

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

Notice of Public Auction Notice of Public auction for money due on storage units. Auction will be held on August 24th, 2023 at or after 8:00Am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows:
U-Haul Moving and Storage: 3602 14th St W, Bradenton FL, 34205
Tyler Sloan AA6270H \$828.65
Nitzza Altidor 4073 \$464.40
Crystal Tobey AA7072D \$1,003.65
BETH CORRIVEAU AA7666B \$579.80
lauren cobb 4185 \$197.64
BETH CORRIVEAU AA5700C \$579.80
JANESHA MYLES 4025 \$656.60
BETH CORRIVEAU AA6742D \$579.80
Vandalea Jones AB1563A \$293.90
BETH CORRIVEAU AA5962A \$579.80
Brian Green 4101 \$800.10
August 4, 11, 2023 23-01252M

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 Florida Department of Transportation to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2205-0001 and seeks to vacate portions of rights-of-way in the Pomello Park Subdivision in Bradenton.
On the 12th 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 Government 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-23-081
A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY PORTIONS OF PLATTED RIGHTS-OF-WAY IN THE POMELLO PARK 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 near 20107 State Road 70 East in Bradenton and is 43,071 square feet (0.989 acres) more or less in size. The future land use map designation and zoning district of the property subject to the application is A and AG-R, 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 3603.
The Board 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.
August 4, 2023 23-01253M

FIRST INSERTION

NOTICE OF VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY
GETTEL BRADENTON, INC., a Florida corporation, does hereby give notice, pursuant to Section 336.10, Florida Statutes, and Section 331 of the Manatee County Land Development Code, that in response to an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel having been made to the Board of County Commissioners of Manatee County, Florida, Resolution R-23-084 was adopted by the Board.
August 4, 2023 23-01279M

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 WOODWORK SQUAD : Located at 6414 95th St E : Manatee County in the City of Bradenton : Florida, 34202-9366 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Bradenton Florida, this July day of 27, 2023
SANTORO VAGNER
August 4, 2023 23-01256M

FIRST INSERTION

NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE at 115 Manatee Ave W, Bradenton, Florida, 34205 will sell the contents of the following units to satisfy a lien to the highest bidder on August 23rd 2023 by 11:30 AM at WWW.STORAGETREASURES.COM. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.
Unit #4136 Katina Delgado - TVs, household furniture, clothes. Unit #4202 Gerard Joseph - Printers, boxes, office supplies. Unit #4216 Jasmine Handy - Household furniture, chairs, cushions. Unit #3075 Erin Carnes - Paintings, décor, bins, kids toys. Unit # 4070 Carol Miller - Large aquarium, furniture, clothing, stands.
August 4, 11, 2023 23-01264M

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 08/24/23 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.
Unit C4061 Catrina Gillespe boxes, bags, totes
Unit C5013 Jennifer Lopez appliances, boxes, bags, totes
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (941)263-7814
August 4, 11, 2023 23-01251M

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 Robert and Meagan Meyer to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2301-0002 and seeks to vacate a portion of a platted right-of-way known as Bay Way Boulevard in the plat of Century Estates in Bradenton, Florida.
On the 12th 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-23-116
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 KNOWN AS BAY WAY BOULEVARD IN THE PLAT OF CENTURY ESTATES 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 at 424 60th Street Northwest in Bradenton and is 5,656.10 square feet (0.129 acres) more or less in size. The future land use map designation and zoning district of the property subject to the application is RSF-4.5 and RES-6, 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 3603.
The Board 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.
August 4, 2023 23-01254M

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Brannan & Hessel CPA, LLC located at 6111 Exchange Way in the County of Manatee in the City of Lakewood Ranch, Florida 34230 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Manatee, Florida, this 27 day of July, 2023.
Heroic FL LLC
August 4, 2023 23-01255M

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 2 Africa Solutions - Education and Healthcare located at 14312 Silver Trout Drive in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of July, 2023.
Champion for Africa, Inc.
Marsha Champion
August 4, 2023 23-01265M

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, EMPIRE IT SOLUTIONS, INC., a Florida corporation, desires to engage in business under the fictitious name of EMPIRE COMPUTERS, at 7215 21st Street E, Sarasota, FL 34243. Notice is further given that the undersigned intends to register this fictitious name with the Florida Department of State, Division of Corporations, Tallahassee, Florida.
Dated: 7/31/2023
EMPIRE IT SOLUTIONS, INC., a Florida corporation
/s/ Michael Bannach
Name: Michael Bannach
Title: President
August 4, 2023 23-01268M

FIRST INSERTION

Notice is hereby given that ZOE' M SOMMERS, OWNER, desiring to engage in business under the fictitious name of SUNCOAST TOASTS located at 5700 BAYSHORE ROAD, UNIT 818, 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.
August 4, 2023 23-01269M

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 Headwaters Run located at 20605 63rd Ave. E in the City of Bradenton, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 2nd day of August, 2023.
5 Oaks LLC
Richard Borkum
August 4, 2023 23-01280M

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 CARROLL J MCABEE JR located at 1161 E State Rd 70 Unit 110-835 in the City of Lakewood Ranch, Sarasota County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of July, 2023.
CARROLL J MCABEE JR
August 4, 2023 23-01257M

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 "180 Skate", located at 518 - 13th Street West, Bradenton, Florida, 34205, in the County of Manatee, in the City of Bradenton, State of Florida, 34205. GALATIANS 6:2, INC., a Florida corporation, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
DATED at Bradenton, Manatee County, Florida, this 1st day of August, 2023.
GALATIANS 6:2, INC., a Florida corporation
By: s/Gary R. Crawford
Gary R. Crawford, President (Corporate Seal)
August 4, 2023 23-01273M

FIRST INSERTION

NOTICE OF SPECIAL MEETING OF SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
The Special meeting of the Board of Supervisors (the "Board") of the Sawgrass Village Community Development District is scheduled to be held on Friday August 11, 2023, at 11:00 am at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779.
The Board of Supervisors meeting is open to the public and will be conducted in accordance with the provisions of Florida Law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Inframark, LLC, 2005 Pan Am Circle Suite 300 Tampa, FL 33607.
There may be an occasion where one or more supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.
Angie Grunwald
District Manager
August 4, 2023 23-01278M

FIRST INSERTION

Notice is hereby given that BOOKS4INMATES INC, OWNER, desiring to engage in business under the fictitious name of GULF COAST CANS LLC located at 1810 4TH ST WEST, 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.
August 4, 2023 23-01258M

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 Precision Hydraulic Solutions, located at 39690 Ballard Rd, in the City of Myakka City, County of Manatee, State of FL, 34251, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 1 of August, 2023.
C. BARBER LLC
39690 Ballard Rd
Myakka City, FL 34251
August 4, 2023 23-01274M

