MANATEE COUNTY LEGAL NOTICES

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 CRS, located at 6310 bayshore rd, in the City of Palmetto, County of Manatee, State of FL, 34221, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 15 of August, 2023. Craig Alan Adamson 6310 bayshore rd Palmetto, FL 34221 August 18, 2023

23-01337M

FIRST INSERTION

Notice Is Hereby Given that American Pacific Mortgage Corporation, 9015 Town Center Parkway Unit 107-4, Bradenton, FL 34202 desiring to engage in business under the fictitious name of LendSmart, with its principal place of business in the State of Florida in the County of Manatee has filed an Application for Registration of Fictitious Name with the Florida Department of State.

August 18, 2023 23-01327M

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 9/1/2023at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1969 HILC HS . Last Tenants: MICHAEL J FLYNN AKA MICHAEL FLYNN and all unknown parties beneficiaries heirs . Sale to be at CARLYN MHC LLC, 5611 BAYSHORE RD, PALMETTO, FL

34221. 813-241-8269. 23-01335M August 18, 25, 2023

FIRST INSERTION

NOTICE OF SALE OF ABANDONED PROPERTY

The personal property of William Emple and Virginia Matts, comprising one (1) single wide mobile home that is located at 603 63rd Ave., W., Lot HA006, Bradenton, FL 34207, that has no identifiable VIN, and its contents, will be sold at 603 63rd Ave., W., Bradenton, , FL 34207, on Thursday, 08/31/2023, at 10:00 A.M.

23-01338M August 18, 25, 2023

FIRST INSERTION

Notice is hereby given that ANGELICA ROSALES, OWNER, desiring to engage in business under the fictitious of IMMANUEL YIREH EXPRESS TRUST located at 11161 STATE ROAD 70 E, STE.110-622, LAKEWOOD RANCH, FLORIDA 34202 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 18, 2023 23-01319M

FIRST INSERTION

NOTICE OF SALE OF ABANDONED PROPERTY

personal property of William Emple and Richard McKoon, a 1973 RITZ single-wide Mobile Home, VIN 0201743932, Title Number 0005323331, which is located at 603 63rd Ave. W., Lot HA012, Bradenton, FL 34207, and its contents, will be sold at 603 63rd Ave. W., Bradenton, FL 34207, on Thursday, 08/31/2023, at

10:00 A.M. August 18, 25, 2023 23-01339M

FIRST INSERTION

Notice is hereby given that ANGELICA ROSALES, OWNER, desiring to engage in business under the fictitious name of IMMANUEL YIREH EXPRESS TRUST D/B/A KARIF MANDRILL FAMILY OF KING ESTATE located at 11161 STATE ROAD 70 E, STE.110-622, LAKEWOOD RANCH, FLORIDA 34202 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 18, 2023 23-01320M

FIRST INSERTION

Notice is hereby given that KARIF KING, desiring to engage in business under the fictitious name of IMMANUEL YIREH EXPRESS TRUST D/B/A I.Y.E.T. ENTERPRISE located at 11161 STATE ROAD 70 E, STE.110-622, LAKEWOOD RANCH, FLORIDA 34202 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 18, 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 9/1/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 2013 HA/DA FLHTCU ULTRA CLASSIC EG MC RED #1HD1FCM12DB688115 TAG# 11SB50 . Last Tenants: MICHAEL . FLYNN AKA MICHAEL FLYNN and all unknown parties beneficiaries heirs Sale to be at CARLYN MHC LLC 5611 BAYSHORE RD, PALMETTO, FL $34221.\ 813-241-8269.$ August 18, 25, 2023 23-01336M

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of THOMAS E. PLUNKETT, if deceased any unknown heirs or assigns, PHYLLIS PLUNKETT and UNKNOWN PARTY IN POSSESSION, will, on August 30, 2023, at 10:00 a.m., at 3701 14th Street West, Lot #41, Bradenton, Manatee County, Florida 34205; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1974 GRAY MOBILE HOME, VIN: 15267, TITLE NO.: 0014323237 and all other personal property located

therein PREPARED BY: J. Matthew Bobo

Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 August 18, 25, 2023 23-01324M

FIRST INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2017CA002010AX U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs. MANATEE COUNTY, FLORIDA, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 14, 2019, and entered in 2017CA002010AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and MANATEE COUNTY, FLORIDA: DONTEA J. KIT: UNKNOWN SPOUSE OF DONTEA J. KIT N/K/A BRITTNEY KIT; UNKNOWN SPOUSE OF SANDRA G. DEITRICH N/K/A JOHN DELTRICH; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash www.manatee.realforeclose.com, at 11:00 AM, on September 14, 2023,

forth in said Final Judgment, to wit: LOT 28, GREGORY ESTATES SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK 303, PAGE 428 AND DEED BOOK 301, PAGE 521, ALL OF THE PUBLIC RE-

the following described property as set

CORDS OF MANATEE COUN-TY, FLORIDA. 3410 19TH ST W, BRADEN-

TON, FL 34205

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 9 day of August, 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 16-192346 - GrS August 18, 25, 2023 23-01315M FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 13 OF CHAPTER 2005-338 LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC MEETING

The Lakewood Ranch Stewardship District's (the "District") Board of Supervisors (the "Board") will hold a public hearing at 9:00 a.m., on September 8, 2023, at the offices of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202. The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments on certain benefited lands within the District known as the "Taylor Ranch Project" (the "Project Area"), and to provide for the levy, collection and enforcement of assessments securing bonds and/ or notes issued to finance a portion of the cost of the acquisition and/or construction of the Taylor Ranch Project (hereinafter defined). The public hearing is being conducted pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2005-338, Laws of Florida, as amended.

The Project Area, geographically depicted below, is generally located east of Bourneside Boulevard, south of SR-64, and north and west of agricultural lands. The streets and areas to be improved are more specifically depicted in the Engineer's Report (hereinafter defined) and in the map below. The Taylor Ranch Project contemplates that construction and/or acquisition of roadways, potable water, sanitary sewer and irrigation systems, stormwater management facilities, and landscaping and entry features, all as more fully described in the preliminary Master Engineer's Report for Taylor Ranch at Lakewood Ranch Infrastructure Improvements (the "Engineer's Report") dated August 2, 2023 (collectively, the "Taylor Ranch Project").

The District intends to impose assessments on benefited lands within the Project Area in the manner set forth in its preliminary Master Assessment Methodology Report Lakewood Ranch Stewardship District Taylor Ranch, dated August 4, 2023 (the "Assessment Report"), which is on file with the District and available during normal business hours at the address provided below.

The District expects to collect sufficient revenues to retire no more than \$103,765,000 in principal amount of debt to be incurred by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The annual assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 and at the local records office located at 14400 Covenant Way, Lakewood Ranch, Florida 34202.

The proposed schedule of maximum principal debt to be allocated to the properties within the Project Area is as follows:

Land Use	Debt/Unit	Net Debt Service	Administrative Expenses	Total Debt Service (1)
Single Family Units less than or equal to 52'	\$26,682	\$2,043	\$154	\$2,197
Single Family Units greater than 52'	\$34,686	\$2,656	\$200	\$2,856
Multi-Family Units	\$13,341	\$1,022	\$77	\$1,099
Golf Holes	\$26,682	\$2,043	\$154	\$2,197
rml	11 11 . 1	.1 3.6		11 1 1 7

The assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

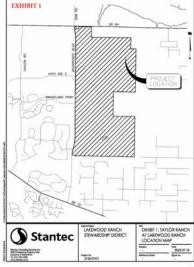
Also at 9:00 a.m. on September 8, 2023, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202, the Board will hold a public meeting to consider any other business that may lawfully be considered by the District. This Board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. This Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting.

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

Any person requiring special accommodations at this meeting because of a

disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

LAKEWOOD RANCH STEWARDSHIP DISTRICT



RESOLUTION 2023-27

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Lakewood Ranch Improvement District (the "District") is a local unit of special-purpose government located in Sarasota and Manatee Counties, and established pursuant to Chapter 2005-338, $Laws\ of\ Florida$, as amended (the "Act") for the purposes of constructing, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") within the portion of the District known as the Taylor Ranch Project as more particularly described in that certain Master Engineer's Report for Taylor Ranch at Lakewood Ranch Infrastructure Improvements, dated August 2, 2023, attached hereto as $\mathbf{Exhibit}\,\mathbf{A}$ and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefitted lands within the Taylor Ranch Project pursuant to Section 13 of the Act (hereinafter, the "Assessments");

WHEREAS, the District is empowered by the Act, and Chapters 170 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Taylor Ranch Project of the District as set forth in that certain Master Assessment Methodology Report Lakewood Ranch Stewardship District Taylor Ranch, dated August 4, 2023, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 14400 Covenant Way, Lakewood Ranch, Florida 34202 (the "District Records

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

WHEREAS, this Resolution shall serve as the "resolution required to declare

special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment lien(s) levied against the property as described in $Exhibits\,A$ and B that secure the Assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT:

The Assessments shall be levied to defray the cost of the Improvements.

The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, and are on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same

location.
 3. The total estimated cost of the Improvements is \$80,000,000 (the "Estimated Cost").

The Assessments will defray approximately \$103,765,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.

The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**.

The Assessments shall be levied within the Taylor Ranch Project of the District on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are advalorem taxes and collected pursuant to the Act and Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as

11. The District Manager is hereby directed to cause this Resolution to be $published\ twice\ (once\ a\ week\ for\ two\ (2)\ weeks)\ in\ a\ new spaper\ of\ general\ circulation$ within Manatee and Sarasota Counties and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage PASSED AND ADOPTED this 4th day of August, 2023.

LAKEWOOD RANCH STEWARDSHIP DISTRICT _/s/ Jane Gaarlandt_ _/s/ Rex Jensen

Secretary/Assistant Secretary Rex Jensen, Chairman

Exhibit A: Master Engineer's Report for Taylor Ranch at Lakewood Ranch Infrastructure Improvements, dated August 2, 2023 Exhibit B: Master Assessment Methodology Report Lakewood Ranch Stewardship

District Taylor Ranch, dated August 4, 2023 August 18, 25, 2023 23-01313M



Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-2114 **Division Probate** IN RE: ESTATE OF

JOHN HILLIS AVERY A/K/A JOHN H. AVERY A/K/A JOHN AVERY The administration of the estate of JOHN HILLIS AVERY A/K/A JOHN H. AVERY A/K/A JOHN AVERY, deceased, whose date of death was April 12, 2023, and whose social security number is XXX-XX-2993, 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 repre-

sentative'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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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 18, 2023.

Personal Representative: Arlene Avery Lukacs 10531 Saint Paul Street

Kensington, Maryland 20895 Attorney for Personal Representative: Aaron J. Tracy, Esq. Florida Bar Number: 0940151 435 12th Street West, Ste. 209 Bradenton, Florida 34205 Telephone: (941) 405-9156 Fax: (941) 296-7657 E-Mail: aaron@tracy-law.com 23-01322M August 18, 25, 2023

FIRST INSERTION

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

PROBATE DIVISION File No. 2023-CP-2614 IN RE: ESTATE OF ROBERT J. SCHINDLER, Deceased.

The administration of the estate of ROBERT J. SCHINDLER, deceased, whose date of death was July 8, 2023, is pending in the Circuit Court for MAN-ATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 18, 2023.

Matthew G. Schindler Personal Representative 3811 59th Avenue Circle East

Ellenton, FL 34222 M. Brandon Robinson, Esq. Attorney for Personal Representative Florida Bar No. 0119364 BARNES WALKER, GOETHE, PERRON, SHEA, & ROBINSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: brobinson@barneswalker.com August 18, 25, 2023 23-01325M

FIRST INSERTION

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

File No. 412023CP002269CPAXMA IN RE: ESTATE OF KRISTOPHER FRANCIS JARVIS,

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 KRISTO-PHER FRANCIS JARVIS, deceased, File Number 412023CP002269CPAX-MA, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206; that the decedent's date of death was May 16, 2023; that the total value of the estate is \$22,655,25 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS

Marie Paquette 120 Thunderbird Drive Sedona, AZ 86336 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is August 18, 2023.

Person Giving Notice: Marie Paquette

120 Thunderbird Drive Sedona, AZ 86336 Attorney for Person Giving Notice: MICHAEL J. SWAN, ESQ. mswan@rosswayswan.com, clies@rosswayswan.com Florida Bar No. 509116 ROSSWAY SWAN 2101 Indian River Boulevard Suite 200 Vero Beach, FL 32960 23-01333M August 18, 25, 2023

FIRST INSERTION

MANATEE COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

CASE NO 2023 CP 2326 IN RE: THE ESTATE OF: LYNNE ELLEN STANSELL Deceased.

The administration of the estate of LYNNE ELLEN STANSELL, deceased, whose date of death was April 14, 2023, and whose Social Security Number is xxx-xx-3911, is pending in the Circuit Court in and for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court 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 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 FOREV-ER BARRED.

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

The date of the first publication of this Notice is 8/18/23.

Personal Representative s/ Keith D. Stansell KEITH D. STANSELL c/o Richard Barton Ray, Registered Agent

6108 26th Street West, Suite 2 Bradenton, Florida 34207 Attorney for Personal Representative s/ Richard Barton Ray RICHARD BARTON RAY, Esquire 6108 26th Street West, Suite 2 Bradenton, Florida 34207 (941) 755-3731 Florida Bar No: 0717381 August 18, 25, 2023 23-01318M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1621 **Division PROBATE** IN RE: ESTATE OF

JUNE B. ROLLER

Deceased. The administration of the estate of JUNE B. ROLLER, deceased, whose date of death was February 7, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is August 18, 2023.

