & Title, P.A. 4200 4th Street, N., Suite F, St. Petersburg, FL 33703, on or before, 30 days from first publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition

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 7/11/2023

Roger D. Eaton  
As Clerk of the Court  
By: B. Lackey  
As Deputy Clerk

BROWN & ASSOCIATES  
LAW & TITLE, P.A.  
/s/ Neha Patel, Esq  
Attorney for Plaintiff  
4200 4th Street, N., Suite F  
St. Petersburg, FL 33703  
(727) 325-2001  
CourtDocuments@BrownALT.com  
July 14, 21, 28; Aug. 4, 2023  
23-00692T