FIRST INSERTION

Notice of Sale - Self Storage contents Name / Unit / Goods: Samuel Aquino F 11. A minimum bid, no-reserve auction will be held, or otherwise the goods will be disposed of, on August 25, 2023 at 2:00 PM, at Manatee Storage & Mfg., 1326 37th Ave E, Bradenton FL 34208 (941-747-7045). Tenant may redeem their property by payment of the amount necessary to satisfy the lien and reasonable expenses of sale or disposition per Self Storage Facility Act FS 83.801-83.809. Terms: Cash only. All sales are final. Buyer to remove entire contents from the premises and leave space "broom clean". Firearms (if any) transfer subject to applicable regulations with any fees paid by Buyer; Secured party holds the minimum bid and declares to all bidders, "There is no warranty relating to title, possession, quiet enjoyment, or the like in this disposition" and "This is to be conducted as a commercially reasonable sale" both per FS 679.610. The contents are vehicles, household goods or other personal property collectively styled "HHG" for purposes of this notice, per FS 83.803 (1) and 192.001 (11) (12).
August 4, 11, 2023 23-01250M

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 Spring Hill 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.villagesofglencreekcdd.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 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
August 4, 2023 23-01271M



What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386

FIRST INSERTION

(Amended)
NOTICE OF ACTION FOR
Adoption
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA
Case No.: 2020DR3696

Division: 3
GABRIEL BAEZA HASBUN,
Petitioner, and
FAUSTO CASTILLO,
Respondent,
TO: Fausto Castillo
4172 OVERTURE CIR BRADENTON,
FL 34209

YOU ARE NOTIFIED that an action for Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Vicky Baeza and Gabriel Baeza, whose address is 5308 44th ST E BRADENTON, FL 34203, on or before 9/5/2023, and file the original with the clerk of this Court at 1115 MANATEE AVE W, BRADENTON, FL 34205, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 7/25/2023
Angelina Colonneso
CLERK OF THE CIRCUIT COURT
(SEAL) By: Vicky Alvarez
s/ Vicky Alvarez
Deputy Clerk
Aug. 4, 11, 18, 25, 2023 23-01249M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-2524
IN RE: ESTATE OF
VIRGINIA C. SCHUCK
Deceased.

The administration of the estate of VIRGINIA C. SCHUCK, deceased, whose date of death was May 14, 2023, is pending in a summary action 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 petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 August 4, 2023.

Petitioner:
Lucy M. Collandra
257 Campbell Hill Ln
Copperhill, Tennessee 37317
Attorney for Petitioner:
R. Matthew Elliott, Esquire
Florida Bar Number: 17820
5105 Manatee Avenue West, Suite 15
Bradenton, FL 34209
Telephone: (941) 798-3055
Fax: (941) 798-3163
E-Mail: matt@elliottfiduciary.com
August 4, 11, 2023 23-01261M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-002448
IN RE: ESTATE OF
PAUL F. SCHNEIDER
Deceased.

The administration of the estate of Paul F. Schneider, deceased, whose date of death was July 15, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 4, 2023.

Personal Representative:
Megan A. Schneider
4122 63rd Terrace E
Sarasota, Florida 34243
Attorney for Personal Representative:
Dale Brewster, Esquire
Florida Bar Number: 0082211
948B CYPRESS VILLAGE BLVD
SUN CITY CENTER, FLORIDA 33573
Telephone: (813) 633-8772
Fax: (813) 642-0030
E-Mail: dbrewster7@verizon.net
Attorney for Personal Representative
August 4, 11, 2023 23-01267M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Manatee COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 001396
Division Probate
IN RE: ESTATE OF
Jerry P. Snowball
Deceased.

The administration of the estate of Jerry P. Snowball, deceased, whose date of death was January 15th, 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 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 August 4th, 2023.

Personal Representative:
David A. Snowball
668 Tanbark Ln
Wadsworth, OH 44281
Attorney for Personal Representative:
Marc H. Feldman
Feldman & Roback
Email Addresses:
mhf@feldmanroback.com
Florida Bar No. 0276537
3908 26th St W
Bradenton, FL 34205
Telephone: (941) 758-8888
August 4, 11, 2023 23-01262M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-000908
IN RE: ESTATE OF
EMERY RYAN SNODGRASS,
Deceased.

The administration of the estate of EMERY RYAN SNODGRASS, deceased, whose date of death was November 26, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue 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: August 4, 2023.

BONNIE SNODGRASS
Personal Representative
4504 68th Street West, Apt C
Bradenton, FL 34210
Robert D. Hines, Esquire
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, PL
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
hballinger@hnh-law.com
August 4, 11, 2023 23-01248M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 2271
Division Probate
IN RE: ESTATE OF
John H. Lewis
Deceased.

The administration of the estate of JOHN H. LEWIS, deceased, whose date of death was June 8, 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 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 August 4, 2023.

Personal Representative:
RODNEY D. GERLING, ESQ.
6148 State Road 70 East
Bradenton, FL 34203
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
August 4, 11, 2023 23-01247M

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023-CP-2537
IN RE: ESTATE OF
JESSICA MONTGOMERY
HOPEWELL,
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 JESSICA MONTGOMERY HOPEWELL, deceased, File Number 2023-CP-2537; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205; that the decedent's date of death was June 15, 2023; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiary:
SCOTT M. WOERNER
17571 E. Temple Drive
Aurora, CO 80015

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 August 4, 2023.

SCOTT M. WOERNER
Person Giving Notice
17571 E. Temple Drive
Aurora, CO 80015
M. Brandon Robinson
Attorney for Person Giving Notice
Florida Bar No. 0119364
BARNES WALKER, GOETHE,
PERRON, SHEA, & ROBINSON,
PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: brobinson@barneswalker.com
August 4, 11, 2023 23-01272M

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 2039
Division Probate
IN RE: ESTATE OF
Mariann M. Pratt
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 Mariann M. Pratt, deceased, File Number 2023 CP 2039; by the Circuit Court for Manatee County, Florida, Probate Division; the address of which is 1051 Manatee Avenue West, Bradenton Florida; that the decedent's date of death was February 9, 2022; that the total value of the estate is \$50,000.00 and that the names and address of those to whom it has been assigned by such order are:

NAME ADDRESS
Crystal Maderia
209 Barre St Unit 202C, Montpelier, VT 05602
Raven Ball
12 Salisbury Walk, Bicester OX26 1B2 UK

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is August 4, 2023.

Person Giving Notice:
Crystal Maderia
209 Barre St Unit 202C
Montpelier, VT 05602
Attorney for Person Giving Notice:
Marla Stewart Owczarek, Esq.
Florida Bar No. 1021687
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email: attorney@gerlinglawgroup.com
August 4, 11, 2023 23-01276M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 2246
Division Probate
IN RE: ESTATE OF
FRANCESCA M. VAN LIEW
Deceased.

The administration of the estate of Francesca M. Van Liew, deceased, whose date of death was May 29, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 4, 2023.