Personal Representative: ELISA R. WILLIAMS 509 Country Meadow Way

Bradenton, Florida 34212 Attorney for Personal Representative: Rebecca J. Proctor, Esq. Florida Bar Number: 0629774 3639 Cortez Road W, Suite 108 Bradenton, FL 34210 Telephone: (941) 251-6969 E-Mail: rproctor@rebeccaproctor.com August 18, 25, 2023 23-01331M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-1803 **Division Probate** IN RE: ESTATE OF KURT ALBERT CIOFFI

The administration of the estate of Kurt Albert Cioffi, deceased, whose date of death was April 5, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. West, Bradenton, FL 34205. The names and $addresses\ of\ the\ personal\ representative$ and the personal representative's attorney are set forth below.

Deceased.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is August 18, 2023.

Personal Representative: Robin Lucke

1522 SW 58th Lane Cape Coral, Florida 33914 Attorney for Personal Representative: Michele S. Belmont Attorney Florida Bar Number: 52001 Law Offices of Michele S. Belmont, PA 8660 College Parkway, $\sharp 180$ Fort Myers, FL 33919 Telephone: (239) 848-6552 E-Mail: michele@belmontesq.com August 18, 25, 2023 23-01326M

FIRST INSERTION

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

CASE NO: 2023CA003811AX LOFT AT MAYFAIR CONDOMINIUM ASSOCIATION 2

LLC, Plaintiff(s), v. MANATEE ASSET BACKED 2023 TRUST,

Defendant(s). NOTICE IS HEREBY GIVEN that a judicial sale will be made pursuant to an Order or Final Judgment for Partition entered in the above styled cause of action. The Clerk of Court, Angelina Colonneso, shall sell the following described real property at a public sale online at https://manatee.realforeclose. com/ to the highest bidder or bidders for cash beginning at 11:00 a.m. on September 21, 2023 in accordance with Section 45.031, Florida Statutes:

LOT 15, BLOCK C, LYONS-DALE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 10, AT PAGE(S) 68, OF THE PUB-LIC RECORDS OF MANATEE COUNTY.

Property Address: 5904 28th Avenue DR E, Bradenton FL 34208 Parcel Identification Number: 1491700009 (the "Property").

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

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

DATED August 11, 2023 PREMIER LAW PLLC 6706 N Nebraska Ave #8386 Tampa, Florida 33604 Phone: 954.866.5255 Email: Premierlaw.pllc@gmail.com /s/ Derek A. Carrillo, Esq. DEREK A. CARRILLO, ESQ. Florida Bar Number: 111919 Attorney for the Uncontested Parties 23-01329M August 18, 25, 2023

FIRST INSERTION

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

PROBATE DIVISION File No. 412023CP002230CPAXMA **Division: Probate** IN RE: ESTATE OF MARJORIE ELIZABETH

BALDWIN a/k/a MARJORIE E. BALDWIN Deceased.

The administration of the Estate of Marjorie Elizabeth Baldwin a/k/a Mar-jorie E. Baldwin, 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 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 oth-

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 18, 2023. Personal Representative:

Michele Ann Mays 14221 Cattle Egret Place Lakewood Ranch, Florida 34202

Attorney for Personal Representative: Tina M. Mays Florida Bar No. 0726044 Mizell & Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses: tmays@mizell-law.com, ndotres@mizell-law.com

23-01342M

August 18, 25, 2023

FIRST INSERTION

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

PROBATE DIVISION File No. 2023 CP 1400 **Division Probate** IN RE: ESTATE OF **Rosemary Fetter**

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 Rosemary Fetter, deceased, File Number 2023 CP 1400; 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 February 1, 2023; that the total value of the estate is \$0.00 and that the names and address of those to whom it has been assigned by such order are:

NAME ADDRESS James M. Fetter as Trustee of the Rosemary Fetter Trust utd 9-11-

6720 Fairway Gardens Dr. Bradenton, FL 34203

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is August 18, 2023.

Person Giving Notice: James M. Fetter 6720 Fairway Gardens Dr.

Bradenton, FL 34203 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 18, 25, 2023 23-01341M

FIRST INSERTION

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

File No. 2023CP2706 IN RE: ESTATE OF JOSEPH O. THOMAS

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

You are hereby notified that an Order of Summary Administration has been entered in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206; that the decedent's date of death was June 3, 2023, that the total value of the estate consists of homestead and exempt property and that the names and address of those to whom it has been as-

signed by such order are: Terri Lynn Ratcliffe - 5422 Corey Hunt Rd, Bristolville, OH

Joseph Gilbert Thomas, 3212 NE 9th St, # 203, Pompano Beach, Fl 33062

William Roger Thomas, 6311 NE

19th Terr, Fort Lauderdale, FL 33308 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 COURT.\ ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING ANY OTHER APPLICABLE TIME PE-RIOD, ANY CLAIM FIELD TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of first publication of this Notice is August 18, 2023

Person Giving Notice TERRI LYNN RATCLIFFE 5422 Corey Hunt Rd Bristolville, OH 44402

Attorney for Person Giving Notice: JAMES WM. KNOWLES, ESQ. Knowles Bouziane & Shaffer PLLC 2812 Manatee Ave W Bradenton, FL 34205 Florida Bar No. 0296260 941-746-4454 August 18, 25, 2023 23-01344M

FIRST INSERTION

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

Case No. 2022CA002593AX Division D FIFTH THIRD BANK, NATIONAL

ASSOCIATION Plaintiff, vs. WILLIAM D. ADAM, ALMIRA M. ADAM AND UNKNOWN TENANTS/OWNERS,

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 9, 2023, in the Circuit Court of Manatee County, Florida, Angelina M. Colonneso, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as: LOT 11, BLOCK J, SECTION NO.

3 - BAYSHORE GARDENS, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 10, PAGE(S) 5 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA and commonly known as: 6623 26TH STREET W, BRADENTON, FL 34207; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for

on October 12, 2023 at 11:00 A.M.. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

cash, www.manatee.realforeclose.com,

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

or voice impaired, call 711. Dated: August 15, 2023 By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Invoice to: Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 078950/2219121/wll August 18, 25, 2023 23-01332M

FIRST INSERTION

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

CIVIL ACTION CASE NO.: 41-2018-CA-005004 DIVISION: B BANK OF AMERICA, N.A.,

Plaintiff, vs. JEWEL RAINEY, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant

to an Order Rescheduling Foreclosure Sale dated July 28, 2023, and entered in Case No. 41-2018-CA-005004 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Bank Of America, N.A., is the Plaintiff and Jewel Rainey, Unknown Party #1 n/k/a Aaron Rainey, 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 September 7, 2023 the following described property as set forth in said Final Judgment of

Foreclosure: LOT 11, BLOCK F, LA SELVA PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY, FLORIDA.

A/K/A 2628 30TH AVE DRIVE EAST, BRADENTON, FL 34208 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 09 day of August, 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 Florida Bar # 106621 Justin Ritchie, Esq. CT - 18-019929 August 18, 25, 2023 23-01328M



NOTICE TO CREDITORS IN THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP002983AX IN RE: The Estate of NEBUCHADNEZZAR NAZARETH **MORRIS** deceased

The administration of the estate of NEBUCHADNEZZAR NAZARETH MORRIS, deceased, whose date of death was August 8, 2022, File Number 2022CP002983AX, is pending in The Circuit Court for MAN-ATEE County, Florida, Probate Division, the address of which is P. O. Box 25400, Bradenton, FL 34206. The name and address of the personal representative and of the personal representative's attorney are set

NOTIFIED THAT:

this notice must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the estate of decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is August 18, 2023.

Personal Representative: /s/ Dena Lasinski Morris 6328 Wellsley Drive Bradenton, FL 34207

/s/ Walter Sowa, III Attorney for Personal Representative 435 12th Street West, Suite 206 Bradenton, FL 34205 941-840-0820 FL Bar No. 102220 Walter@SowaLegal.com

23-01317M

FIRST INSERTION

NOTICE TO CREDITORS CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-IN THE CIRCUIT COURT FOR VICE OF A COPY OF THIS NOTICE MANATEE COUNTY, FLORIDA ON THEM. All other creditors of the de-PROBATE DIVISION

Deceased.

The administration of the Estate of

MENDOZA, deceased, whose date of

death was November 15, 2021, is pend-

ing in the Circuit Court for Manatee

County, Florida, Probate Division, P. O.

Box 25400. Bradenton. Florida 34206.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and

other persons having claims or demands against decedent's estate on

whom a copy of this notice is required

to be served must file their claims

with this court ON OR BEFORE

THE LATER OF 3 MONTHS AFTER

THE TIME OF THE FIRST PUBLI-

BALDOMERO VILLEGAS

cedent and other persons hav-File No. 2022CP682 ing claims or demands against IN RE: ESTATE OF: decedent's estate must file their JOSE BALDOMERO VILLEGAS claims with this court WITHIN 3 MENDOZA, a/k/a JOSE VILLEGAS

MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. DECEDENT HAS BEEN DEAD OVER TWO YEARS AND THE CLAIMS OF CREDITORS ARE

BARRED Personal Representative VIRGINIA VILLEGAS ROMERO,

 $1235\ 34 th$ Ave E Bradenton, FL 34208 Attorney for Personal Representative JAMES WM. KNOWLES Florida Bar No. 0296260 KNOWLES BOUZIANE & SHAFFER PLLC

2812 Manatee Ave W Bradenton, Florida 34206 (941) 7464454

23-01330M August 18, 25, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2023CP2597 IN RE: ESTATE OF JUDITH A. RIEKE Deceased

The administration of the Estate of JU-DITH A. RIEKE, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal repre-

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

All other creditors of the decedent

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS: August

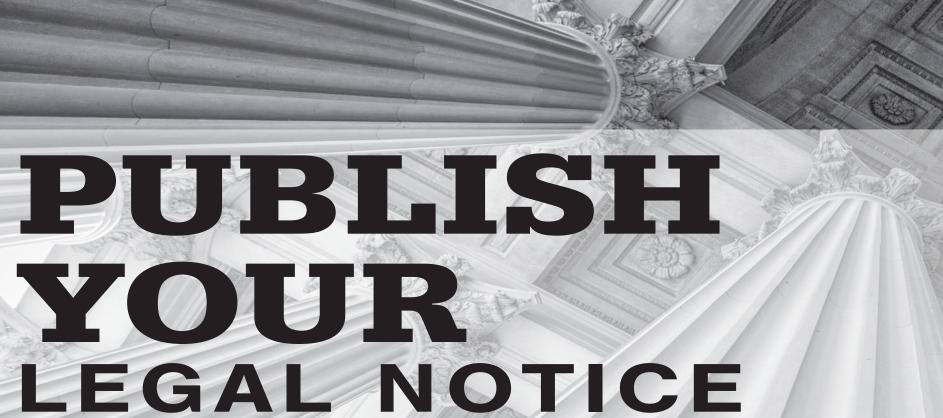
Personal Representative: SHERRI LYNN HINKELMAN

17073 C60 Sioux City, IA 51109 Attorney for Personal Representative: JAMES WM. KNOWLES KNOWLES BOUZIANE & SHAFFER

Florida Bar No. 0296260 2812 Manatee Ave W Bradenton, FL 34205 941-746-4454

August 18, 25, 2023 23-01343M

ALL INTERESTED PERSONS ARE All creditors of the decedent and other persons having claims or demands against this estate who are served with a copy of this notice within three months after the date of the first publication of August 18, 25, 2023



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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**

and select the appropriate County name from the menu option or email legal@businessobserverfl.com

BUSINESS OBSERVER

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

FLORIDA CASE NO.: 2023CC002681AX TRADEWINDS MHP LLC, Plaintiff, vs. LOUISE MOROTTI ROSCOE,

TO: Louise Morotti Roscoe Estate of Louise Morotti Roscoe All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Louise Morotti Roscoe 5917 14th Street West

Lot No. 203 Bradenton, Florida 34207 TO: Louise Morotti Roscoe Estate of Louise Morotti Roscoe

All Unknown Parties, Beneficiaries. Heirs, Successors, and Assigns of Louise Morotti Roscoe 5305 15th Street Ct E

Bradenton, Florida 34203 TO: Louise Morotti Roscoe Estate of

Louise Morotti Roscoe All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Louise Morotti Roscoe 5312 Riverview Drive

Indianapolis, IN 46208 YOU ARE NOTIFIED that an action for foreclosure has been filed against you with respect to the mobile home personal property more particularly de-

scribed as the: 1963 CASA mobile home bearing vehicle identification number 363321GX located at 5917 14th Street West, Lot No. 203,

Bradenton, Florida 34207, 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 PUB-LICATION 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. If you fail to do so, a default may be entered against you for the relief demanded in action.

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-

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,

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

Dated: 8/9/2023 ANGELINA "ANGEL" 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

23-01314M August 18, 25, 2023

FIRST INSERTION

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

CIVIL ACTION Case #: 2022CA004586AX DIVISION: B

Wells Fargo Bank, N.A. Plaintiff, -vs.-Lester Byres Ralph a/k/a Lester Ralph; Unknown Spouse of Lester Byres Ralph a/k/a Lester Ralph; Natural Stone Solutions Finest of Sarasota LLC: 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. 2022CA004586AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Lester Byres Ralph a/k/a Lester Ralph are defendant(s), I, Clerk of Court, Angelina Colonneso, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW. MANATEE.REALFORECLOSE.COM, AT 11:00 A.M. on September 12, 2023,

the following described property as set forth in said Final Judgment, to-wit: LOT 3, BLOCK 2, VILLAGE GREEN OF BRADENTON, UNIT B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 39 THRU 42, OF THE PUBLIC RE-CORDS OF MANATEE COUNTY, FLORIDA

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

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

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

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

Attorneys for Plaintiff 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 Telephone: (561) 998-6700 Ext. 66821 Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries: jhooper@logs.com By: /s/Jessica Hooper Jessica A. Hooper, Esq. FL Bar # 1018064 22-327503 FC01 WEQ

August 18, 25, 2023 23-01334M FIRST INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2022CA001000AX U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs. JAVIER MARTINEZ, SR., et al. Defendant(s).NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure dated July 11, 2023, and entered in 2022CA001000AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ROSA MARIA MARTINEZ A/K/A ROSA M. MARTINEZ; JAVIÉR MARTINEZ, SR.; UNKNOWN SPOUSE OF JAVIER MARTINEZ, SR. N/K/A MARY ANN MARTINEZ; FLORIDA HOUSING FINANCE CORPORATION 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 September 12, 2023, the following described property as set forth in said Final Judgment, to wit: THE FOLLOWING

SCRIBED LOT, PIECE OR PARCEL LAND, SITUATE, BY LYING AND BEING THE COUNTY OF MANATEE, STATE OF FLORIDA TO WIT:THE SOUTH 92 FEET OF LOT 12, THE LEWIS SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 4, PAGE 65,

OF THE PUBLIC RECORDS MANATEE COUNTY, FLORIDA.

Property Address: 705 26TH AVE E, BRADENTON, FL 34208

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

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 9 day of August, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

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: ds a lem@raslg.com22-007101 - ArC August 18, 25, 2023 23-01316M

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION Case No. 412022CA001818CAAXMA

Wells Fargo Bank, N.A. Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Paula Carocci a/k/a Paula J. Carocci a/k/a Paula Jean Carocci, Deceased; Paul A. Carocci a/k/a Paul Allen Carocci, Personal Representative of the Estate of Paula Carocci a/k/a Paula J. Carocci a/k/a Paula Jean Carocci, Deceased: Peter M. Carocci a/k/a Peter Carocci; Paul A. Carocci a/k/a ${\bf Paul\ Allen\ Carocci;\ Christopher\ L.}$

Carocci a/k/a Christopher Carocci; Clerk of the Court, Manatee County, Florida; Quail Run Homeowners' Association of Manatee County, Inc. Defendants.

TO: Kaitlynn Lee Carocci Last Known Address: 7080 45th Ave Apt 10 Bradenton, FL 34210

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plain-

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

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

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

DATED on August 9 2023.

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

Julie York, Esquire Brock & Scott, PLLC. 2001 NW 64th St. Suite 130 Ft. Lauderdale, FL 33309 Case No. 412022CA001818CAAXMA File # 22-F00585 23-01323M August 18, 25, 2023

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE $12 {\rm TH} \, {\rm JUDICIAL} \, {\rm CIRCUIT}, {\rm IN}$ AND FOR MANATEE COUNTY. FLORIDA.

CASE No. 412022CA002093CAAXMA REVERSE MORTGAGE FUNDING

Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS. CREDITOR, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARIE E. WILLIS A/K/A MARIE ELIZABETH WILLIS A/K/A MARIE E. WHITLOW A/K/A MARIE W. WILLIS, DECEASED, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant $to \, an \, Order \, or \, Final \, Judgment \, entered \, in \,$ Case No. 412022CA002093CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for MANATEE County, Florida, wherein, DLJ MORTGAGE CAPITAL, INC., Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITOR, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARIE E. WILLIS A/K/A MARIE ELIZABETH WILLIS A/K/A MARIE E. WHITLOW A/K/A MARIE W. WILLIS, DECEASED, et al., are Defendants, Clerk of the Court, Angelina "Angel" Colonneso, will sell to the highest bidder for cash at, WWW. MANATEE.REALFORECLOSE.COM. at the hour of 11:00 A.M., on the 12th day of September, 2023, the following

described property:
ALL THAT CERTAIN PAR-CEL OF LAND SITUATED IN THE COUNTY OF MANATEE

STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS LOT 1, BLOCK "B", SOL-HAVEN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 17, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED IN DEED BOOK 1518, PAGE 981, DATED 05/09/1997, RECORD-ED 05/12/1997 IN MANATEE COUNTY RECORDS.

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

IMPORTANT

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

DATED this 14th day of August,

GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1:

Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /S/ Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.1411 / JSchwartz 23-01340M August 18, 25, 2023

FIRST INSERTION

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

CASE NO. 2022-CA-000710 SOUTHSTATE BANK, NATIONAL ASSOCIATION, formerly known as CenterState Bank, NATIONAL ASSOCIATION, Plaintiff, v.

WILLIAM SOUSA, an individual; CONSTANCE S. MARTIN, an individual; UNKNOWN SPOUSE OF CONSTANCE S. MARTIN, an individual; HEATHER HILLS PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation; FIRST UNKNOWN TENANT IN POSSESSION, and SECOND UNKNOWN TENANT IN POSSESSION,

Defendants. NOTICE IS HEREBY GIVEN that on the 20th day of September, 2023, at 11:00 A.M. at, or as soon thereafter as same can be done at www.manatee. realforeclose.com, the Clerk of this Court will offer for sale to the highest bidder for cash in accordance with Section 45.031, Florida Statutes, the following real and personal property, situate and being in Manatee County, Florida to-wit:

Lot 8, Block M, Heather Hills Estates, Unit III, as per plat recorded thereof recorded in Plat Book 15, Pages 55, 56, and 57, Public Records of Manatee County, FL.

Together with a 1997 Jacobsen Doublewide Mobile Home ID #JACFL18193A and #JAC-FL18193B, Title #67987801 and #679872802, which is permanently affixed to the real property described, in accordance with Florida Law. Commonly known as: 211 48th

Ave W, Bradenton, FL 34207-

Parcel ID #5357000008 The aforesaid sale will be made pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered in Case No. 2022-CA-000710, now pending in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County,

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.

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

Dated this 16th day of August, 2023. /s/ Michael W. Smith Eric S. Golden Florida Bar No. 146846 Email: egolden@burr.com Secondary Email: mlucca-cruz@burr.com Michael W. Smith Florida Bar No. 88831 Email: mwsmith@burr.com Secondary Email: nwmosley@burr.com **BURR & FORMAN LLP** 200 S. Orange Avenue, Suite 800 Orlando, FL 32801 Telephone: (407) 540-6600 Facsimile: (407) 540-6601 Attorneys for Plaintiff 51465513 v1 August 18, 25, 2023 23-01345M



SAVE TIME

E-mail your Legal Notice legal@businessobserverfl.com

SUBSEQUENT INSERTIONS

THIRD 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 the relief demanded in the petition.

GABRIEL BAEZA HASBUN, Petitioner, and FAUSTO CASTILLO, Respondent,

TO: Fausto Castillo 4172 OVERTURE CIR BRADENTON,

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

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 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

SECOND INSERTION NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 26, 2023, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORÂGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 10:00 AM

Sale to be held at www.storagetreasures.com.
B002 - Boynton, Tarrell; B003 - Latham, Rhonda; B004 - Williams, Keon; B015 - Gonzalez, Linda; B026 - Gleason, Pamela; B039 - Valles, Onex; C007 - Robles, Christine; C030 - Blanco, Ian; C033 - Blakely, Tatyana; C070 - SMITH, HEATHER; C088 - Azbill, Christi; C090 - Ray, Blake; C091 - Barbour, Maeshekia; D002 - Lockhart, Greg; D043 - Hutson, Tammy; D044 - Gatling, Troy; D066 - Johnston, Shellie; E040 - Wilkinson, Jazzmyn; E046 - Hill, Latonya; F001 - Serrago, Gaetano; F021 - Jackson, Jamica; F027 - Duche, Lori; G002 - Washington, Moniqua; G007 - Rafferty, Danielle; G014 - Novotny, Michael; G040 - Thorpe, Dawn M; H004 - Davis, Benita; H018 - Bell, Stacey L; H019 - Joseph, Lyneda; H020 - Shahinian, Frank; H021 - Freeman, Rosemary; H029 - Daniels, Michael; H036 - Hobbs, Janet; H050 - Whitham, Tyler; J001 - maggio, Elizabeth; J002 - Internicola, Taylor; J004 - Williams, Delexis; J021 - Espinosa Zapata, Uriel; J032 - Rafferty, Michele; J045 - powell, Laura; J048 - Alvarez, Margie; K028 - Amaro, Felipa

PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 10:15 AM

Sale to be held at www.storagetreasures.com. A01CC - EUBANKS, ANDREW; B03CC - Haymond, Devin; B16B17 - Murray, Patrick E.; C04 - Welsh, Margaret; C17CC - Mena, Jenny C; C26CC - Stratton, Peter; D03 - CRAYCRAFT, TERESA; D03CC - headriick, summer; D36CC - clarke, Everoy; E01 -Davis, Renee; E20 - Pinkney, Janae; F06CC - james, Lashara; F10 - Sanchez, Alejandro; G34 - Nelson, Kaneesha; H00cc - lee, alecia; H05 - Strohm, Nicole; J08 - Smith, Terraise; J12 - Williams, Roland; K08 - leon, jose

PUBLIC STORAGE \sharp 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 10:30 AM

Sale to be held at www.storagetreasures.com. 0117 - Bartruff, Joseph; 0404 - Anderson, Foya; 0455 - Ford, Shaneka; 0486 - Hill, Carolyn; 0531 - wiggins, Marybeth; 0630 -Irsheid, Aladdin; 0660 - Lawson, James; 0674 - Colon, Alejandrina; 0723 - House, Lauren; 0812 - Hernandez, Jasmine; 0821 - Ploss, Karen; 0838 - Alexander, Terrika; 0850 - Willis, Doug; 0851 - Willis, Doug; 2064 - Tedder, Marquis; 2107 - Brownfield, Adam; 2120 - Ponders, Carol

PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 01:30 PM Sale to be held at www.storagetreasures.com.

1204 - Jelinek, Adam; 1207 - Weaver, Cyndi; 1210 - Batten, Loralei; 1329 - Avila, Jefferson; 2405 - Dorest, Vandelia; 3104 -Johnson, Megan

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.



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.

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-2395 **Division Probate** IN RE: ESTATE OF ANAHID Z. AIVADYAN

Deceased. The administration of the estate of Anahid Z. Aivadyan, deceased, whose date of death was May 11, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 11, 2023.

Personal Representative: Andrew R. Boyer c/o Boyer & Boyer, P.A. 46 N Washington Blvd, Ste 21

Sarasota, FL 34236 Attorney for Personal Representative: Andrew R. Boyer, Esq. Florida Bar Number: 35409 BOYER & BOYER, P.A. 46 N Washington Blvd, Ste 21 Sarasota, FL 34236 Telephone: (941) 365-2304 Fax: (941) 364-9896 Email: abover@boverbover.com Secondary Email: service@boyerboyer.com August 11, 18, 2023 23-01312M

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 412023CA004242CAAXMA

TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK, Plaintiff, vs.

RYAN DAKE, et. al., Defendant.

CLAIMANTS

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF KAREN I DAKE A/K/A KAREN IRIS DAKE A/K/A KAREN DAKE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER

ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: LOT 17 AND THE EAST 1/2 OF LOT 18, BLOCK A, LA SELVA PARK SUBDIVISION, AC- CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 4, PAGE 20, PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Robyn Katz, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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) 342If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this Court this 4TH day of August, 2023.

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

Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email:

AccountsPayable@mccalla.com 23-06332FL August 11, 18, 2023 23-01287M

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www. floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2023-CP-001694 IN RE: ESTATE OF SUSAN MARY PAIGE, Deceased.

The administration of the ESTATE OF SUSAN MARY PAIGE, deceased April 18, 2023, Probate Case No. 2023-CP-1694, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate, 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 11, 2023.

Personal Representative: /s/ Amanda Piotter Amanda Piotter c/o S. I. VALBH, ESQUIRE

1000 Legion Place, 10th Floor Orlando, Florida 32801 Attorney for Personal Representative: S. I. VALBH, ESQUIRE Florida Bar No. 0127949 Bogin Munns & Munns, PA

1000 Legion Place, 10th Floor Orlando, Florida 32801 Telephone: (407) 578-1334 Facsimile: (407) 578-2181 svalbh@boginmunns.com August 11, 18, 2023

23-01311M

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. 2020CA000862AX

PHH MORTGAGE CORPORATION, Plaintiff, vs. BARBARA JOHNSON, et al.

Defendant(s).NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 5, 2023, and entered in 2020CA000862AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and BARBARA JOHNSON; UNKNOWN SPOUSE OF BARBARA IOHNSON: UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND DEVELOPMENT; BAY ENTERPRISES, INC. 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 October 03, 2023, the following described property as set forth in said Final Judgment, to wit:

LOTS 3 & 4, BLOCK B , BRUNJES SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 276 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TAX PARCEL ID #28063.0030/3. 1803 12TH ST W, PALMETTO,

FL 34221 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 4 day of August, 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

August 11, 18, 2023

19-408142 - NaC

23-01296M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, DECEASED: ROGER FLORIDAGENERAL JURISDICTION DIVISION CASE NO. 41-2022-CA-000446

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES,

LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NORMA M. DUNWOODY, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 13, 2023, and entered in 41-2022-CA-000446 of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK NATIONAL OCIATION is the Plaintiff THE UNKNOWN HEIRS, ASSOCIATION BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND

ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE NORMA M. DUNWOODY, SMITH: HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FL 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 September 12, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 9, LESS THE EAST 7 FEET AND LESS 5 FEET OFF SOUTH FOR ROAD RIGHT OF WAY, BLOCK C, COLONIAL HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 27, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 617 26TH

AVE E, BRADENTON, FL 34208

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 7 day of August, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-005183 - GrS

August 11, 18, 2023

23-01310M

CIRCUIT IN AND FOR

PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL MANATEE COUNTY, FLORIDA CIVIL ACTION

NOTICE OF SALE

MANATEE COUNTY

CASE NO.: 2018CA000585 ATLANTICA, LLC, Plaintiff, vs. AMANDA S. ABOUREZK A/K/A

AMANDA ABOUREZK, et al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 3, 2022, and entered in Case No. 2018CA000585 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which 1900 CAPITAL TRUST III, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE, is the Plaintiff and AMANDA S. ABOUREZK A/K/A AMANDA ABOUREZK; WALTER

A. ABOUREZK; CITIFINANCIAL SERVICES, INC.; COUNTRY HOMEOWNERS ASSOCIATION OF MANATEE, INC.; UNKNOWN TENANT(S) N/K/A PAUL HERBACH are

SECOND INSERTION

defendants, Angelina Colonneso, Clerk of the Court, will sell to the highest and best bidder for cash www.manatee.realforeclose. in/on com. in accordance with chapter 45 Florida Statutes, Manatee County, Florida at 11:00 am on the 14th day of September, 2023, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 318, COUNTRY CREEK, PHASE III, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 39, PAGE 146, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 14027 1ST AVENUE EAST, BRADEN-

TON, FL 34212 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

See 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 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. 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.