Personal Representative:
/s/ Robin J. Van Liew
Robin J. Van Liew
1 Avery Road
Holden, Massachusetts 01520
Attorney for Personal Representative:
/s/ Sarah J. Harnden
Sarah J. Harnden, Attorney
Florida Bar Number: 92299
DUNLAP & MORAN PA
P.O. Box 3948
Sarasota, FL 34230
Telephone: (941) 366-0115
Fax: (941) 365-4660
E-Mail: sharnden@dunlapmoran.com
Secondary E-Mail:
efarrugia@dunlapmoran.com
August 4, 11, 2023 23-01275M

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 2143
Division Probate
IN RE: ESTATE OF
Margaret M. Righheimer
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 Margaret M. Righheimer, deceased, File Number 2023-CP-2143; by the Circuit Court for Manatee County, Florida, Probate Division; the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was July 20, 2022; that the total value of the estate is \$20,894.84 and that the names and address of those to whom it has been assigned by such order are:

NAME ADDRESS
William J. Righheimer
4620 Tobemroy Way
Bradenton, FL 34211

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is August 4, 2023.

Person Giving Notice:
William J. Righheimer
4620 Tobemroy Way
Bradenton, FL 34211
Attorney for Person Giving Notice:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email: rgerling@gerlinglawgroup.com
August 4, 11, 2023 23-01277M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF
THE 12TH JUDICIAL CIRCUIT IN
AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023CP002032AX
IN RE: ESTATE OF
GEORGINA KYRON
Deceased.

The Administration of the estate of the GEORGINA KYRON deceased, whose date of death was September 30, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division; File No. 2023CP002032AX, 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, 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE IS: August 4, 2023.

Personal Representative:
Jo-Anne Enzel
22 Southbourne Ave.
North York, Ontario, Canada
Attorney for Personal Representative
Gary I. Handin, Esq.
Florida Bar No. 288594
Gary I Handin, P.A.
3111 University Drive-Suite 605
Coral Springs, Florida 33065
954-796-9600
Ghandin@Handinlaw.com
August 4, 11, 2023 23-01263M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP002108AX
Division Probate
IN RE: ESTATE OF
STEPHEN PETER TENERELLA
Deceased.

The administration of the estate of Stephen Peter Tenerella, deceased, whose date of death was March 1, 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.

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 August 4, 2023.

Personal Representative:
Kaitlin Huth
2041 Horsecreek Lane
Haines City, FL 33844
Attorney for Personal Representative:
Leah A. Foertsch
Florida Bar No. 836761
Pannone Lopes Devereaux
& O'Gara LLC
2424 North Federal Highway, Ste. 260
Boca Raton, Florida 33431
Telephone: (561) 362-2011
E-mail: lfoertsch@pldowlaw.com
E-mail: bocaservice@pldowlaw.com
August 4, 11, 2023 23-01270M

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
 GENERAL JURISDICTION DIVISION
CASE NO. 2021CA004887AX
PHH MORTGAGE CORPORATION,
 Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RUTH KAY RELIFORD, et al.
 Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 07, 2023, and entered in 2021CA004887AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein PHH MORTGAGE CORPORATION 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 RUTH KAY RELIFORD, DECEASED; AMANDA WEATHERFORD; JAMIE WEATHERFORD; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Angelina Colonnese

FIRST INSERTION

as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on September 06, 2023, the following described property as set forth in said Final Judgment, to wit: THE SOUTH 30 FEET OF LOT 14 AND THE NORTH 60 FEET OF LOT 15 OF MAGEE PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 76, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 17 EAST. 5623 25TH STREET W, BRADENTON, FL 34207
 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 28 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

21-095386 - NaC
 August 4, 11, 2023

23-01266M

SUBSEQUENT INSERTIONS

SECOND 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 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

SECOND 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 Spring Hill 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 www.curiositycreekcdd.com, 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 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

NOTICE OF JUDICIAL SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2023-CA-003541
CAROLINA LANDINGS AT UNIVERSITY PLACE
UNIT 7560, LLC,
 Plaintiff, vs.
MIDDLEBURG REALTY ONE, LLC,
 Defendants.

2023-CA-003541, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein, CAROLINA LANDINGS AT UNIVERSITY PLACE UNIT 7560, LLC is the Plaintiff, and MIDDLEBURG REALTY ONE, LLC is the Defendant.

The Clerk of the Court, Angelina "Angel" Colonnese, will sell to the highest bidder online at <https://www.manatee.realforeclose.com/> on August 24, 2023 at 11:00:00 AM EST, the following described real property as set forth in said Final Judgment of Partition, to wit:

Unit 7560, Building 7, Carolina Landings at University Place, a Condominium, together with an

FIRST INSERTION

undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1859, Page 5594 and according to the Master declaration of Book 1875, Page(s) 3302, amendments thereof of the Public Records of Manatee County, Florida.

No "known" or "unknown" liens, mortgages, encumbrances, taxes, or judgments shall be paid or satisfied from the sales proceeds. The sales proceeds are solely to be used for the benefit of the Plaintiff and Defendant. No funds from the sales proceeds shall be used

for the benefit of the buyer/third party purchaser. Bidders should thoroughly conduct their own due diligence to determine all encumbrances that will remain on the real property.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Manatee County Courthouse, 1115 Manatee Avenue West, Bradenton, Florida 34205, Tel. 941-749-1800, 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

seven (7) days; if you are hearing or voice impaired, call 711 to access TTY based telecommunications.

Dated this 28th day of July, 2023.

GYDEN LAW GROUP, P.A.
 1600 East 8th Ave., Suite A200
 Tampa, Florida 33605

(813) 493-4181
 hgyden@gydenlaw.com

/s/ Henry G. Gyden
 Henry G. Gyden, Esq.

Florida Bar No.: 0158127
 Attorney for Plaintiff and Defendant

August 4, 11, 2023 23-01259M

COLONIAL MANOR MHC HOLDINGS, LLC
 900 9TH AVENUE EAST
 PALMETTO, FL 34221

NOTICE OF RIGHT OF FORMER TENANT(S) TO RECLAIM ABANDONED PROPERTY PURSUANT TO §715.105 AND NOTICE TO LIENHOLDER OF STORAGE CHARGES PURSUANT TO FLA. STAT. §723.084

(Certified Mail, Return Receipt Required and by Regular Mail) AND PUBLISHED PURSUANT TO F.S. 709.109(2)

TO: MARLIN JAY YODER, ANY DESCENDANTS OR SUCCESSORS OF INTEREST IN AND ANY UNKNOWN TENANTS AT: 900 9th Avenue East, LOT 168 Palmetto, Manatee County, Florida 34221

(FORMER TENANTS)
 CMRR: 9589-0710-5270-0136-5644-59

AND TO:
 RON OR CLAUDIA HARTUNG (AS TO LIENHOLDER)

P.O. BOX 100
 PALMETTO, FL 34220-0000

CMRR: 9589-0710-5270-0136-5644-42

AS TO FORMER TENANT: When you vacated the premises at 900 9TH AVENUE EAST, LOT 168, PALMETTO, FL 34221 the following personal property remained:

1979 NOBILITY HOMES INC., double-wide mobile home, Vehicle Identification No. N 21287A, FLORIDA TITLE NO. 16884902 AND VIN N21287B, FLORIDA TITLE NO. 16884903 and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT.

If you own this property, you may claim it at: 900 9th AVENUE EAST, PALMETTO, FL 34221 (Main Office)

Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than SEPTEMBER 24, 2023 at 11:00 a.m., this property will be sold pursuant to Florida Statutes §715.109. THE AMOUNT OF STORAGE FEES DUE BY THE FORMER TENANT ON THIS MOBILE HOME AND UNIDENTIFIED PERSONAL PROPERTY IS THE SUM OF \$7,256.00 pursuant to Fla. Stat. §715.111 as of the date of the the execution of this notice.

PLEASE NOTE: If you fail to reclaim the property, it will be sold at a

FIRST INSERTION

Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.

AS TO LIENHOLDER: Effective five (5) days from this date, storage charges are accruing at the rate of \$20.88 per day on the mobile home identified above. The day from which the Lienholder is required to make payments to COLONIAL MANOR MHC HOLDINGS, LLC is calculated in accord with the date of receipt of this letter.

Pursuant to subsection 3 of Florida Statute §723.084, you are obligated to advise COLONIAL MANOR MHC HOLDINGS, LLC, 900 9TH Avenue East, Palmetto, FL 34221 of your intentions with regard to the storage charges claimed. Pursuant to this statute, the daily amount of the lien is one/30th of the last monthly rental amount paid by the homeowner Shirwin Inc. v. And Suncoast Schs. Fed. Credit Union, 2016 Fla. Cir. LEXIS 39905, Circuit Court of the Twentieth Judicial Circuit of Florida, Collier County, October 31, 2016,

Decided; November 1, 2016, Case No.: 16-CA-1494.

The procedure the lienholder must comply with to prevent its loss of its lienholder protections is:

Fla. Stat. §723.084 (3) The lienholder must notify the property owner within 30 days of receipt of the notice pursuant to subsection (2) whether it intends to make payment of the storage charges and, if the lienholder agrees to make payment, to pay the storage charges accruing to that date. Thereafter, the lienholder shall pay storage charges according to the schedule of payments that the homeowner was responsible for paying. THE MONTHLY RENTAL CURRENTLY IN EFFECT IS \$723.50 PER MONTH, DUE ON THE FIRST OF EACH MONTH. In the event that the lienholder does not notify the property owner of its intention to not pay storage charges, the storage charges shall accrue and be due and owing to the property owner. In the event the lienholder notifies the property owner within 30 days of the receipt of the notice that it does not intend to pay the storage charges, the storage charges shall not accrue, but the lienholder shall not be entitled to any of the protections set forth in this

act, and shall be subject to any remedies available to the property owner including retention of possession of the mobile home and foreclosure thereon to satisfy the landlord's lien for rent. A copy of the lien information used to deliver this letter to the Lienholder is incorporated into this notice and attached as Exhibit A. You may furnish any information to the property owner either directly or through my office.

PLEASE GOVERN YOURSELVES ACCORDINGLY.

COLONIAL MANOR MHC HOLDINGS, LLC

900 9TH AVENUE EAST PALMETTO, FL 34221

OWNER OF REAL PROPERTY LOCATED AT:

900 9TH AVENUE EAST LOT 168

PALMETTO, FL 34221

DATE:

CHERYL PEAKE, PARK MANAGER
 900 9th Avenue East
 Palmetto, FL 34221

(941)-722-3191

THIS DOCUMENT WAS PREPARED BY: WILLIAM C. PRICE, III, P.A.

522 12th Street West
 Bradenton, FL 34205

August 4, 11, 2023 23-01260M

OFFICIAL COURTHOUSE WEBSITES

1:23 ↗

📶 LTE 🔋

MANATEE COUNTY
manateeclerk.com

LEE COUNTY
leeclerk.org

PASCO COUNTY
pascoclerk.com

SARASOTA COUNTY
sarasotaclerk.com

COLLIER COUNTY
collierclerk.com

PINELLAS COUNTY
pinellasclerk.org

CHARLOTTE COUNTY
charlotteclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

FLORIDA'S NEWSPAPER FOR THE G-SUITE
Business Observer

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386
 and select the appropriate County name from the menu option

OR E-MAIL:
legal@businessobserverfl.com

Business Observer

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
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 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.

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.
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

SECOND 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 personal 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 OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

If you are a person with a disability who needs any 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 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

SECOND 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 William T. Newell, deceased, whose date of death was March 27, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 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) 906-1231
Fax: (941) 954-1185
E-Mail: sean@sarasotaelderlaw.com
Secondary E-Mail:
deedee@sarasotaelderlaw.com
July 28; Aug. 4, 2023 23-01214M

SECOND 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 pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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 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 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 FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 (THE FLORIDA PROBATE 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:
STPServ@llw-law.com
July 28; Aug. 4, 2023 23-01231M

SECOND 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. 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:
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@themathechiklawfirm.com
Secondary E-Mail:
summer@themathechiklawfirm.com
July 28; Aug. 4, 2023 23-01227M

SECOND 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 Probate 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 demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent, and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE 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 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@mizmoneymakerlaw.com
Secondary:
assistant@mizmoneymakerlaw.com
July 28; Aug. 4, 2023 23-01221M

SECOND 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 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 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@simplerlawfirm.com
July 28; Aug. 4, 2023 23-01233M

SECOND 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 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.

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
cburchett@shutts.com
embcourt@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

SECOND INSERTION

**NOTICE OF PUBLIC SALE OF
PERSONAL PROPERTY**

Notice is hereby given that on August 30, 2023 at 11:30 a.m., ROCKY BLUFF, INC., a Florida corporation d/b/a Palm Grove Mobile Home Park will sell the following mobile home at public auction, pursuant to F.S. §715.109, single wide mobile home located at 6505 US Highway 301 N, Lot D8, Ellenton, FL bearing VIN #A378, owned by Raymond Gregory Bartro and Anne Marie Bartro. Sale to be held at the office of Palm Grove Mobile Home Park, 6505 US Highway 301 North, Ellenton, FL 34222, 941-722-2266.

Purchase must be made with cash only and paid at the above-referenced location in order to complete the transaction. Any Purchaser will be responsible to comply with all Rules, Regulations and the Declaration of Palm Grove.
July 28; Aug. 4, 2023 23-01235M

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-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 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.

Andrew Reed Garrett
Personal Representative
1278 Spoonbill Landings Circle
Bradenton, Florida 34209
Kevin M. Colver
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: kcolver@barneswalker.com
Secondary Email:
evieira@barneswalker.com
July 28; Aug. 4, 2023 23-01208M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
Case No.
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, ELWOOD PARK, ACCORDING

TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 76, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

Dated this 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

SECOND 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 Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

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

Dated this 20 day of July, 2023.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Justin Ritchie, Esq.
CT - 21-001146
July 28; Aug. 4, 2023 23-01246M

SECOND 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.

23-01218M

SECOND 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.

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

SECOND 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.

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.

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

SECOND INSERTION

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

The Board of Supervisors (the "Board") of the Buckhead Trails II 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. 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.buckheadtrails2cdd.com, or may be obtained by contacting the District Manager's office via email at Angie.Grunwald@Infrafirm.com or via phone at (813) 873-7300. 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 Dis-

SECOND INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Sawgrass Village Community Development District

The Board of Supervisors (the "Board") of the Sawgrass Village Community Development District (the "District") will hold a public hearing and a meeting on August 23, 2023 at 1:00 p.m. at Eaves Bend Amenity Center located at 4725 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. 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.sawgrassvillagecdd.com, or may be obtained by contacting the District Manager's office via email at Angie.Grunwald@Infrafirm.com or via phone at (813) 873-7300. 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 Dis-

SECOND 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.