/s/ Damian G. Waldman Damian G. Waldman, Esq. Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972

Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff 23-01297M

August 11, 18, 2023

SECOND INSERTION

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

Case No. 2023-CA-000807 SOUTHSTATE BANK, N.A. Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF MARCIA D CROSIER, DECEASED, CHERYL B. BEGHTEL, INDIVIDUALLY AND KNOWN HEIR OF MARCIA D. CROSIER, DECEASED, KELSEY D. MCFARLAND, INDIVIDUALLY AND KNOWN HEIR OF MARCIA D. CROSIER, DECEASED, ROY BUZBEE, KNOWN HEIR OF MARCIA D. CROSIER, DECEASED, JEFFERY BUZBEE, KNOWN HEIR OF MARCIA D. CROSIER, DECEASED, CRYSTAL BUZBEE STROBEL, KNOWN HEIR OF MARCIA D. CROSIER, DECEASED, ADAM BUZBEE, KNOWN HEIR OF MARCIA D. CROSIER, DECEASED, AMANDA BUZBEE, KNOWN HEIR OF MARCIA D. CROSIER, DECEASED,

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CHARLES KENNETH BUZBEE, DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS.

BUZBEE, DECEASED, et al.

Defendants. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF MAR-

TRUSTEES OF PHILLIP NORMAN

CIA D. CROSIER, DECEASED CURRENT RESIDENCE UNKNOWN UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS TRUSTEES CREDITORS. CHARLES KENNETH BUZBEE, DE-

CEASED CURRENT RESIDENCE UNKNOWN UNKNOWN HEIRS, DEVISEES, GRANTEES ASSIGNEES LIENORS CREDITORS, TRUSTEES OF PHIL-LIP NORMAN BUZBEE, DECEASED CURRENT RESIDENCE UNKNOWN CRYSTAL BUZBEE STROBEL, KNOWN HEIR OF MARCIA D. CRO-SIER, DECEASED

CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 5109 S CLARICE CT APT A TAMPA, FL 33611

UNKNOWN SPOUSE OF CRYSTAL BUZBEE STROBEL CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 5109 S CLARICE CT APT A TAMPA, FL 33611

You are notified that an action to foreclose a mortgage on the following property in Manatee County, Florida:

LOT 1, BLOCK D, TANGELO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 9, PAGE 11, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

commonly known as 1204 ORLANDO AVE, BRADENTON, FL 34207 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 30 days from the first date of publication, whichever is later and file the original with the Clerk of this Court

either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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-

AMERICANS WITH DISABILI-TIES 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: August 7, 2023.

CLERK OF THE COURT Honorable Angelina M. Colonneso 1115 Manatee Avenue West Bradenton, Florida 34205-7803 (COURT SEAL) By: Kris Gaffney Deputy Clerk

Ryan Sutton Kass Shuler, P.A. plaintiff's attorney P.O. Box 800 Tampa, Florida 33601 (813) 229-0900 327486/2220237/MTS

23-01304M August 11, 18, 2023

SECOND INSERTION

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

CASE NO. 2023CA000440AX CNP XX VENTURES LLC, Plaintiff, vs. COTTAGES OF BRADENTON HOME ALF, LLC; TERRENCE DANCYKIER; AND GORDON FOOD SERVICE, INC.,

Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated June 26, 2023, and entered in Case No. 2023CA000440AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein CNP XX VENTURES LLC is Plaintiff and 5700 24ST E REALTY, LLC, COTTAGES OF BRADENTON HOME ALF, LLC; TERRENCE DANCYKIER and GORDON FOOD SERVICE, INC. are the Defendants, the Office of Angelina "Angel" Colonneso, Clerk of the Circuit Court and Comptroller for Manatee County will sell to the highest bidder for cash via online auction at www.manatee.realforeclose.com in accordance with chapter 45 Florida Statutes at 11:00 A.M. on the 5th day of September, 2023, the following described property as set forth in said Uniform Final Judgment of Mortgage Foreclosure to wit:

A part of Blocks 3 and 4 of ONE-CO PARK, and platted streets, as per map or plat thereof, as recorded in Plat Book 1, Page 217 and lying within Section 18, Township 35 South, Range 18 East, of the Public Records of Manatee County, Florida, being more particularly described as follows: From the Northeast corner of the Southeast 1/4 of Section 18, Township 35 South, Range 18 East, run North 89°24'14" West, along the North line of the said Southeast 1/4, a distance of 1049.69 feet to the Point of Beginning; thence South 00°35'46" West, a distance of 320.00 feet; thence North 89°24'14" West, a distance of 1001.25 feet; thence North 00°35'46" East, a distance of 320.00 feet to the said North line of the Southeast 1/4; thence South 89°24'14" East, along said North line, a distance of 1001.25 feet to the Point of Beginning. Lying and being in Section 18, Township 35 South, Range 18 East, Manatee County, Florida, LESS that portion thereof lying within the right of way of platted road lying North of Blocks 3 and 4 (57th Avenue East), ONECO PARK, as per plat thereof recorded in Plat Book 1, Page 217, of the Public Records of Manatee County, Florida. Less the following described parcel deeded to Manatee County in Official Records Book 1233, Page 313, of the Public Records of Manatee County, Florida, towit: The North 33 feet of the following described property: From the N.E. corner of the S.E. 1/4 of Section 18, Township 35 South, Range 18 East, run N.89°24'14"W., along the North line of said S.E. 1/4, a distance of 1049.69 feet to the Point of Beginning; thence 5.00°35'46"W., distance of 320.00 feet; thence $N.89^{\circ}24'14''W.$, a distance of 1001.25 feet; thence N.00°35'46"E., a

of 320.00 feet to the North line of the S.E. 1/4; thence $\rm S.89^{\circ}24'14''E.,~along~said~North$ line, a distance of 1001.25 feet to the Point of Beginning, lying and being in Section 18, Township 35 South, Range 18 East, Manatee

County, Florida. Physical Address: 5700 24th Street, East Bradenton, 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 7th day of August, 2023.

Respectfully submitted, By: /s/ Frank P. Cuneo FRANK P. CUNEO Florida Bar No. 0123188 fpc@crllawgroup.com JESSICA B. REYES Florida Bar No. 56894 jbr@crllawgroup.com CRL LAW GROUP Counsel for Plaintiff 2655 S Le Jeune Rd, Suite 804 Coral Gables, FL 33134 T: (786) 332-6787 F: (786) 204-0687 23-01309M August 11, 18, 2023

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

CASE NO. 2022 CA 02660 AX SUGAR CREEK COUNTRY CLUB ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARLENE JOYCE WEBSTER, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 24, 2023, and entered in Case No. 2022 CA 02660 AX of the CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Florida, wherein SUGAR CREEK COUNTRY CLUB ASSOCIATION, INC. is Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES. DEVISEES. ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARLENE JOYCE WEBSTER; UNKNOWN HEIRS, BFNEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARNOLD A. KELM,; KAREN FISHER; DIANE MARIE SHAFFER; DAVID ALLAN WEBSTER; SHARON KAY WEBSTER AKA SHARON KAY SMITH; BRIAN JAY WEBSTER; DAVID EDWARD KELM; THERESA MARIE SCHULER; JAMES WILHELM KELM; RACHEL CARMEN KELM AKA RACHEL

SECOND INSERTION CISNEROS; UNKNOWN TENANT #1 and UNKNOWN TENANT #2 are Defendants, Angelina "Angel" Colonneso as Clerk of said Court, Manatee County Clerk of Court, will sell to the highest and best bidder for cash: [] www.manatee.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM, on the 29th day of August, 2023 the following described property as set forth in said Final Judgment, to

Unit No. 1079 of Sugar Creek Country Club Travel Trailer Park, a cooperative located upon lands described in Exhibit A and according to Exhibit B (plot plan survey and graphic description of improvements) of the Articles of Incorporation of Sugar Creek Country club Travel Trailer Park Association, Inc., a Florida nonprofit corporation, as shown in Official Records Book 1065, Page 1399, as amended in Official Records book 1170, page 2050, Public Records of Mana-tee County, Florida.

A/K/A: 3333 26th Avenue East, Unit 1079, Bradenton, FL 34208 A PERSON CLAIMING AN INTER-EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE.

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

I HEREBY CERTIFY a copy of the foregoing was served by first class United States mail or e-mail to David Alschuler, Esq., Guardian Ad Litem for Defendant Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees, and All Others Who May Claim an Interest in The Estate of Arlene Joyce Webster, David Alschuler, P.A., 6538 Collins Avenue, No. 166, Miami Beach, FL 33141-14694, alschulerlaw@aol.com; David Alschuler, Esq., Guardian Ad Litem for Defendant Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees, and All Others Who May Claim an Interest in The Estate of Arnold A. Kelm,, David Alschuler, P.A., 6538 Collins Avenue, No. 166, Miami Beach, FL 33141-14694, alschulerlaw@aol.com; Karen Fisher, 5195 Cooley Road, Fruitport, MI 49415; Diane Marie Shaffer, 3174 N. Shaffer Road, Irons, MI 49644; David Allan Webster, 217 Munn Street, Hesperia, MI 49421; Sharon Kay Webster aka Sharon Kay Smith, 3266 N. Riverwood Drive, Twin Lake, MI 49457; Brian Jay Webster, 851 Shirley Boulevard, Muskegon, MI 49422; David Edward Kelm, 14704 NE 35 Street, Vancouver, WA 98682; Theresa Marie Schuler, 589 Stockdale Road, Saint Paul, MI 55127; James Wilhelm Kelm, 301 E. 2nd Street, No. 103, Duluth, MN 55805; Rachel Carmen Kelm aka Rachel Cisneros, 3124 Waalkes Street, Muskegon, MI 49444, on this 26th day of August, 2023. BECKER & POLIAKOFF, P.A. Attorneys for Plaintiff

Tower Place 1511 N. Westshore Blvd., Suite 1000 Tampa, FL 33607 Primary: cofoservicemail@beckerlawyers.com BY: /s/ Carolyn C Meadows Carolyn C. Meadows Florida Bar #92888 $23804567 v.1\ S26449/410228$

23-01281M

August 11, 18, 2023



SECOND INSERTION

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT,

IN AND FOR MANATEE COUNTY,

FLORIDA

WILLIAM T. WIETRZYKOWSKI,

NOTICE IS GIVEN that, in accordance

with the Order on Plaintiff's Motion

to Cancel and Reschedule Foreclosure

Sale entered on June 8, 2023 in the

above-styled cause, Angelina "Angel"

Colonneso, Manatee county clerk of

court, will sell to the highest and best

bidder for cash on September 12,

2023 at 11:00 A.M., at www.manatee.

described property: LOT 20, LESS THE WEST 12.5

FEET THEREOF, CHAMNESS

PAGE 92 OF THE PUBLIC RE-

CORDS OF MANATEE COUN-

A/K/A 6348 5TH ST CIR E,

BRADENTON, FL 34207. Property Address: 6348 East

5th Street Circle, Bradenton, FL

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS

following

realforeclose.com, the

PARK, ACCORDING THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 15,

TY, FLORIDA

34207

UNCLAIMED

LOANCARE, LLC, Plaintiff(s), vs.

Defendant(s).

CASE NO: 2021-CA-004346

SECOND INSERTION NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2023 CP 1486 Judge Diana Moreland IN RE: ESTATE OF MYRTLE C. LYKINS

Deceased TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST

You are hereby notified that an Order of Summary Administration has been entered in the estate of Myrtle C. Lykins, deceased, Case No. 2023 CP 1486 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was November 2, 2022: that the total value of the estate is approximately \$2,000.00, and that the name of those to whom it has been assigned by such order is:

Connie Avery, 3514 20th Street West, Bradenton, Florida 34205 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

Notice is August 11, 2023.

CONNIE AVERY 3514 20th Street West

Bradenton, Florida 34205 Jennifer L. Hamey, PA August 11, 18, 2023 23-01290M

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF

THE TWELFTH JUDICIAL CIRCUIT

OF FLORIDA, IN AND FOR

MANATEE COUNTY

CIVIL DIVISION

Case No. 2018CA000807AX

Division D

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT

SOLELY AS TRUSTEE FOR THE

RMAC TRUST, SERIES 2016-CTT

JACQULINE KOVATCH A/K/A

JACQUELINE KOVATCH AND

UNKNOWN TENANTS/OWNERS.

Notice is hereby given, pursuant to Fi-

nal Judgment of Foreclosure for Plain-

tiff entered in this cause on November

8, 2018, in the Circuit Court of Manatee

County, Florida, Angelina M. Colon-

neso, Clerk of the Circuit Court, will

sell the property situated in Manatee

LOT 2, WHITEHALL ESTATES

II, ACCORDING TO THE PLAT

THEREOF AS RECORDED IN

PLAT BOOK 25, PAGES 27 AND

28, OF THE PUBLIC RECORDS

OF MANATEE COUNTY, FLOR-

and commonly known as: 812 68TH AVE W, BRADENTON, FL 34207;

including the building, appurtenances,

and fixtures located therein, at public

sale, to the highest and best hidder, for

cash, www.manatee.realforeclose.com,

on September 13, 2023 at 11:00 A.M..