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

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: twh@dyeharrison.com ferronymyalka@dyeharrison.com July 28; Aug. 4, 2023 23-01242M

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 July 28; Aug. 4, 2023 23-01224M

tract 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. Angie Grunwald District Manager July 28; Aug. 4, 2023 23-01211M

tract 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. Angie Grunwald District Manager July 28; Aug. 4, 2023 23-01225M

BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS 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 July 28; Aug. 4, 2023 23-01243M

SECOND 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 online 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

SECOND 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 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

SECOND INSERTION

NOTICE OF ACTION

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

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 YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in MANATEE County, Florida, to-wit: Unit Numbers and Week Numbers (as set forth above) in LITTLE GULL COTTAGES, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1020, Page 3206 as amended, described in Condominium Book 12, Pages 177 through 186, as amended, of 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, Es-

quire, 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 FOR LITTLE GULL CONDOMINIUM ASSOCIATION, INC July 28; Aug. 4, 2023 23-01222M

SECOND 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, vs. 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." GHIDOTTI | 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 fcplreadings@ghidottiberger.com July 28; Aug. 4, 2023 23-01206M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 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, 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, 220.00 FEET; THENCE S00°23'07"W, 1200.00 FEET; THENCE N89°38'38"E, 220.00 FEET; THENCE N00°23'07"E, 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 IN-

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 FEET; 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 200 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 S89°38'38"W, 220.00 FEET; THENCE N00°23'07"E, 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 IN-

DUSTRIES 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 23-031004 - MiM July 28; Aug. 4, 2023 23-01207M

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

Notice of Public Sale

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

Sale Date August 25, 2023 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V12995 1982 ASP FL9818DR

Hull ID#: ASPV0828M82G

outboard pleasure gas fiberglass 20ft R/O Matthew Albert Andrews

Lienor: Windward Stump Pass

260 Maryland Ave Englewood

Licensed Auctioneers FLAB422 FLAU765 & 1911

August 4, 11, 2023

23-00772T

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of UNCLE LOUIE G ITALIAN ICES & ICE CREAM located at: 15468 ALSACE CIRCLE in the county of CHARLOTTE in the city of PORT CHARLOTTE, FL 33981 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 27th day of July, 2023.

OWNER:

VPPC LLC

15468 ALSACE CIRCLE

PORT CHARLOTTE, FL 33981

August 4, 2023

23-00752T

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022-2023

The Board of Supervisors of the North Loop Community Development District will hold their regular meetings for Fiscal Year 2022-2023 at the **Sleep Inn & Suites Port Charlotte- Punta Gorda- 806 Kings Hwy, Port Charlotte, FL 33980**, at **1:30 p.m.** unless otherwise indicated as follows:

September 12, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 or by calling (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813)565-4663 at least 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 Office.

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

Patricia Thibault

District Manager

August 4, 2023

23-00783T

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The North Loop Community Development District ("District"), located in the Town of Lady Lake, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

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

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on **August 29, 2023** by email to patricia@breezehome.com ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse

Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

August 4, 2023

23-00784T

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 C&C CLEANING /C&C LAWN MAINTENANCE : Located at 12912 Foresman Blvd : Charlotte County in the City of Port Charlotte : Florida, 33981-2059 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 July day of 27, 2023

FAULKNER CELESTE KNAPPS

August 4, 2023

23-00753T

FIRST INSERTION

VB BTS II, LLC is proposing to construct a 310-foot tall (overall height) self-supporting lattice telecommunications structure located near 21091 Granville Road, Fort Myers, Charlotte County, Florida (N26° 46' 13.9"; W81° 52' 36.3"). The tower will be lit with FAA Style E lighting. VB BTS II, LLC invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 405 during normal business hours. Comments must be received within 30 days of the date of this notice.

In addition, any interested party may also request further environmental review of the proposed action under the FCC's National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at www.fcc.gov or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554 within 30 days of the date that notice of this proposed action is published on the FCC's website. Refer to File No. A1246817 when submitting the request and to view the specific information about the proposed action. 23-001793/ CVG

August 4, 2023

23-00758T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage

1231 Kings Highway

Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **August 22nd at 10AM**

Occupant Name	Unit	Description of Property
Tammy Lorraine Martin, Tammy Martin	04006	Household Items
James Lewis Lawson Jr, James Lawson	04007	Household Items
Brian Keith Worstell, Brian Worstell	05014	Household Items
Kelsie Jo Weatherholt, Kelsie Weatherholt	05015	Household Items
James Quintan Booker, James Booker	11067	Household Items

August 4, 11, 2023

23-00754T

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within North Loop Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 115.63 acres, located entirely within the City of Punta Gorda, Florida. The District consists of two site areas: Site 1 is generally located southwest of Taylor Road, west of Indian Springs Cemetery Road and north of Jones Loop Road. Site 2 is generally located south of Glasgow Avenue, west of Indian Springs Road, and northeast of Tamiami Trail. Advising that a meeting of landowners will be held for the purpose of electing five (5) person/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: August 29, 2023

TIME: 11:00 A.M.

PLACE: Sleep Inn & Suites Port Charlotte- Punta Gorda
806 Kings Hwy,
Port Charlotte, FL 33980

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Breeze, 1540 International Parkway, Suite 2000, Lake Mary, FL 32745 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

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

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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.

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

Patricia

District Manager

August 4, 11, 2023

23-00755T

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, *Florida Statutes*, the North Loop Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2019). The specific laws implemented in the Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.3144, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2019).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, c/o Artemis Connected, LLC d/b/a Breeze, 1540 International Parkway, Suite 2000, Lake Mary, FL 32745 or by email at patricia@breezehome.com.

Patricia Thibault

District Manager

North Loop Community Development District

August 4, 2023

23-00782T

FIRST INSERTION

NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The North Loop Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2023, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in [Jurisdiction], Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2023, be completed no later than June 30, 2024.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide eight (8) copies of their proposal to Patricia Comings-Thibault (or by email patricia@breezehome.com) ("District Manager"), in an envelope marked on the outside "Auditing Services, North Loop Community Development District." Proposals must be received by 12:00 p.m. on **Tuesday, August 29, 2023**, at the office of the District Manager, c/o Breeze, 1540 International Parkway, Suite 2000, Lake Mary, FL 32745 with a digital copy to patricia@breezehome.com. Please direct all questions regarding this Notice to the District Manager.