Any persons claiming an interest in

the surplus from the sale, if any, other

than the property owner as of the date

of the lis pendens must file a claim

before the clerk reports the surplus as

If you are a person with a disabil-

ity who needs any accommodations in

order to participate in this proceed-

ing, you are entitled, at no cost to von.

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

County Florida described as:

U.S. BANK NATIONAL

Plaintiff, vs.

Defendants.

IDA.

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

> File No. 2023CP001769 IN RE: ESTATE OF BEVERLY PARKER,

The administration of the estate of BEVERLY PARKER, deceased, whose date of death was March 28, 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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

notice is August 11, 2023.

TIMOTHY W. GENSMER, ESQ. August 11, 18, 2023 23-01289M SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-2496

IN RE: ESTATE OF JOHN WILLIAM DELL, Deceased.

The administration of the estate of JOHN WILLIAM DELL, deceased, whose date of death was June 14, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO BOX 25400, BRADENTON, FL 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 11, 2023.

JOSEPH L. NAJMY, ESQ. Personal Representative 6320 Venture Drive, Suite 104

Lakewood Ranch, FL 34202 Carolina Arias Zaccari, Esq. Attorney for Personal Representative Florida Bar No. 1015218 Najmy Thompson, P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: carias@najmythompson.com Secondary Email: kwest@najmythompson. 23-01291M August 11, 18, 2023

SECOND INSERTION

MANATEE COUNTY

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

FLORIDA PROBATE DIVISION File No. 2023-CP-1244 IN RE: ESTATE OF BOYCE G. WILEY, Deceased.

The administration of the estate of BOYCE G. WILEY, deceased, whose date of death was October 8, 2021; is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 11, 2023.

Adena C. Caire Personal Representative 4436 Groveland Avenue

Sarasota, FL 34231 Dave M. Evans, Jr., Esquire Attorney for Personal Representative Florida Bar No. 1013511 LEE & EVANS, P.A. 2601 Cattlemen Road, Suite 503 Sarasota, FL 34232 Telephone: (941) 954-0067 Facsimile: (941) 365-1492

Email: devans@leeandevans.com Secondary Email: kristina@leeandevans.com

August 11, 18, 2023 23-01306M MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001562 IN RE: ESTATE OF GEORGIANNE S. SABARIC

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

Deceased.

The administration of the estate of GEORGIANNE S. SABARIC, deceased, whose date of death was February 26, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set

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

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

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

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

The date of first publication of this notice is August 11, 2023.

Personal Representative: /s/ Cheryl Van Cleaf CHERYL VAN CLEAF 5924 Java Plum Lane

Bradenton, Florida 34203 Attorney for Personal Representative: /s/ Donna I. Sobel DONNA I. SOBEL, ESQUIRE Florida Bar Number: 370096 4900 Manatee Avenue W. Bradenton, FL 34209 Telephone: (941) 747-0001 Fax: (941) 746-2094 E-Mail: donna@sobelattorneys.com

scharles@sobelattorneys.com August 11, 18, 2023 23-01293M

Secondary E-Mail:

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: August 7, 2023 /s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: kchurch@qpwblaw.com Attorney for Plaintiff FL-000952-22 -Case No. 2021-CA-004346

August 11, 18, 2023 23-01295M

IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

DIVISION: PROBATE IN RE: ESTATE OF MILDRED I. TYNER, Deceased.

The administration of the estate of MILDRED I. TYNER, deceased, File Number 2023CP002231CPAXMA is pending in the Probate Court, Manatee County, Florida, the address of which is: Clerk of the Court, Probate Division

P.O. Box 3000

The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

WILL BE FOREVER BARRED.

PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS (2) OR MORE AFTER THE DECEDENT'S

this notice is August 11, 2023, and will run once a week for two consecutive

> Personal Representative 4215 Riverview Blvd. Bradenton, FL 34209 KATHERINE IVIE-TYNER,

Knoxville, TN 37919 Email: chunter@beckerlawyers.com P: (305) 260-1043 F: (305) 442-2232 23834722v.1 August 11, 18, 2023 22-01288M

SECOND INSERTION

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

FLORIDA PROBATE DIVISION FILE NO. 23-CP-2096 IN RE: ESTATE OF TERENCE COLLE HENRETTA a/k/a TERENCE C. HENRETTA, Deceased.

The administration of the estate of Terence Colle Henretta a/k/a Terence C. Henretta, deceased, whose date of death was April 17, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attor-

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

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

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

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

notice is August 11, 2023.

Personal Representative: Ronald Douglas Henretta 2017 Grove Park Way

Birmingham, Alabama 35242 Attorney for Personal Representative:

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-2480 IN RE: ESTATE OF PHYLLIS JEAN DELL, aka PHYLLIS J. DELL Deceased.

The administration of the estate of PHYLLIS JEAN DELL, also known as PHYLLIS J. DELL, deceased, whose date of death was June 25, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO BOX 25400, BRADENTON, FL 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this Court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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 11, 2023.

JOSEPH L. NAJMY, ESQ.

Personal Representative

6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Carolina Arias Zaccari, Esq. Attorney for Personal Representative Florida Bar No. 1015218 Najmy Thompson, P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202

Telephone: 941-907-3999 Email: carias@najmythompson.com Secondary Email: kwest@najmythompson.com August 11, 18, 2023 23-01292M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA UNC #:412023CP000987AXMA Ref #: 2023 CP 000987AX IN RE:

The Estate of Brad William Davis Deceased.

The administration of the estate of BRAD WILLIAM DAVIS deceased, whose date of death was June 18, 2022 and whose social security number is xxx-xx-5759 is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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

The date of first publication of this notice is August 11, 2023.

Personal Representative:

SHANNON WILLIAM DAVIS

Attorney for Personal Representative Paul Christopher Grivas, Esq. Florida Bar No. 41108 Grivas Law Group, PA 924 7th Avenue East Bradenton, FL 34208 Email: grivaslaw@gmail.com Telephone: (941) 251-6030 August 11, 18, 2023 23-01308M

George Zamora Attorney for Plaintiff Invoice to: Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave.

or voice impaired, call 711.

By: /s/ George Zamora

Dated this August 4, 2023

Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 318000/1805112/wll 23-01286M August 11, 18, 2023

THE ABOVE ESTATE:

The date of first publication of this

Person Giving Notice:

Attorney for Person Giving Notice: JENNIFER L. HAMEY (0123046) 3815 US Highway 301 N Ellenton, FL 34222 (941) 932-6217 jenniferhamey@gmail.com

MANATEE COUNTY, FLORIDA PROBATE DIVISION

Deceased.

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.

NOTICE.

BARRED.

The date of first publication of this

Petitioner: SUSAN ANN RONAN C/O TIMOTHY W. GENSMER, P.A. 2831 RINGLING BLVD. STE 202A

SARASOTA, FL 34237 Attorney for Petitioner: TIMOTHY W. GENSMER, P.A. 2831 RINGLING BLVD, STE 202A SARASOTA, FL 34237 Telephone: 941-952-937 Florida Bar No. 586242

SECOND INSERTION NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 0634 **Division Probate**

IN RE: ESTATE OF Juana Rivera 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 Juana Rivera, deceased, File Number 2023 CP 0634; 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 September 3, 2022; that the total value of the estate is \$67,000.00 and that the names and address of those

to whom it has been assigned by such NAME ADDRESS Manuel Ramirez 5163 Spanish Oaks Drive Lakeland, FL 33805 Claudia Cavero 4168 53rd Avenue W., Apt 1404 Bradenton, FL 34210

Carlos Cavero 804 60th Avenue Terr. W., Unit B Bradenton, FL 34207 ALL INTERESTED PERSONS ARE

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

AFTER THE DECEDENTS DATE OF DEATH IS BARRED. The date of first publication of this Notice is August 11, 2023. **Person Giving Notice:**

Manuel Ramirez

5163 Spanish Oaks Drive Lakeland, FL 33805 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 11, 18, 2023

SECOND INSERTION

NOTICE TO CREDITORS

FILE NO: 2023CP002231CPAXMA

Bradenton, FL 34206

All creditors of the decedent, and

ALL CLAIMS, NOT SO FILED

NOTWITHSTANDING THE TIME DATE OF DEATH IS BARRED.

The date of the first publication of ELIZABETH WHITTEN,

Personal Representative 401 S. Gallaher View Road, #122 CURTIS B. HUNTER, ESQ. Attorney for Personal Representative Becker & Poliakoff, P.A. 2525 Ponce de Leon Blvd., Suite 825 Coral Gables, FL 33134 FL Bar No.: 0884243

nev are set forth below.

OF THIS NOTICE ON THEM. All other creditors of the decedent

ALL CLAIMS NOT FILED WITHIN

The date of first publication of this

Neil R. Covert, Esquire Florida Bar Number: 227285 Neil R. Covert, P.A. 311 Park Place Blvd., Ste. 180 Clearwater, Florida 33759 Telephone: (727) 449-8200 Fax: (727) 450-2190 $\hbox{E-Mail: ncovert@covertlaw.com}$ Secondary E-Mail: service@covertlaw.com August 11, 18, 2023 23-01282M

CHARLOTTE COUNTY LEGAL NOTICES

CHARLOTTE COUNTY

FIRST INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 20-000831-CP IN RE: ESTATE OF

Deceased.TO: JILLIAN HOWARD, 3218 34th St., Astoria, NY 11106; and Antonio Juan Reyes, New York State Bar Number 4902404, Attorney for JILLIAN HOWARD, 615 Pavonia Ave., Apt. #1602, Jersey City, NJ 07306

DENNIS J. HOWARD

YOU ARE NOTIFIED that an OR-DER DETERMINING SPOUSES ENTITLEMENT TO ELECTIVE SHARE, PETITION TO DETERMINE AMOUNT OF ELECTIVE SHARE and ELECTIVE ESTATE INVENTORY has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Jeffrey R. Kuhns, Esq.

Kuhns Law Firm, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950

on or before, September 21, 2023, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 15th day of August,

First publication on August 18, 2023. Roger D Eaton As Clerk of the Court By: Kimberly A Ramey (SEAL) As Deputy Clerk

Aug. 18, 25; Sept. 1, 8, 2023 23-00832T

FIRST INSERTION

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

File No. 23000616CP **Division Probate** IN RE: ESTATE OF THERESA V. CIMRA Deceased.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is August 18, 2023.

Personal Representative: Melissa Cimra 135 Vanderbilt Street

Buffalo, New York 14206 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 18, 25, 2023 23-00819T



FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-765 IN RE: ESTATE OF MARY STEWART KOHLER

Deceased. The administration of the estate of Mary Stewart Kohler, deceased, whose date of death was February 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

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 30DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is August 18, 2023.

Personal Representative: Charles S. Ferrell 2304 Newton Ave. S

Minneapolis, Minnesota 55405 Attorney for Personal Representative: Scott Kuhn, Esq. E-mail Addresses: pleadings@kuhnlegal.com Florida Bar No. 555436 Kuhn Law Firm PA 6720 Winkler Rd Fort Myers, Florida 33919 Telephone: (239) 333-4529 August 18, 25, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE

COUNTY, FLORIDA Case No.: 23000744CP Division: PROBATE IN RE: ESTATE OF MARY LOU SIMON,

Deceased.

The administration of the estate of Mary Lou Simon, deceased, whose date of death was October 20, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING 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 18, 2023. Personal Representative:

Ellery Earl Simon 29200 S Jones Loop Road Punta Gorda, Florida 33950 Attorney for Personal Representative: Theodore Enfield, Attorney Florida Bar Number: 256005 3107 Stirling Road, 105 Fort Lauderdale, Fl 33312 Telephone: 954-983-1443 Fax: (954) 983-1536 E-Mail: t@theodoreenfield.com August 18, 25, 2023 23-00825T

FIRST INSERTION

Notice is hereby given that MONICA DAWN HANDRICH, OWNER, desiring to engage in business under the fictitious name of VALHALLA MMA located at 218 CAYUGA ST, PORT CHARLOTTE, FLORIDA 33954 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 18, 2023

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 Broes services located at 4001 Geary Terrace, in the County of Charlotte, in the City of North Port, Florida 34288 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at North Port, Florida, this 14th day of August, 2023. Dakota Broes

August 18, 2023 23-00822T

FIRST INSERTION

Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage in business under the fictitious name of ECO MORTGAGE GROUP located at 3100 W RAY RD, SUITE 201, OFFICE #209, CHAN-DLER, ARIZONA 85226 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida

August 18, 2023 23-00823T

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 Pelican's Snoballs located at 4045 Tamiami Trail in the City of Port Charlotte, Charlotte County, FL 33952 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 16th day of August, 2023. ND & JL Holdings, LLC

August 18, 2023 23-00837T

FIRST INSERTION

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

CASE NO.: 2023-002370-CA SUSTAINABLE L&S LLC, a Florida limited liability company, Plaintiff v

FRANK RITA, SR. and CALISTA RITA, Defendants.

TO: FRANK RITA, SR., l/k/a 10 Banas Court, Norwich, CT 06360 CALISTA RITA, Vida 10 Banas Court,

Norwich, CT 06360 YOU ARE HEREBY NOTIFIED that an action to quiet title of the following described property in Charlotte County,

PCH 029 2598 0009 PORT CHARLOTTE SEC 29 BLK 2598

Parcel Id Number 402110303011 Property Address: 1282 Pocket Ter or 15131 Cannell Ln, Port Charlotte, Florida 33953

has been filed against and you are required to serve a copy of your written defenses, if any, to it on LAW OF-FICES OF JORDAN I. WAGNER, P.A., Plaintiff's attorneys, whose address 320 Southeast 18th Street, Fort Lauderdale, Florida 33316, Telephone 954-491-3277, Facsimile: 954-692-9186, jiw@ jordanwagnerlaw.com, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, on or before

Sept. 21, 2023; otherwise a default will be entered against you for the relief de-

manded in the complaint or petition.

This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER

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

WITNESS my hand and the seal of said court in Charlotte County, Florida on DATED ON 8/16/2023

AS CLERK OF THE COURT By: (Seal) K. Rogers As Deputy Clerk

LAW OFFICES OF JORDAN I WAGNER, P.A., Plaintiff's attorneys, 320 Southeast 18th Street, Fort Lauderdale, Florida 33316, Telephone 954-491-3277, Facsimile: 954-692-9186, jiw@jordanwagnerlaw.com Aug. 18, 25; Sept. 1, 8, 2023

23-00840T

FIRST INSERTION

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

PROBATE DIVISION File No.: 23-CP-883 IN RE: ESTATE OF WALTER FRANK LISEK deceased.

The administration of the estate of WALTER FRANK LISEK, deceased, pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is P.O. Box 511687, Punta Gorda, FL 33951-1687, File Number 23-CP-883. The estate is testate and the date of the decedent's will is November 1, 2018.

The name and address of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statutes Section 90,5021 applies with respect to the personal representative and any attorney employed by the

personal representative. Any interested person on whom a copy of the Notice of Administration is served who challenges the validity of the will or codicils, venue or jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is three (3) months after the date of service of a copy of the Notice of Administration on that person; any objection that challenges the validity of the will, the venue, or the jurisdiction of the court. The three (3) month time period may only be extended for estoppel based upon misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by Section 733.212(3), all objections to the validity of a will, venue, or the jurisdiction of the court must be filed no later than the

earlier of the entry of an order of final

discharge of the personal representative or one (1) year after service of the Notice of Administration.

The persons who may be entitled to exempt property under Section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is four (4) months after the date of service of a copy of the Notice of Administration on such persons or the date that is forty (40) days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property; and

That an election to take an elective share must be filed on or before the earlier of the date that is six (6) months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or guardian of the property of the surviving spouse, an agent under Chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is two (2) years after the date of the decedent's death.

That under certain circumstances, and by failing to contest the will (if any), the recipient of the Notice of Administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference

DARLENE M. LISEK. Personal Representative 42394 Edgewater Drive

Bahocock Ranch FL 33982 KENNETH E. KEMP II, Esquire Personal Representative Florida Bar No. 607401 PATRONE, KEMP, BENTLEY & MACE. P.A. 12661 New Brittany Blvd. Fort Myers, FL 33907 Telephone: (239) 278-1800 kenneth@apatronelaw.com debbie@apatronelaw.com August 18, 25, 2023 23-00830T

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 23002339CA

LAURA SWEET, Plaintiff, vs. FREEPORT HOLDINGS, INC,

Defendants.TO: FREEPORT HOLDINGS, INC. c/o JAMES A. HOWZE, its Registered Agent

1366 WHITFIELD AVE. SARASOTA, FL 34243

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 1, 2, and 12 Block 13, TROPI-CAL GULF ACRES, UNIT 1, ac-

cording to the map or plat thereof as recorded in Plat Book 3, Page(s) 8 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 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 notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED this 16th day of August, 2023.

Clerk of the Circuit Court By: (Seal) K. Rogers As Deputy Clerk

The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202 Aug. 18, 25; Sept. 1, 8, 2023

23-00836T

FIRST INSERTION

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

CASE NO.: 2022-1435-CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.
DANIEL FELIPE AMADOR BAEZ,

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

Defendants. NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Wednesday, October 11, 2023, at 11:00 a.m. at

accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 21, Block 3442, Port Charlotte Subdivision, Section 69, according to the map or plat thereof, as recorded in Plat Book 6, Pages 20A through 20H, inclusive, of the Public Records of Charlotte County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of

the Circuit Court of Charlotte County, Florida, in Civil Action No. 2022-001435-CA, New Vista Properties, Inc., v. Baez. Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disabil-

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

Dated this day of 08/14/2023. ROGER D. EATON, Clerk

By: B. Lackey (SEAL) Deputy Clerk Albert J. Tiseo, Jr., Esq., 701 JC Center Court, Suite 3,

Port Charlotte, FL 33954 23-00829T August 18, 25, 2023

www.charlotte.realforeclose.com, FIRST INSERTION

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

CIVIL DIVISION

CASE NO. 22000804CA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. **UNKNOWN HEIRS** BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES LIENORS CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF MAVIS MOORE A/K/A MAVIS V. MOORE; GLENN WHITE; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 20, 2023 and entered in Case No. 22000804CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE GRANTEES ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF MAVIS MOORE A/K/A MAVIS V. MOORE; GLENN WHITE: UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; 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 September 7, 2023, the following described property as set forth in said Final Judgment, to

LOT 14, BLOCK 2820 PORT CHARLOTTE SUBDIVISION SECTION 45 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5 PAGE 56A THROUGH 56E 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 08/09/2023. 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.: 23-00079 CMS August 18, 25, 2023

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY

THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF

THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapters 170, 190 and 197, Florida Statutes, the North Loop Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:
NOTICE OF PUBLIC HEARINGS

September 12, 2023

TIME: LOCATION:

1:30 p.m. Sleep Inn & Suites Port Charlotte- Punta Gorda

806 Kings Hwy, Port Charlotte, FL 33980

The purpose of the public hearings is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, entry roads, perimeter landscape/hardscape, and other infrastructure improvements ("Project"), benefitting certain lands within the District. The Project is described in more detail in the Engineer's Report, dated June 2023 ("Engineer's Report").

Ât the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider other business.

The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District's boundaries, as set forth in the Master Special Assessment Methodology, dated June 23, 2023 ("Assessment Report"). Copies of the Engineer's Report and Assessment Report are attached

Proposed Debt Assessments

The proposed Debt Assessments for all properties within the District are as follows:

Product Type	EAU	Total Units	Maximum Total Debt Assessment Allocation per Unit**	Maximum Annual Debt Assessment per Unit*
Villas 35'	0.7	114	\$40,000	\$3,124
Single Family 50'	1.0	224	\$57,143	\$4,464

^{*}Includes estimated 7% early payment discount and collection fees, which may

The District's Project is expected to cost approximately \$15,500,000, and the District intends to collect no more than a total revenue of \$18,560,000 (plus interest and collection costs). On an annual basis, the District intends to collect no more than \$1,348,263 per year in debt assessments necessary for the District to make its principal and interest payments on the District's tax-exempt bonds

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively,

the District may choose to directly collect and enforce these assessments.

The Debt Assessments constitute a lien against benefitted property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECĂUSE 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

The District is located within the City of Punta Gorda, Florida and consists of 115.63 acres of land. More specifically, 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. The lands within the District are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Artemis Connected, LLC d/b/a BREEZE, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, (\$13)565-4663. Also, a copy of the agendas and other documents referenced herein may be obtained from the District

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District 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

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No: 18-001085-CA

CARRINGTON MORTGAGE SERVICES, LLC. Plaintiff, vs.

CATHLEEN WIEDER A/K/A CATHLEEN H. WIEDER; et al., Defendants.

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated February 12, 2020 and Order Granting Plaintiff's Motion to Amend Amounts Due & Owing dated August 15, 2023 and entered in Case No. 18-001085-CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and CATHLEEN WIE-DER A/K/A CATHLEEN H. WIE-DER: SECTION 23 PROPERTY OWNERS ASSOCIATION INC., is/ are Defendant(s), I, Roger D Eaton, Charlotte County Clerk of Courts will sell to the highest and best bidder for cash at www.charlotte.realforeclose. com at 11:00 a.m. on September 29, 2023 the following described property set forth in said Final Judgment,

LOT 25, BLOCK 742, PUN-TA GORDA ISLES SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 12, PAGES 2-A, THROUGH 2-Z-41, INCLU-SIVE, OF THE PUBLIC RECORD OF CHARLOTTE COUNTY, FLORIDA

Commonly known as: 1422 Navigator Road, Punta Gorda, 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 the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

DATED in Charlotte, Florida this, day of 08/15/2023

As Clerk of Circuit Court Charlotte County, Florida (Seal) B. Lackey Deputy Clerk

Lender Legal PLLC 1800 Pembrook Drive Suite 250 Orlando, FL 32810 LLS08143-Wieder, Cathleen & McLaughlin, Peter August 18, 25, 2023 23-00834T with the District Office within twenty (20) days of issuance 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. If you have any questions, please do not hesitate to contact the District Office.

Patricia Thibault- District Manager

RESOLUTION 2023-27 [DECLARING RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE

WHEREAS, the North Loop Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District;

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the District Engineer's Report, dated June 2023 ("Project"), which is attached hereto as Exhibit A and incorporated herein by reference; and
WHEREAS, it is in the best interest of the District to pay for all or a portion

of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that Master Special Assessment Methodology Report, dated June 2023, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Artemis Connected, LLC d/b/a BREEZE, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, (813)565-4663 ("District Records Office");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT:

Section 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

Section 2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

Section 3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection

 $4.\$ DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated cost of the Project is \$15,500,000 ("Estimated Cost") B. The Assessments will defray approximately \$18,560,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$1,348,263 per year (in addition to collection costs and early payment discounts), again as set forth in **Exhibit B**.

C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project shall be levied on the lands within the District, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is

FIRST INSERTION

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

DIVISION CASE NO. 22-872-CC SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT

CORPORATION, PLAINTIFF, V. LOVE V. MAHTANI, ET AL...

DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 8, 2023, and entered in Case No. 22-872-CC of the COUNTY COURT OF THE TWENTIETH
JUDICIAL CIRCUIT in and for Charlotte County, Florida, wherein SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC. is Plaintiff, and LOVE V. MAHTANI; VASHDEV N. MAHTANI; UNKNOWN TENANT ONE and UNKNOWN TENANT TWO are Defendants, I will sell to the highest and best bidder for cash at www. charlotte.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM, on the 22nd day of September, 2023 the following described property as set forth in said Final Judgment, to

Lot 1, Block 747, Punta Gorda Isles, Section Twenty-Three, according to the Plat thereof as recorded in Plat Book 12, Pages 2-A through 2-Z-41, of the Public Records of Charlotte County, Florida. A/K/A: 1479 Neapolitan Road,

Punta Gorda, FL 33983 A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE.

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

DATED this 16 day fo August, 2023. ROGER D. EATON, as Clerk of said Court By: D. Gerace (SEAL) As Deputy Clerk

BECKER & POLIAKOFF, P.A. Attorneys for Plaintiff Carolyn C. Meadows, Esq. Six Mile Corporate Park 12140 Carissa Commerce Court Suite 200 Fort Myers, FL 33966

Primary: cofoservicemail@beckerlawyers.com $23894784 \text{v.} 1\,\text{S} 13218/410628$ August 18, 25, 2023

on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public

7. PRELIMINARY ASSESSMENT ROLL, Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in $\mathbf{Exhibit} \, \mathbf{B}$ hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and

approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

September 12, 2023 DATE: TIME: 1:30 p.m.

LOCATION: Sleep Inn & Suites Port Charlotte- Punta Gorda

806 Kings Hwy, Port Charlotte, FL 33980

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170,

190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida ${\it Statutes}, \text{ the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation}$ within the County in which the District is located and to provide such other notice as

may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption. PASSED AND ADOPTED this 23rd day of June, 2023.

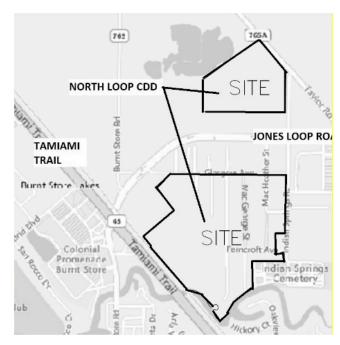
ATTEST:

NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT

Chairman Secretary/Asst. Secretary

Exhibit A: Engineer's Report, dated June 2023 Exhibit B: Master Special Assessment Methodology Report, dated June 23, 2023

MAP OF DISTRICT BOUNDARIES:



August 18, 25, 2023 23-00807T

FIRST INSERTION

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

PROBATE DIVISION File No. 23-CP-0224 IN RE: ESTATE OF JOSEPHINE C GARRETT, Deceased.

The administration of the estate of JOSEPHINE C GARRETT, deceased, whose date of death was June 22, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: August 18, 2023

PAUL GARRETT Personal Representative 26364 Seminole Lakes Blvd.

Punta Gorda, FL 33955 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 23-00833T August 18, 25, 2023



^{**}Excludes interest and collection costs.

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No. 2023-CA-003029

CARDIOLOGY ASSOCIATES OF CHARLOTTE COUNTY, P.A., Assignor, to

LARRY S. HYMAN,

Assignee.
TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. PLEASE TAKE NOTICE that on or about August 8, 2023, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by CAR-DIOLOGY ASSOCIATES OF CHAR-LOTTE COUNTY, P.A., Assignor, with its principal place of business at 2300 Loveland Blvd, Punta Gorda, FL 33980, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Charlotte County.

2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before December 6, 2023. Aug. 18, 25; Sept. 1, 8, 2023

23-00835T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23000891CP **Division Probate** IN RE: ESTATE OF JEANNETTE MAY DAVENPORT

Deceased. The administration of the estate of Jeannette May Davenport, deceased, whose date of death was July 12, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 otice is August 18th, 2023.

Personal Representative: Richard A. Lyons 8442 Nighthawk Drive

Englewood, Florida 34224 Attorney for Personal Representative: David A. Dunkin, Attorney Florida Bar Number: 136726 **DUNKIN & SHIRLEY PA** 170 West Dearborn Street Englewood, FL 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: david@dunkinshirley.com 23-00827T August 18, 25, 2023



What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida

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

FIRST INSERTION

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

File No.: 2023-CP-000916 Division: Probate IN RE: ESTATE OF CAROL COGLEY WATTERS Deceased.