Patricia Thibault

District Manager

August 4, 2023

23-00781T

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No.:
082023CA000294XXXXXX
TRUIST BANK, formerly known as BRANCH BANKING AND TRUST COMPANY
Plaintiff, vs.
KATRINA KING, TREVOR KING, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming an interest by, through, under or against any Defendant, or claiming any right, title, and interest in the subject property, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated July 27, 2023, and entered in 082023CA000294XXXXXX in the Circuit Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein TRUIST BANK, formerly known as BRANCH BANKING AND TRUST COMPANY is the Plaintiff and KATRINA KING and TREVOR KING are the Defendants. I will sell at public auction to the highest bidder in cash at www.charlotte.realforeclose.com, at 11:00 a.m. on October 25, 2023, that certain real property situated in the County of Charlotte, State of Florida, more particularly described as follows:
Lot 71, Block 619, Port Charlotte Subdivision, Section 41, according to the plat thereof recorded in Plat Book 5, Page 51, 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: 08/02/2023

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

Alvarez, Winthrop,

Thompson & Smoak, P.A.

P.O. Box 351 1

Orlando, FL 32802-3511

STB@awtsps.com

Telephone No.: (407) 210-2796

Facsimile No.: (407) 210-2795

Attorneys for Plaintiff

August 4, 11, 2023

23-00779T

LV20906_V11

SAVE TIME

Email your Legal Notice

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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-843-CP
IN RE: ESTATE OF
ANTONINO PULEO
Deceased.

The administration of the estate of ANTONINO PULEO, deceased, whose date of death was May 13, 2023, file number 2023-843-CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 August 4, 2023.

Claudia Elisa Nicolosi
3512 Felix St
Port Charlotte, FL 33948
JAMES W. MALLONEE
Attorney for Personal Representative
Florida Bar Number: 0638048
946 Tamiami Trail, #206
Port Charlotte, FL 33953-3108
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-mail:
jmallonee@jameswmallonee.com
August 4, 11, 2023 23-00785T

FIRST INSERTION

IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY FLORIDA
PROBATE DIVISION
File No. 23-000738CP
IN RE: ESTATE OF PHYLLIS
MARIE SHARRON-EMMETT,
Deceased.
NOTICE TO CREDITORS

The administration of the estate of PHYLLIS MARIE SHARRON-EMMETT, deceased, whose date of death was March 25, 2023 is pending in the Circuit Court of 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 August 4, 2023.

Attorney for Personal Representative:
Sarah M. Howell, Esq.,
FL Bar No.084738,
22226 Westchester Blvd,
Port Charlotte, FL 33952;
Tel 941-445-6017,
FL Bar No.084738,
22226 Westchester Blvd,
Port Charlotte, FL 33952;
Tel 941-445-6017,
Fax 941625-2504.
Personal Representative:
Jonathan Paul Sharron,
624 East San Jose Avenue, Apt 102,
Burbank, CA 91501.
August 4, 11, 2023 23-00765T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF CHAR-
LOTTE COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO 23000463CP
IN RE: ESTATE OF
ERNEST VICTOR ANDERSEN III
Aka ERNEST VICTOR ANDERSEN

The administration of the estate of ERNEST VICTOR ANDERSEN III aka ERNEST VICTOR ANDERSEN, deceased, whose date of death was March 2, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, FL. 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 first publication date of this notice is August 4, 2023.

Personal Representatives
BONNEY E. ANDERSEN
c/o Leslie Lohn Esq
1460 S. McCall Rd, Unit 2E
Englewood, FL 34223
Attorney for Personal Representative:
Leslie Lohn, Esq
Attorney for Petitioners
Florida Bar Number: 0181579
1460 S. McCall Rd, Unit 2E
Englewood, FL 34223
Telephone: (941) 475-9669
Fax: (941) 475-9765
August 4, 11, 2023 23-00762T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.:23000573CP
IN RE: ESTATE OF
DOLORES M. SOTAK,
Deceased

The administration of the Estate of DOLORES M. SOTAK, deceased, whose date of death was December 26, 2022, Case No. 23000573CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Charlotte County, Florida 33950. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of decedent and persons having claims or demands against the 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 YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 4, 2023.

Personal Representative:
ONDINE MURPHY HEFLEY
Attorney for Personal Representative
Joseph B. Nagel,
Attorney for Petitioner
Florida Bar #94286
HOFFMAN & ASSOCIATES,
Attorneys-at-Law, L.L.C.
6100 Lake Forrest Dr., Ste. 300
Atlanta, GA 30328
Phone: (404) 255-7400/
Email: joe@hoffmanstatelaw.com
August 4, 11, 2023 23-00757T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 23000790CP
IN RE: ESTATE OF
LINDA M. MOORE
Deceased.

The Administration of the Estate of LINDA M. MOORE, Deceased, whose date of death was May 8, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion, 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 the first publication of this Notice is: August 4, 2023.

Michael P. Moore
Personal Representative
c/o DHR LAW
2639 Fruitville Rd., Ste. 203
Sarasota, FL 34237
Christopher J. Horlacher, Esq.
Florida Bar No.: 69087
DHR LAW
2639 Fruitville Rd., Ste. 203
Sarasota, FL 34237
(941) 361-1153 PH./
(941) 827-9818 FX.
Chris@dhrlaw.com/
EService@dhrlaw.com
Attorney for Personal Representative
August 4, 11, 2023 23-00759T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT
COURT FOR CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 23 CP 844
IN RE: ESTATE OF
DENNIS ARTHUR PAQUIN
Deceased.

The administration of the Estate of Dennis Arthur Paquin, deceased, File Number 23 CP 844, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is August 4, 2023.

Petitioner:
Timothy J. Fitzgerald
173 Coconut Street
Port Charlotte, FL 33980
Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
August 4, 11, 2023 23-00769T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23000796CP
Division Probate
IN RE: ESTATE OF
MICHAEL F. VIGLIANCO
Deceased.

The administration of the estate of Michael F. Vigilanco, deceased, whose date of death was June 3, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The 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 August 4, 2023.

Personal Representative:
Paul Vigilanco
365 6th Street S, Apt. 310
St. Petersburg, Florida 33701
Attorney for Personal Representative:
T. Thomas Shirley, Attorney
Florida Bar Number: 154581
DUNKIN & SHIRLEY PA
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
August 4, 11, 2023 23-00760T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT
OF THE TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 23000122CA
THREE UNDER PAR, LLC,
Plaintiff, vs.

UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHER PARTIES CLAIMING AN
INTEREST BY THROUGH, UNDER
OR AGAINST THE ESTATE OF
ROBERT C. HALE, et al.,
Defendants.

NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Charlotte County, will on August 30, 2023 at 11:00 a.m., EST at www.charlotte.realforeclose.com, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situate in Charlotte County, Florida:

LOT 6, BLOCK 2074, PORT CHARLOTTE SUBDIVISION, SECTION 22, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 13A THRU 13C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
PROPERTY ADDRESS: 17072

DOYLE AVE, PORT CHARLOTTE, FL 33954
pursuant to a Final Judgment of Foreclosure entered in Case No. 23000122CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the style of which is indicated above.

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

WITNESS MY HAND and seal of this Court on 07/31/2023.

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

Law Offices of
Damian G. Waldman, Esq.
PO Box 5162
Largo, FL 33779 -
service@dwaldmanlaw.com
August 4, 11, 2023 23-00768T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 2023-CA-2375
FENG WU AND YAOQI ZHANG;
and SIGMA INFINITY LLC,
Plaintiffs, v.
TCR CONNECTIONS, INC; EMILIA
TOUCHE LAMA; BRIGIDA B
CATUDAN,
Defendants.

To TCR CONNECTIONS, INC; EMILIA TOUCHE LAMA; BRIGIDA B CATUDAN:
YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

PORT CHARLOTTE SEC51
BLK3182 LT 25 More commonly known as: 1501 Orlando Blvd. AND/OR PORT CHARLOTTE SEC57 BLK3080 LT 8 More commonly known as: 2310 Gramercy Street, Port Charlotte, FL 33953 AND/OR PORT CHARLOTTE SEC48 BLK2662 LT 10 More commonly known as: 1065 Dickerson Street, Port Charlotte, FL 33953

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

any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 9-7-2023 and file the original with the Clerk of Court and Plaintiffs' Attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

Witness my hand and the seal of this court on this 1st day of August, 2023.

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

Alisa Wilkes, Esq.
Wilkes & Mee, PLLC
13400 Sutton Park Dr., Suite 1204
Jacksonville, FL 32224
Aug. 4, 11, 18, 25, 2023 23-00780T

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE
PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
Case #: 22000916CA

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Plaintiff, vs.-

Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Donald J. Butler, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Donald Joab Butler a/k/a Donald J. Butler; June Laverne Givens a/k/a June L. Ray a/k/a June L. Butler a/k/a June Butler; Unknown Spouse of Donald Joab Butler a/k/a Donald J. Butler; Unknown Spouse of June Laverne Givens a/k/a June L. Ray a/k/a June L. Butler a/k/a June Butler; 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).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Donald Joab Butler a/k/a Donald J. Butler, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN

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

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

LOT 7, BLOCK 256, TROPICAL GULF ACRES, UNIT 10 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 76A THROUGH 76N OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. more commonly known as 13320 Menorah Drive, Punta Gorda, FL 33955.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 1st day of August, 2023.

Roger D. Eaton
Circuit and County Courts
By: B. Lackey (SEAL)
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
2424 North Federal Highway,
Suite 360,
Boca Raton, FL 33431
22-326599 FCO1 RFT
August 4, 11, 2023 23-00775T

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- Service includes us e-filing your affidavit to the Clerk's office on your behalf

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Business
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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-862
Division Probate
IN RE: ESTATE OF
ROBERT W. BAKER
Deceased.

The administration of the estate of Robert W. Baker, 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 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 August 4, 2023.

Lee W. Baker

10182 Normandy Dr.
Plymouth, MI 48170

Attorney for Personal Representative:
Jennifer J. Hammond, Attorney
Florida Bar Number: 121531
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail:
jenniferhammond@gskattorneys.com
Secondary E-Mail:
carolgan@gskattorneys.com
August 4, 11, 2023 23-00774T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023-CP-505
IN RE: ESTATE OF
FERNE JUDITH GORCHESTER
Deceased.

The administration of the estate of Ferne Judith Gorchester, deceased, whose date of death was March 14, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 August 4, 2023.

Personal Representative:

/s/ Nathan S. Wright
Nathan S. Wright

7260 E. Posada Avenue
Mesa, Arizona 85212

Attorney for Personal Representative:
/s/ Allyson roberts
Allyson Roberts, Esq.
E-mail:
ARoberts@Barrymillerlaw.com
Florida Bar No. 1022246
Barry Miller Law, P.A.
11 N. Summerlin Ave., Ste. 100
Orlando, Florida 32801
Telephone: (407) 423-1700
August 4, 11, 2023 23-00766T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023-CP-000814
Division Probate
IN RE: ESTATE OF
DR. BARRY PORTER ISENBERG
Deceased.

The administration of the estate of Dr. Bany Porter Isenberg, deceased, whose date of death was June 8, 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 August 4, 2023.

Personal Representative:

Joel S. Isenberg

2625 Lanark Road
Birmingham, Alabama 35223

Attorney for Personal Representative:
Brett H. Sifrit, Attorney
Florida Bar Number: 105564
Farr, Farr, Emerich, Hackett,
Carr & Holmes, P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
Secondary E-Mail: akibler@farr.com;
probate@farr.com
August 4, 11, 2023 23-00776T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023-00845-CP
IN RE: ESTATE OF
OIVIND KAHRS,
aka OIVIND KAHRS
Deceased.

The administration of the estate of Oivind Kahrs, deceased, whose date of death was March 17, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court, 350 E. Marion 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 August 4, 2023.

Personal Representative:

Vigdis Kahrs

17511 Young Avenue
Port Charlotte, Florida 33948

Attorney for
Personal Representative:
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
August 4, 11, 2023 23-00761T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
File No. 2023-751-CP
Division: Probate
IN RE: ESTATE OF
STEPHANIE BLACKMAN
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 Stephanie Blackman, deceased, File Number 23-751-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was May 7, 2023; that the total value of the estate is less than \$2,000 and that the name and address of those to whom it has been assigned by such order is: Todd Andrew Baker, 866 Timberland Farms Drive, Valparaiso, IN 46383.

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 August 4, 2023.

Person Giving Notice:

Todd Andrew Baker

866 Timberland Farms Drive
Valparaiso, IN 46383

Attorney for Person Giving Notice:
Jeffrey R. Kuhns,
Florida Bar No. 96026
Forrest G. Miller,
Florida Bar No. 1028360
Attorney for Todd Andrew Baker
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
August 4, 11, 2023 23-00777T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-000759-CP
Division: Probate
IN RE: ESTATE OF
DOROTHY J. MICHAUD a/k/a
DOROTHY CELIA MICHAUD
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 Dorothy J. Michaud a/k/a Dorothy Celia Michaud, deceased, File Number 23-000759-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the Decedent's date of death was June 4, 2023; that the total value of the estate is \$9,740.20 and that the names and addresses of those to whom it has been assigned by such order are:

Robert J. Michaud
1468 Hinton Street,
Port Charlotte, Florida 33952
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is: August 4, 2023.

Person Giving Notice:

Robert J. Michaud

1468 Hinton Street
Port Charlotte, Florida 33952
Attorney for
Person Giving Notice:
Jeffrey Briscoe
Florida Bar No. 127501
3440 Conway Blvd., Suite 1A
Port Charlotte, Florida 33952
Telephone: (941) 625-4189
Facsimile: (941) 237-4126
Email: jeff@jeffbriscoe.com
August 4, 11, 2023 23-00778T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 23000583CP
Division: Probate
IN RE: ESTATE OF
WILLIAM FOGLE a/k/a
WILLIAM J. FOGLE a/k/a
WILLIAM JAMES FOGLE
Deceased.

The administration of the Estate of William Fogle a/k/a William J. Fogle a/k/a William James Fogle, deceased, whose date of death was October 19, 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 at the end of this Notice.

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

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

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

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

The date of first publication of this Notice is August 4, 2023.

Personal Representative:

Gregory J. Rebac

121 Colonial Street SW
Port Charlotte, Florida 33952

Attorney for Personal Representative:
Will W. Sunter
Florida Bar Number: 011448
Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.
99 Nesbit Street
Punta Gorda, Florida 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
wsunter@farr.com
alambert@farr.com and
ctout@farr.com
August 4, 11, 2023 23-00773T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
CASE #: 2023-CP-0680
IN RE: ESTATE OF
HARALD MCKENNEY,
Deceased.

The administration of the estate of HARALD MCKENNEY, deceased, whose date of death was May 19, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division; File Number 2023-CP-0680; 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, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: August 4, 2023.

Personal Representative:

Doreen Ross

4152 Marseilles Ave.
Sarasota, FL 34233

Attorney for Personal Representative:
Gregory A. Kaiser, Esquire -
greg@wtpelf.com
FBN 47376
Attorney for Doreen Ross, PR
Wills, Trusts, Probate and
Elder Law Firm
6751 Professional Parkway, Suite 104
Sarasota, Florida 34240
Telephone (941) 914-9145
- Fax (941) 914-9514
August 4, 11, 2023 23-00764T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23000859CP
Division Probate
IN RE: ESTATE OF
Vicente Orlando Otero
a/k/a Orlando Otero
Deceased.

The administration of the estate of Vicente Orlando Otero, a/k/a Orlando Otero, deceased, whose date of death was April 1, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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: August 4, 2023.

Signed on this 28th day of July, 2023.

/s/Lourdes Otero

Lourdes Otero

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
August 4, 11, 2023 23-00763T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-0841 CP
Division Probate
IN RE: ESTATE OF
SYBIL N. WAGENBRENNER
Deceased.

The administration of the estate of SYBIL N. WAGENBRENNER, deceased, whose date of death was June 29, 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 August 4, 2023.

Personal Representative:

TERESA PETERS

8219 East Stanton Road
Crystal, Michigan 48818

Attorney for Personal Representative:
DOROTHY L. KORSZEN, ESQUIRE
Florida Bar Number: 765317
Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.
237 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
August 4, 11, 2023 23-00756T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23000805CP
Division Probate
IN RE: ESTATE OF
WILLIAM ANTHONY REFFELT
Deceased.

The administration of the estate of WILLIAM ANTHONY REFFELT, deceased, whose date of death was April 28, 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 August 4, 2023.

Personal Representative:

Kimberly L. Theodore

1536 Victoria Avenue
Berkeley, Illinois 60163

Attorney for Personal Representative:
Bryan K. Tippen, Esq., Attorney
Florida Bar Number: 113421
TIPPEN LAW FIRM, PLLC
315 E. Olympia Ave, STE 224
Punta Gorda, Florida 33950
Telephone: (941) 888-4260
Fax: (239) 214-6080
E-Mail: info@tippenlaw.com
Secondary E-Mail:
Bryan@TippenLaw.com
August 4, 11, 2023 23-00770T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-810-CP
Division Probate
IN RE: ESTATE OF:
BETTY J. CRANDALL,
Deceased.

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

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

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

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

NOTWITHSTANDING THE TIME 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: August 4, 2023.

CHERYL SMITH

Personal Representative

509 Pamorama Trail
Rochester, NY 14625
Dave M. Evans, Jr.
Attorney for Personal Representative
Email: devans@leeandevans.com
Florida Bar No. 1013511
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954-0067
Facsimile: (941) 365-1492
August 4, 11, 2023 23-00767T

SUBSEQUENT INSERTIONS

SECOND 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 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 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

SECOND 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

SECOND 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

SECOND 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.

237 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

SECOND 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 SERVICES OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of 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

SECOND 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

SECOND 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 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 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
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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-00809-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, Florida 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

SECOND 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

ENGLWOOD, FL 34223

Telephone: (941) 474-3241

Fax: (941) 475-2927

E-Mail: lori@wellbaumlaw.com

July 28; Aug. 4, 2023 23-00729T

SECOND 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.

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION **CASE NO. 22000113CA** BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SALLY A. CRAIG FKA SALLY A. WARNKE, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 10, 2023, and entered in 22000113CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SALLY A. CRAIG FKA SALLY A. WARNKE, DECEASED; WILLIAM A. CRAIG A/K/A WILLIAM ARTHUR CRAIG, SR.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at

11:00 AM, on 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

SECOND INSERTION

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

SECOND 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

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. 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. 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

SECOND 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)
Residential (Dwelling Units)			
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
Non-Residential (Sq. Ft.)			
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
Other (Acres)			
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.

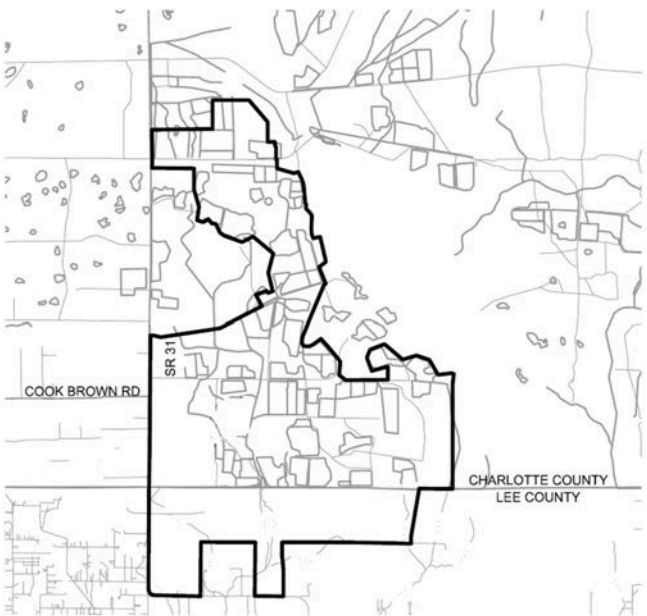
Additional Provisions

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

SECOND INSERTION

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

SECOND 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 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:
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@wotitzky.com
Secondary E-Mail:
jackie@wotitzky.com
July 28; Aug. 4, 2023 23-00751T

SECOND INSERTION

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

Case No. 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,

SECOND INSERTION

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

Case #: 22001049CA
Trust 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) 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 Trust 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, 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

SECOND INSERTION

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

Case No. 23001625CA
Freedom Mortgage Corporation Plaintiff, vs. Unknown Trustee of the CK Lapidus Family Trust; Unknown Beneficiaries of the CK Lapidus Family Trust; Christopher Lapidus a/k/a Christopher Henry Lapidus; United States of America on behalf of the Secretary of Housing and Urban Development Defendants.

TO: Unknown Trustee of the CK Lapidus Family Trust and Unknown Beneficiaries of the CK Lapidus Family Trust Last Known Address: Unknown

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

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,

SECOND 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

SECOND 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. Lackey (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

FOURTH 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 Southeasterly 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 and parallel with the North line of said Lot 11, 16 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

THIRD INSERTION

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; HEIRS 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 FERNANDEZ
URB EL COMMANDANTE
776 AVE PONCE DE LEON CASA 3, APT. 1
SAN JUAN, PR 00925
HEIRS OF MYRIAM VISOT FERNANDEZ

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 BOULEVARD
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 CHARLOTTE SUBDIVISION, SECTION 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
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

SAVE TIME

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

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