The administration of the estate of Carol Cogley Watters, deceased, whose date of death was March 24, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 18, 2023. Personal Representatives: John Lomnet Watters III 837 Field Club Road Pittsburgh, PA 15238 Heather Ann Watters

a/k/a Heather Ann Watters Thomas 17238 Russet Street San Diego, CA 92127 Attorney for Personal Representatives: Forrest J. Bass, Attorney Florida Bar No.: 681967 Farr Farr Emerich Hackett Carr & Holmes, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028

E-Mail: fbass@farr.com

Secondary E-Mail:

msleeper@farr.com and probate@farr.com August 18, 25, 2023 23-00838T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-704 **Division Probate** IN RE: ESTATE OF CHRISTIAN W. CHILDERS,

Deceased. The administration of the estate of CHRISTIAN W. CHILDERS, deceased, whose date of death was January 2, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Ave. Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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 18, 2023.

Personal Representative: ALENA A. CHILDERS

Venice, FL 34293 Attorney for Personal Representative: JORDAN J. RICCARDI, ESQ. E-Mail Addresses: jriccardi@icardmerrill.com kcapp@icardmerrill.com Florida Bar No. 0100363 Icard, Merrill, Cullis, Timm, Furen & Ginsburg PA 2033 Main St Ste 600 Sarasota, FL 34237 Telephone: (941) 366-8100 August 18, 25, 2023 23-00809T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 23-65-CP **Division: Probate**

IN RE: ESTATE OF DENNIS A. VINTI A/K/A DENNIS VINTI, Deceased.

The administration of the estate of DENNIS A. VINTI A/K/A DENNIS VINTI, deceased, whose date of death was November 25, 2022, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 18, 2023.

Personal Representative: Apryl Vinti 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@elderlegalfl.com Secondary E-Mail: maggies@elderlegalfl.com August 18, 25, 2023 23-00818T

FIRST INSERTION

CHARLOTTE COUNTY

NOTICE TO CREDITORS IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR PROBATE DIVISION File No: 23-CP-883 IN RE: ESTATE OF WALTER FRANK LISEK

deceased The administration of the estate of WALTER FRANK LISEK, deceased, whose date of death was November 10, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is P.O. Box 511687, Punta Gorda, FL 33951-1687; File Number 23-CP-883. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS: August 18, 2023.

DARLENE M. LISEK, Personal Representative 42394 Edgewater Drive

Babcock Ranch, FL 33982 KENNETH E. KEMP II, Esquire Attorney for the Personal Representative Florida Bar No. 607401 PATRONE, KEMP, BENTLEY & MACE, P.A. 12661 New Brittany Blvd. Fort Myers, FL 33907 Telephone: (239) 278-1800 kenneth@apatronelaw.com debbie@apatronelaw.com August 18, 25, 2023

CHARLOTTE COUNTY, FLORIDA

Deceased. The administration of the estate of Louis Ray Smith, deceased, whose date of death was December 5, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION

File No. 23-000896-CP

Division: PROBATE

IN RE: ESTATE OF

LOUIS RAY SMITH,

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

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

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

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

The date of first publication of this notice is August 18, 2023.

Personal Representative: Amy LeeAnn Spencer 620 Pinnacle View Road

Charleston, AR 72933 Attorney for Personal Representative: Cheyenne R. Young Florida Bar Number: 0515299 WOTITZKY WOTITZKY ROSS & YOUNG, P.A. 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkylaw.com August 18, 25, 2023 23-00817T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23000837CP **Division: Probate**

IN RE: ESTATE OF

RAYMOND CHARLES STENDER

Deceased.

The administration of the estate of Raymond Charles Stender, deceased, whose date of death was October 30, 2022, is pending in the Circuit Court for CHAR-LOTTE 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

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

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

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

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 18, 2023.

Personal Representative: /s Eric Raymond Stender 1821 Okolona Street

North Port, Florida 34287 Attorney for Personal Representative: /s W. Kevin Russell Attorney Florida Bar Number: 398462 14295 S. Tamiami Trail North Port, Florida 34287 Telephone: (941) 429-1871 Fax: (941) 429-8961

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-833-CP **Division Probate** IN RE: ESTATE OF GLENDA DAVIS a/k/a GLENDA E. DAVIS a/k/a GLENDA EILEEN DAVIS

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 Glenda Davis, deceased, File Number 23-833-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was April 23, 2023; that the total value of the estate is \$25,142.14 and that the names and addresses of those to whom it has been assigned by such order are: Darlene Kay Madsen, Trustee of the Glenda E. Davis Revocable Living Trust, dated July 22, 2019, 1440 Pine Island Court, Punta

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

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

The date of first publication of this Notice is August 18, 2023.

Person Giving Notice: Darlene Kay Madsen 1440 Pine Island Court Punta Gorda, FL 33950 Attorney for Person Giving Notice: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, FL 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: forrest@kuhnslawfirm.com August 18, 25, 2023 23-00812T

FIRST INSERTION

 $\hbox{E-Mail: service@wkevinrussell.com}$

August 18, 25, 2023

NOTICE OF ACTION CONSTRUCTIVE SERVICE (PROPERTY) IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO. 2023-002993-CA ADD VALUE DEVELOPMENT, Plaintiff, vs.

BARBARA MALO SALAZAR, Defendant.

TO: Barbara Malo Salazar was Calle Manuel Gonzalez Olachen 428, San Isidro, Lima, Peru

YOU ARE HEREBY NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida: Lots 1415 and 1416, of South Punta Gorda Heights 1st Addi-

tion, according to the Plat thereof, as recorded in Plat Book 5. Page 17, 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 Dane T. Stanish, Esq., attorney for Add Value Development, LLC, whose address is 3475 Sheridan St., Suite 209, Hollywood, Fl 33021, and file the original with the Clerk of the abovestyled Court on or before September 18, 2023, otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

This notice shall be published once a week for four consecutive weeks in the Business Observer, a newspaper of general circulation in Charlotte County.

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 said Court at Punta Gorda, Florida, on this August 11, 2023.

ROGER D. EATON As Clerk of said Court (SEAL) By: D. Gerace Deputy Clerk

Dane T. Stanish, Esq., 3475 Sheridan St., Suite 209, Hollywood, Fl 33021 (954-923-0524, stanishd@gmail.com) Aug. 18, 25; Sept. 1, 8, 2023

23-00814T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA File No.: 23000520CP **Division: Probate** IN RE: ESTATE OF DENISE A. MURPHY Deceased

The administration of the estate of DE-NISE A. MURPHY, deceased, whose date of death was August 23, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 11 Elmwood Park, Quincy, Massachusetts 02170. The names and addresses of the Per sonal Representative and the Personal Representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is August 18, 2023. Joseph R. Hajjar,

Personal Representative

156 White Street Weymouth, MA 02190 s/ Brad H. Milhauser Brad H. Milhauser, Esq. (brad@hpmlawyers.com) Florida Bar No. 28146 HUTH, PRATT & MILHAUSER

Attorneys for Personal Representative 2500 North Military Trail, Ste. 460 Boca Raton, Florida 33431-7343 Telephone: (561) 392-1800 Facsimile: (561) 392-3535 August 18, 25, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION Case No.: 23-CP-304 IN RE: ESTATE OF JOHN BOGUSZ,

Deceased. The ancillary administration of the estate of John Bogusz, deceased, whose date of death was October 20, 2019, 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 ancillary personal representative and the ancillary personal representative's attorney are set

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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

Ancillary Personal Representative /s/ Douglas T. Gould Douglas T. Gould, Esq.

FL Bar No.: 1013520 Personal Representative August 18, 25, 2023 23-00808T

ALL CLAIMS NOT FILED WITHIN

NOTWITHSTANDING THE TIME

The date of first publication of this notice is August 18, 2023. **Jeffrey Bogusz,**

LINDE LAW GROUP 12693 New Brittany Blvd. Fort Myers, FL 33907 (239) 939-7100 – Telephone (239) 939-7104 – Facsimile dgould@lindelawgroup.com courtfilings@lindelawgroup.com Attorney for Ancillary

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

File No. 2023-863-CP IN RE: ESTATE OF GEORGIA LEE POGGI Deceased.

The administration of the estate of Georgia Lee Poggi, deceased, whose date of death was July 7, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is August 18, 2023.

Personal Representative Gloria E. Poggi 2455 Pellam Blvd Port Charlotte, Florida 33948

Attorney for Personal Representative James W. Mallonee, Esq. Florida Bar Number: 0638048 JAMES W MALLONEE PA 946 Tamiami Trail, #206 Port Charlotte, FL 33953-3108 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail:

jmallonee@jameswmallonee.com August 18, 25, 2023

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE

COUNTY, FLORIDA CASE NO. 2022-CA-001660 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST SERIES VI-B,

Plaintiff, vs. ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH THE ESTATE OF LUCY A. BURNS, DECEASED; et al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 10, 2023 entered in Civil Case No. 2022-CA-001660 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST SERIES VI-B, is Plaintiff and ALL UN-KNOWN HEIRS, DEVISEES, LEGA-TEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH THE ESTATE OF LUCY A. BURNS, DE-CEASED: et al., are Defendant(s).

The Clerk, ROGER D. EATON, shall sell the property at public sale to the highest bidder for cash. except as set forth hereinafter, on September 27, 2023 at 11:00 am at www.charlotte.realforeclose.com in accordance with Chapter 45 Florida Statues, the following described property as set forth in said Final Judgment, to wit: Lots 4 and 5, Block 118, TROPI-CAL GULF ACRES, UNIT 7,

according to the Plat thereof, as Recorded in Plat Book 3, Page 99A through 99I, inclusive, of the Public Records of Charlotte County, Florida.

Property address: 12416 Espanol Drive, Punta Gorda, Florida

33955 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published

as provided herein.

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

DATED this 08/10/2023 day of August, 2023.

ROGER D. EATON Clerk of Circuit Court (Court Seal) BY: D. Gerace Deputy Clerk Matthew B. Leider, Esq.

MANDEL, MANGANELLI & LEIDER, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 305W Boca Raton, FL 33431 Tel: (561) 826-1740 Email: service@mml-pa.com August 18, 25, 2023 23-00813T

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 22000692CA U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE

TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, AIDA FUENTES: APEX ROOFING AND RESTORATION, LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY,

THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR TITLE OR INTEREST IN THE

CLAIMING TO HAVE ANY RIGHT, PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated April 10, 2023 and an Order Resetting Sale dated August 8, 2023, and entered in Case No. 22000692CA of the Circuit Court in and for Charlotte County, Florida,

wherein U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST is Plaintiff and AIDA FUENTES; APEX ROOFING AND RESTORATION, LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 a.m., on September 22, 2023, the following described property as set forth in said Order or Final Judgment,

LOT 13, BLOCK 201, PORT

CHARLOTTE SUBDIVISION SECTION EIGHT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 16-A THROUGH 16-Z 7, PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

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

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 at Punta Gorda, Florida, on 08/11/2023.

ROGER D. EATON As Clerk, Circuit Court By: (SEAL) D. Gerace As Deputy Clerk

Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff P.O. BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Service E-mail: answers@dallegal.com 1460-180114 / TM1 August 18, 25, 2023 23-00821T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY,

FLORIDA PROBATE DIVISION FILE NO. 082023CP000850 IN RE: ESTATE OF KATHLEEN WAGNER.

Deceased.

The administration of the estate of Kathleen Wagner, deceased, whose date of death was March 7, 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.

CHARLOTTE COUNTY

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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

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

NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is August 18, 2023.

Personal Representative Elizabeth Affeldt 22325 Omie Ave.

Port Charlotte, FL 33954 Stacy M. Rick Attorney for the Petitioner 4294 Wooley Ave. North Port, FL 34287 Tel: (239) 300-8977 Fax: (941) 216-0169 FLA BAR NO 116917 Email: stacymrick@gmail.com Email: stacy@sricklaw.com

August 18, 25, 2023 23-00826T

FIRST INSERTION

FIRST INSERTION

NOTICE OF CIVIL ACTION IN THE CIRCUIT COURT OF THE TWENTEITH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 2023-002600CA

ROBERT RICE, Plaintiff, vs. ERIC BRINER, ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC.; CHARLOTTE COUNTY, FLORIDA: STATE OF FLORIDA and CHARLOTTE COUNTY TAX COLLECTOR,

Defendants.TO: ERIC BRINER (Address un-

COMES NOW, the Plaintiff, ROB-ERT RICE, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Charlotte, on July 10, 2023, Case No: 2023-2600-CA 1. Lot 444, Block 28, ROTONDA VILLAS, according to the plat thereof, recorded in Plat Book 12 Page 1A thru 1Z15, of the public records of Charlotte County, Florida.

Parcel: 412133479005 11504 Chimera Place, Placida, FL 33946

You are required to serve an Answer to this action upon: RICHARD M. RIC-CIARDI, JR., ESQUIRE, of POWELL, JACKMAN, STEVENS & RICCIARDI, P.A., Plaintiff's attorney, who address is 2050 McGregor, Blvd., Fort Myers, FL 33901, on or before September 18, 2023, and file the original with the clerk of this court at Charlotte County Courthouse, 350 E. Marion Avenue, Punta Gorda, FL 33950, either before service on Plaintiff's attorney or immediately thereafter.

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this

lawsuit will be mailed to the address on record at the clerk's office.

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,

DATED THIS 11 DAY OF August, 2023.

ROGER D. EATON Clerk of the Circuit Court (SEAL) By: D. Gerace Deputy Clerk The parties to the action are:

ROBERT RICE, Plaintiff vs. ERIC BRI-NER, et al.

The nature of the proceeding is for

Quiet Title. Under the penalties of perjury, I declare that I have read the foregoing, and the facts stated are true, to the best of

my knowledge and belief. Signed on August 2, 2023. Richard M. Ricciardi, Jr., Esq. Attorney for Plaintiff Richard M. Ricciardi, Jr., Esq.

Printed Name Richard M. Ricciardi, Jr., Esq Richard M. Ricciardi, Jr., Esquire Florida Bar No. 90567 Powell, Jackman, Stevens & Ricciardi, PA Attorney for Plaintiff 2050 McGregor Blvd. Fort Myers, FL 33901 (239) 689-1096 (Telephone) (239) 791-8132 (Facsimile) rricciardi@vour-advocates.org Aug. 18, 25; Sept. 1, 8, 2023

23-00815T

SUBSEQUENT INSERTIONS

23-00799T

SECOND INSERTION

NOTICE OF PUBLIC SALE

Charlotte Harbor Yacht Club, Inc gives notice & intent to sell, the following vessel for non-payment of storage fees FL Statute 328.17 by Trask Pierre Telesmanich at 4400 Lister Street Slip #9, Port Charlotte, FL 33952 on 08/31/2023 at 8:30 AM. Said company reserves the right to accept or reject any and all bids. 1981 HUNTER HIN#HUN54910M81D

August 11, 18, 2023

SECOND INSERTION

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

PROBATE DIVISION File No. 23-864-CP **Division Probate** IN RE: ESTATE OF DAVID A. WEST A/K/A DAVID ALLEN WEST

Deceased.

The administration of the estate of David A. West a/k/a David Allen West, deceased, whose date of death was May 28, 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

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

All other creditors of the decedent

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is August 11, 2023.

Personal Representative: **Heather Richards** 424 Cokesbury Road

Annandale, New Jersey 08801 Attorney for Personal Representative: Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 17841 Murdock Circle Port Charlotte, Floirda 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Secondary E-Mail:

mackenzie@schwarzlaw.net 23-00806T

August 11, 18, 2023

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. 19000725CA DITECH FINANCIAL LLC, Plaintiff, vs. THOMAS A. YAMASHITA, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 09, 2021, and entered in 19000725CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein DITECH FINANCIAL LLC is the Plaintiff and THOMAS A. YAMASHITA; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; MARY YAMASHITA 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 September 11, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 49, PORT CHARLOTTE SUBDIVISION, SECTION 4, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 87 A THROUGH 87D, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR-

Property Address: 755 FLORAL LN, PORT CHARLOTTE, FL 33952

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 08/02/2023. 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 19-279129 - MaM August 11, 18, 2023 23-00793T

SECOND INSERTION

NOTICE TO CREDITORS Estate of: Betty D. Littlejohn Date of Birth: June 5, 1935

Notice to All Creditors : The decedent, Betty D. Littlejohn, who live at 301 JC Dellinger Road, Cherryville, NC 28021,

died March 28, 2022. Creditors of the decedent are now notified that all claims against the estate will be forever barred unless presented to Melissa Lindsay, named personal representative, at 6450 Anderson Ave-

nue Hanover MD 21076 4105409985 or to both the probate court and the named personal representative within October 22, 2023, after the date of publication of this notice.

Melissa Lindsay, Personal Representative for the Estate 6450 Anderson Avenue Hanover, MD 21076

4105409985 August 11, 18, 2023 23-00800T

FOURTH 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 BAHAMI-

AN 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 Char-

lotte, 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

THIRD 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; EMILIA TOUCHE

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

has been filed by Plaintiffs, FENG WU AND YAOQI ZHANG; and SIGMA IN-FINITY 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, Jackson-ville, 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,

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., S, Suite 1204

Jacksonville, FL 32224 Aug. 4, 11, 18, 25, 2023 23-00780T Deceased.

The administration of the estate of

Matthew R. Bell a/k/a Matthew Robert

Bell, deceased, whose date of death was

April 14, 2023, is pending in the Circuit

Court for Charlotte County, Florida, Probate Division, the address of which

is 350 E. Marion Avenue, Punta Gorda,

FL 33950. The names and addresses

of the personal representative and the

personal representative's attorney are

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

OF THIS NOTICE ON THEM.

set forth below.

NOTICE.

BARRED.

SECOND INSERTION

BUSINESS OBSERVER

NOTICE OF PUBLIC SALE

Notice is hereby given that on 8/25/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1987 SPEC HS FLSE1AG477012623 . Last Tenants: DAVID W TROUT and all unknown parties beneficiaries heirs . Sale to be at COLONY MOBILE HOME PARK LP TROPICAL DULL LLC AND 1440 AMSTERDAM REALTY CO LLC, 17100 TAMIAMI TRAIL #147, PUNTA GORDA, FL 33955. 813-282-5925.

August 11, 18, 2023 23-00798T

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 8/25/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1983 FEST HS FLFL1AD037904435 . Last Tenants: MARY HELEN DEWAR and all unknown parties beneficiaries heirs $\,$. Sale to be at NHC-FL 118 LLC DBA SHELL CREEK RV RESORT AND MARINA, 35711 WASHINGTON LOOP ROAD, PUNTA GORDA, FL 33982. 813-241-8269.

August 11, 18, 2023

23-00797T

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

TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES ITRUST,

Plaintiff, vs. SUEANN SANDERS, AS PLENARY GUARDIAN OF THE PERSON AND PROPERTY OF BEVERLY A HARRAR, THE WARD, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 13, 2023, and entered in 22001560CA 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 SUEANN SANDERS, AS PLENARY GUARDIAN OF THE PERSON AND PROPERTY OF BEVERLY A. HARRAR, THE WARD; UNKNOWN SPOUSE OF BEVERLY A. HARRAR; SANDPIPER KEY CONDOMINIUM ASSOCIATION, INC. 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 September 11, 2023, the following described property as set forth in said

Final Judgment, to wit: UNIT 404, BUILDING 8, SAND-PIPER KEY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RE-CORDS BOOK 685, PAGE 49, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 3, PAGE 42A - X, AS AMENDED PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

 $FL\,34223$ Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

IMPORTANT

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 11, 2023.

Personal Representative: Charity A. Bell 5028 San Massimo

Punta Gorda, Florida 33950 Attorney for Personal Representative: Jeffrey R. Kuhns. Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000 Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: forrest@kuhnslawfirm.com August 11, 18, 2023 23-00805T

SECOND INSERTION SECOND INSERTION

NOTICE TO CREDITORS NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION PROBATE DIVISION File No. 23-698-CP File No. 23-860-CP **Division Probate Division Probate** IN RE: ESTATE OF IN RE: ESTATE OF MATTHEW R. BELL A/K/A MATTHEW ROBERT BELL EILEEN MAE GLOWACKI Deceased.

The administration of the estate of Eileen Mae Glowacki, deceased, whose date of death was June 2, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 11, 2023.

Personal Representative: Ellie K. Harris

17841 Murdock Circle Port Charlotte, Florida 33948 Attorney for Personal Representative: Ellie K. Harris, Attorney Florida Bar Number: 0021671 Schwarz & Harris 17841 Murdock Circle Port Charlotte, FL 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Secondary E-Mail: stacie@schwarzlaw.net August 11, 18, 2023 23-00804T

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 23000881CP Division Probate IN RE: ESTATE OF JAY ROBERT VAUGHN, Deceased.

The administration of the estate of Jay Robert Vaughn, deceased, whose date of death was May 14, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 11, 2023.

Personal Representative: Allison Deptola

100 Blackburns Ford Drive Stephens City, VA 22655 Attorney for Personal Representative: Mary Vlasak Snell Attorney Florida Bar Number: 516988 PAVESE LAW FIRM P.O. Box 1507 Fort Myers, FL 33902-1507 Telephone: (239) 334-2195 Fax: (239) 332-2243 E-Mail: mvs@paveselaw.com

Secondary E-Mail: lja@paveselaw.com

23-00801T

August 11, 18, 2023

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-832-CP **Division Probate** IN RE: ESTATE OF

LILLIAN T. JOHNSON

Deceased.

The administration of the estate of LIL-LIAN T. JOHNSON, deceased, whose date of death was February 26, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth

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

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

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

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 11, 2023.

Personal Representative: Lori A. Wellbaum

Attorney for Personal Representative: Lori A. Wellbaum Attorney Florida Bar Number: 071110 686 N. Indiana Avenue ENGLEWOOD, FL 34223 Telephone: (941) 474-3241 Fax: (941) 475-2927 E-Mail: lori@wellbaumlaw.com

August 11, 18, 2023

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-721-CP

23-00789T

Division Probate IN RE: ESTATE OF BEVERLY SCURALLI A/K/A BEVERLY LANA SCURALLI

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Beverly Scuralli a/k/a Beverly Lana Scuralli, deceased, File Number 23-721-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was July 12, 2022; that the total value of the estate is \$4,166.85 and that the names and addresses of those

to whom it has been assigned by such

order are: Thomas Scuralli 207 Dover Chester Road Randolph, NJ 07869-1817 Nicholas Ferdinand Scuralli 18435 Inwood Avenue Port Charlotte, FL 33948

ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CARLE 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

Thomas Scuralli 207 Dover Chester Road

Randolph, NJ 07869-1817 Attorney for Person Giving Notice: Jeffrey R. Kuhns, Florida Bar No. 1028360 425 Cross Street, Ste. #312 Fax: (941) 205-8001 forrest@kuhnslawfirm.com August 11, 18, 2023 23-00790T

CASE NO. 22001560CA BANK OF NEW YORK MELLON Property Address: 1751 BEACH RD. UNIT 404, ENGLEWOOD,

lis pendens must file a claim in accor-dance with Florida Statutes, Section

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, 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 08/02/2023. 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 22-072557 - MaM 23-00794T

August 11, 18, 2023

SECOND INSERTION

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

CASE NO. 08-2022-CA-000060 FREEDOM 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 DONALD E. BRODA, DECEASED, et al. Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 26, 2023, and entered in 08-2022-CA-000060 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein ${\tt FREEDOM}$ ${\tt MORTGAGE}$ 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 DONALD E. BRODA, DECEASED; TERESA MARIE LAUER; ANN M. RANGEL; MATTHEW BRODA; MICHELLE LITAKER; MARIA KRYSTINA GAMEZ; BRODA; AQUA GARDENS TOWNHOUSE ASSOCIATION, INC. are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash www.charlotte.realforeclose.com, at 11:00 AM, on September 11, 2023, the following described property as set forth in said Final Judgment, to wit:

UNIT 8, BUILDING C, AQUA GARDENS TOWNHOUSE, A CONDOMINIUM, A CONDO-MINIUM ACCORDING TO THE PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 2, PAGE 45A, AS AMENDED IN CONDOMINIUM BOOK 2, PAGE 47A, AND AS REVISED INTO A PHASED PROJECT IN CONDO-MINIUM BOOK 3, PAGE 50A, AND BEING FURTHER DE-SCRIBED IN DECLARATION OF CONDOMINIUM RECORD-

ED IN OFFICIAL RECORDS BOOK 620, PAGE 164, AND AMENDED BY AMENDMENT TO DECLARATION RECORD-ED IN OFFICIAL RECORDS BOOK 649, PAGE 93, AND REVISED AND AMENDED TO A PHASE PROJECT IN SECOND AMENDED DECLARATION OF CONDOMINIUM OF AQUA GARDENS TOWNHOUSE, A CONDOMINIUM, FILED MAY 7, 1982 IN OFFICIAL RECORDS BOOK 698, PAGE 113, AND ANY AMENDMENTS THERETO OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR-IDA, TOGETHER WITH AN UNDIVIDED 1/40TH SHARE IN THE COMMON ELEMENTS AP-PURTENANT THERETO.

Property Address: 2000 FOR-REST NELSON BLVD C8, PORT CHARLOTTE, FL 33952 Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 08/02/2023. 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 21-107545 - MaM August 11, 18, 2023 23-00795T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-830 Division PROBATE IN RE: ESTATE OF TYRUS HARTLEY

Deceased. The administration of the estate of Tyrus Hartley, deceased, whose date of death was April 25, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 11, 2023. Personal Representative:

Christopher Scheidler 1073 24th Street, Ogden, UT 84401 Attorney for Personal Representative: /s/ R. Kevin Sharbaugh R. Kevin Sharbaugh, Attorney Florida Bar Number: 86240 DOUGLAS LAW FIRM 117 N. 2nd Street Palatka, FL 32177 Telephone: (386) 530-2955 Fax: (386) 385-5914 E-Mail: Kevin@dhclawyers.com Secondary E-Mail: AmandaH@dhclawyers.com August 11, 18, 2023 23-00791T

SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23000851CP

Division Probate IN RE: ESTATE OF ROBERT LEE ONSTOTT, JR. Deceased.

The administration of the estate of ROBERT LEE ONSTOTT, JR., deceased, whose date of death was April 7, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave. Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

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

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is August 11, 2023. Personal Representative: Julie Ann Shepherd 10079 Berridge Rd.

Greenville, Michigan 48838 Attorney for Personal Representative: Bryan K. Tippen, Esq., Attorney for P.R. 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 $\hbox{E-Mail: info@tippenlaw.com}$ Secondary E-Mail: Bryan@TippenLaw.com August 11, 18, 2023 23-00788T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-000888-CP

IN RE: ESTATE OF CHARLES HERMAN HOLSINGER a/k/a Charles H. Holsinger Deceased. The administration of the estate of

Charles Herman Holsinger, deceased, whose date of death was January 17, 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 oth-

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

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 11, 2023. Personal Representatives: Sandra J. Holsinger 5200 Latham Terrace Port Charlotte, Florida 33981 Cassandra Sydney Edic

5200 Latham Terrace Port Charlotte, Florida 33981 Attorney for Personal Representatives: 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

23-00787T

August 11, 18, 2023

Notice is August 11, 2023. **Person Giving Notice:**

> Florida Bar No. 96026 Forrest G. Miller, Attorney for Thomas Scuralli KUHNS LAW FIRM, PLLC Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ $\hbox{E-Mail: jeff@kuhnslawfirm.com}$ Secondary E-Mail: