

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

Notice is hereby given that DAVID HALL, JULIE HALL, OWNERS, desiring to engage in business under the fictitious name of COCKAPOSSANDYANDRIVER located at 335 49TH ST. W., PALMETTO, FLORIDA 34221 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 25, 2023 23-01364M

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 Robert Morris Capital located at 7501 15th St E in the City of SARASOTA, Manatee County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of August, 2023. Morris Management, LLC Robert Morris August 25, 2023 23-01371M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage - Central located at 3760 Cortez Rd., West Bradenton, FL 34210 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 9/13/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Meagan Suzanne Bruce unit #06000. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Aug. 25; Sept. 1, 2023 23-01353M

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY

THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 191.09 acres to serve the Residential project known as SM Ranch Phase 1 Modification. The project is located in Manatee County, Section(s) 33, 34, Township 33 South, Range 19 E. The permit applicant is Gamble Creek Associates, LLC, 5800 Lakewood Blvd, Sarasota, FL 34240 and KH Sarasota, LLC, 105 NE 1st Street, Delray Beach, FL 33444. The Permit No. is 43003906.003.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing. August 25, 2023 23-01376M

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes, that Jess Jewelers, Inc. desiring to engage in business under the fictitious name of "Jess Jewelers", located at 1312 6th Avenue West, Bradenton, Florida 34205, in the County of Manatee, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated: August 17, 2023 Jess Jewelers, Inc. August 25, 2023 23-01367M

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Robert Riede-Bromley will engage in business under the fictitious name R.E.M MOBILE MASSAGE, with a physical address 6215 18TH AVE E BRADENTON, FL 34208, with a mailing address 6215 18TH AVE E BRADENTON, FL 34208, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

August 25, 2023 23-01368M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage - Ellenton, located at 2900 US 301 N., Ellenton, FL 34222 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 9/13/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Julia Navarro-Martinez unit #00191; Paul Weller unit #00705; Lana Sue Rinck unit #01214; Yoel Osvaldo Garcia Gutierrez unit #01272. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Aug. 25; Sept. 1, 2023 23-01352M

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential activities on 51.37 acres known as Watercolor Cottages. The project is located in Manatee County, Section(s) 19, Township 34 South, Range 19 East. The permit applicant is Upper Manatee 288, LLC whose address is 1651 Whitfield Ave, Sarasota, FL 34243. The Permit No. is 43027367.027.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. August 25, 2023 23-01366M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage - Palmetto located at 2015 8th Ave. W., Palmetto FL 34221 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 9/13/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Jenny Garcia unit #B005; Alice Savage unit #B017; Kursat Aksu unit #B059; Terez Rashad Collins unit #C094; Jason Daniel Crites unit #D002; Douglas Randolph Joiner unit #D055; Joseph Donatavia Bundrage unit #G01. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Aug. 25; Sept. 1, 2023 23-01350M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Xpress Storage - SR70 located at 1102 53rd Ave. W. Bradenton FL 34207 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 9/13/2023 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Paul Capella unit #2015 contents: BLACK MO-PED Vin # LJ-5LA8085A1060215, GREEN MO-PED Vin # MSOTC60000000032; Brandon Colon unit #3012; Cristina Villegas unit #3047; Terri Wilkes unit #3078; Trista Romo unit #3096; Denisse Parrilla unit #3098; Patsy Robinson unit #4015; Lisa Lee unit #4042. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Aug. 25; Sept. 1, 2023 23-01346M

FIRST INSERTION

NOTICE OF PUBLIC AUCTION: Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on September 19th, 2023 at 3:00pm online at: www.storageauctions.com for the safeguard self-storage facility located at:

SAFEGUARD SELF STORAGE 4335 Royal Palm Drive Bradenton, FL 34210 Tel: 941-254-3850 Fax: 941-254-3868

Unit #258 MICHAEL ONEL SYKES Household Goods, Furniture, Appliances Purchases must be paid at the facility with Credit Card or Cash. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by the manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.

Aug. 25; Sept. 1, 2023 23-01359M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Midgard Self Storage - Bradenton - Manatee located at 2330 Manatee Ave E/ 2305 9th St W Bradenton FL 34208 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 9/15/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Lori L. Peterson unit #B205; Karen Holm unit #B218; John W Tietjen unit #B231; Lashonda Nicholas units #B238 & #B244; Dorian Smith unit #B317; Ashanti Marshall unit #B333; Gwendolyn S Herbert-Swain unit #B335; Gary Wagner unit #B344; Julie Rindfleisch unit #B355; Shaniquia Holmes unit #B378; Irma Aguilar unit #C416; Kenyon Holm unit #C419; Keith D Buckley unit #C439; Lawrence W Wetsky unit #C446; Marchelle Herrell unit #C495; Audrey S Wilson unit #D601; Rose Estime unit #D607; Eric Howard unit #D610; Shirley Jackson unit #D617; Lula Simmon unit #D630; Julian Colbert unit #D638; Claude Cherishin unit #D663; Pedro Maldonado unit #D668; Angel Bautista unit #D680; Luis Ramos Antunez unit #D686; Victoria Doran unit #M905; Pinnacle Rv/ C/o American Accounting Services unit #M932; Lauren Gomez unit #MA104; Gary C. Cason Jr. unit #MA259; Willie Lee Jackson unit #MB317; James Barnes unit #MD501; Marie L. Wiggins unit #MD502; Jack Acosta unit #ME614; Frederick L Rodgers unit #MF718; Katherine Nawrot unit #MF725; Jose Rodriguez unit #MF748. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Aug. 25; Sept. 1, 2023 23-01356M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Midgard Self Storage - Lakewood Ranch located at 10810 Internet Pl., Bradenton, FL 34211 intends to hold a sale to sell the property stored at the Facility by the below list of Occupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 9/15/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Scott Ford unit #2318; Karen Ali unit #4119. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Aug. 25; Sept. 1, 2023 23-01358M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage - West located at 8400 Cortez Rd., West Bradenton, FL 34210 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 9/13/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Courtney Armeshia Neal unit #00198; Gary Turner unit #00470; Rachel A Lingo unit #00650; Irma Jean Wilson-Notarianni unit #01110; Shawn Wall unit #01528. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Aug. 25; Sept. 1, 2023 23-01348M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Midgard Self Storage - Bradenton - Lena located at 5246 Lena Rd., Bradenton FL 34211 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 9/15/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Daniel Whitt unit #1005; Jessica Braemer unit #227; Holden Horridge unit #234; Heather Horridge units #2603 & #511; Anthony Ramirez unit #3263; Clayton Baker unit #3507. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Aug. 25; Sept. 1, 2023 23-01357M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Xpress Storage - Lakewood Ranch located at 10415 Portal Crossing, Bradenton, FL 34211 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 9/13/2023 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Jeremy Turner unit #1003; Stephen Pyle unit #1107; Jeremy Petersen unit #4013 contents: Caterpillar, #259D3A52 Vin# CAT0259DKCW902078 Serial # CW90278. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Aug. 25; Sept. 1, 2023 23-01347M

FIRST INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 177.101, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 177.101, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation of a plat either in whole or in part has been made by Christopher J. Jagel and Christina F. Jagel to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2209-0001 and seeks to vacate two separate portions of two separate platted easements located at 5664 Cloverleaf Run, Bradenton, FL 34211 in the Bridgewater, Phase II at Lakewood Ranch Subdivision plat.

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

RESOLUTION R-23-149

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING TWO SEPARATE PORTIONS OF A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject properties of this vacation application are located at 5664 Cloverleaf Run, Bradenton, FL 34211, and are 14 square feet (0.0003 acres) more or less and 160 square feet (0.003 acres) more or less, respectively, in size. The future land use map designation and zoning district of the property subject to the application is PD-MU and UF-3, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 6288.

The Board does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Kimberly Middleton at (941) 748-4501 Ext. 6012 or kimberly.middleton@mymanatee.org.

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. August 25; September 1, 2023 23-01385M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage - Lakewood Ranch located at 14710 SR 64 East, Bradenton FL 34212 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 9/13/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Candace McDowell unit #2066; Justin Engleman unit #3027; Nancy Rhine unit #A422. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Aug. 25; Sept. 1, 2023 23-01351M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage - SR70 located at 4660 53rd Ave. E., Bradenton, FL 34203 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 9/13/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Kahlua Minor unit #6007; Autumn Lee unit #7005; Joe King unit #7051; Jan Lantaff unit #7100; Michael E. Johnson unit #8079. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Aug. 25; Sept. 1, 2023 23-01349M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage - 32nd Street located at 4305 32nd St. W., Bradenton, FL 34205 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 9/13/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Joshua Gordon unit #00275; Jason A Estrada Sr unit #01088; Bud M Dzamba unit #01089; Johnny Hayes unit #01523; Stanley E Buterbaugh unit #01608; Shaw-Marie H Shaffer unit #02023. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Aug. 25; Sept. 1, 2023 23-01354M

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 BUZZIN BREWS located at 7404 Ridgeway Circle in the City of Bradenton, Manatee County, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of August, 2023. THE JOY BUGGY LLC Marlene Romo August 25, 2023 23-01382M

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 Jaquith Real Estate Group located at 11516 Griffith Park Terrace in the City of Lakewood Ranch, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of August, 2023. David Jaquith, P.A. David G. Jaquith August 25, 2023 23-01387M

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 Jaquith Group located at 11516 Griffith Park Terrace in the City of Lakewood Ranch, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of August, 2023. David Jaquith, P.A. David G. Jaquith August 25, 2023 23-01386M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Midgard Self Storage - Bradenton - SR70 located at 8785 E State Rd 70, Bradenton, FL 34202 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 9/15/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Paris Okeson unit #1224; Darlene Coughlin units #210 & #438; Brandon Austin unit #447. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Aug. 25; Sept. 1, 2023 23-01355M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL: legal@businessobserverfl.com

Business Observer

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-002113
IN RE: ESTATE OF
ANGELA T. SABELLA,
A/K/A ANGELINE T. SABELLA and
A/K/A ANGELINA T. SABELLA,
Deceased.

The administration of the ESTATE OF ANGELA T. SABELLA, A/K/A ANGELINE T. SABELLA AND A/K/A ANGELINA T. SABELLA, deceased, whose date of death was May 31, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this Notice is August 25, 2023.

Personal Representative:

/s/ Christina Jasko

CHRISTINA JASKOc/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236

Attorney for Personal Representative:

/s/ Michael A. Kostruba

MICHAEL A. KOSTRUBA

Florida Bar No. 1035963

FERGESON SKIPPER, P.A.

1515 Ringling Boulevard, 10th Floor

Sarasota, Florida 34236

(941) 957-1900

mkostruba@fergesonskipper.com

services@fergesonskipper.com

6894002.33048

Aug. 25; Sept. 1, 2023 23-01379M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
File No. 2023-CP-001548
Division: Probate
IN RE: ESTATE OF
SUSAN M. SCHILKE,
Deceased.

The administration of the Estate of Susan M. Schilke deceased, whose date of death was April 18, 2023, is pending in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, Probate Division, the address of which is: Manatee County Judicial Center, 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and that of 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is August 25, 2023.

Personal Representative**Heather Hager**

6931 44th Ct. E

Ellenton, FL 34222

MINDRUP | SAMOLE

/s/ Alex Mindrup

Alex J. Mindrup, Esq.

FBN: 1002009

3030 N. Rocky Point Dr. W.

Ste. 150, Tampa, FL 33607

Tel: (727) 697-7257

Fax: (727) 499-6775

Attorney for Personal Representative

Aug. 25; Sept. 1, 2023 23-01384M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-2601
Division Probate
IN RE: ESTATE OF
KATHLEEN D. CIRROTTA,
Deceased.

The administration of the estate of KATHLEEN D. CIRROTTA, deceased, whose date of death was January 13, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 25, 2023.

Personal Representative:**LOUIS J. CIRROTTA**

4938 Newport News Circle

Bradenton, Florida 34211

Attorney for Personal Representative:

Neil R. Covert, Esquire

Attorney

Florida Bar Number: 227285

311 Park Place Blvd., Ste. 180

Clearwater, Florida 33759

Telephone: (727) 449-8200

Fax: (727) 450-2190

E-Mail: neovert@covertlaw.com

Secondary E-Mail:

service@covertlaw.com

Aug. 25; Sept. 1, 2023 23-01378M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-2674
Division Probate
IN RE: ESTATE OF
JOHN A. MACKAY
Deceased.

The administration of the estate of JOHN A. MACKAY, 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 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 25, 2023.

Personal Representative:**ALISON D. RICHARDS**

5584 Golf Pointe Drive

Sarasota, FL 34243

Attorney for Personal Representative:

Marla Stewart Owczarek, Esq.

Florida Bar No. 1021687

Affordable Attorney

Gerling Law Group Chartered

6148 State Road 70 East,

Bradenton, FL 34203

Telephone: (941) 756-6600

E-Mail: attorney@gerlinglawgroup.com

Aug. 25; Sept. 1, 2023 23-01383M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-2587
IN RE: ESTATE OF
JEFFREY ALAN WILSON,
Deceased.

The administration of the estate of JEFFREY ALAN WILSON, deceased, whose date of death was June 5, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 25, 2023.

ARIANE METELSKI WILSON**Personal Representative**

207 147th Street East

Bradenton, FL 34212

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

jrvera@hnh-law.com

Aug. 25; Sept. 1, 2023 23-01365M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-2294
IN RE: ESTATE OF
PAUL EDWIN HIGGINS,
Deceased.

The administration of the estate of PAUL EDWIN HIGGINS, deceased, whose date of death was July 26, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 25, 2023.

ROBERT D. HINES, ESQUIRE**Curator**

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Robert D. Hines, Esquire

Attorney for Curator

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

jrvera@hnh-law.com

Aug. 25; Sept. 1, 2023 23-01381M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-002559
Division Probate
IN RE: ESTATE OF
ELIAS RICHARD VAN SCHAIK
a/k/a ELIAS R. VAN SCHAIK
a/k/a ELIAS VAN SCHAIK
Deceased.

The administration of the estate of ELIAS RICHARD VAN SCHAIK, a/k/a ELIAS R. VAN SCHAIK, a/k/a ELIAS VAN SCHAIK, deceased, whose date of death was June 8, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 25, 2023.

Personal Representative:**ELIAS PAT VAN SCHAIK**

c/o Jennifer S. Schembri, Esquire

Blalock Walters, P.A.

802 11th Street West

Bradenton, Florida 34205-7734

Attorney for Personal Representative

JENIFER S. SCHEMBRI

Attorney

Florida Bar Number: 0154458

Blalock Walters, P.A.

802 11th Street West

Bradenton, Florida 34205-7734

Telephone: (941) 748.0100

Fax: (941) 745.2093

E-Mail:

jschembri@blalockwalters.com

Secondary E-Mail:

jmteltzer@blalockwalters.com

Alternate Secondary E-Mail:

alepper@blalockwalters.com

Aug. 25; Sept. 1, 2023 23-01362M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL CIRCUIT
FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 412023CP002360
Division Probate
IN RE: ESTATE OF
ROBERT EDGAR LEIGH JR.
Deceased.

The administration of the estate of Robert Edgar Leigh Jr., deceased, whose date of death was May 14, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 25th, 2023.

Personal Representative:**Andrew Rudkin**

1920 Grey Falcon Cir SW

Vero Beach, Florida 32962

Attorney for Personal Representative:

Jennifer R. Denorio, Esq.

Attorney

Florida Bar Number: 1035584

LULICH & ATTORNEYS, P.A.

1069 Main Street

Sebastian, FL 32958

Telephone: (772) 589-5500

Fax: (772) 589-8800

E-Mail: jen@lulich.com

Secondary E-Mail:

michelle@lulich.com

Aug. 25; Sept. 1, 2023 23-01375M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 412023CP002196CPAXMA
IN RE: ESTATE OF
JANET K. LANTAFF,
A/K/A JAN K. LANTAFF,
Deceased.

The administration of the estate of JANET K. LANTAFF A/K/A JAN K. LANTAFF, deceased, whose date of death was April 14, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 25, 2023.

TRISTA LANTAFF**Personal Representative**

27003 Revilo Place

Sioux Falls, SD 57108

ROBERT D. HINES

Florida Bar No. 0413550

MORGAN A. ROBINSON

Florida Bar No. 1038923

Attorneys for Petitioner

Hines Norman Hines, PL

315 South Hyde Park Avenue

Tampa, FL 33606

Telephone: 813-251-8659

Email: rhines@hnh-law.com

Secondary Email:

mrobinson@hnh-law.com

Aug. 25; Sept. 1, 2023 23-01369M

FIRST INSERTION

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

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION **Case No. 2023 CP 2322 Judge Diana Moreland** **IN RE: ESTATE OF LUIS MANINO 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 Luis Manino, deceased, Case No. 2023 CP 2322 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 March 20, 2023; that the total value of the estate is approximately \$16,000.00, and that the name of those to whom it has been assigned by such order is:

Lidia Manino, 5989 Willows Bridge Loop, Ellenton, Florida 34222

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is August 25, 2023.

Person Giving Notice:
LIDIA MANINO
5989 Willows Bridge Loop
Ellenton, Florida 34222
Attorney for Person Giving Notice:
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
3815 US Highway 301 N
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
Aug. 25; Sept. 1, 2023 23-01363M

FIRST 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.**

412023CA003885CAAXMA FREDDOM MORTGAGE CORPORATION,

Plaintiff, vs.
GUILLERMO JULIO ROLDAN, et al.,

Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF JULIO CESAR ROLDAN A/K/A JULIO ROLDAN A/K/A JULIO CESAR ROLDAN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

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

LOTS 7 AND 8, BLOCK D, HARRISON INDUSTRIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 43, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Rayer Leibert Pierce, LLC, Lauren A. Bromfield, 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 Business Observer (Sarasota/Lee/Manatee) and

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

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

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

WITNESS my hand and seal of this Court this 17TH 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
23-016141FL
Aug. 25; Sept. 1, 2023 23-01361M

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.**

412023CA000557CAAXMA

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R2,

MORTGAGE-BACKED NOTES, SERIES 2021-R2,

Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES M. PALUSAK, DECEASED. et. al.

Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES M. PALUSAK, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 1 AND THE WEST 29.15 FEET OF LOT 2, BLOCK 'C', FAIRMONT PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 141 OF THE PUBLIC RECORDS OF MANATEE

COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 21ST day of AUGUST, 2023

Angelina Colonneso
Manatee County Clerk of
The Circuit Court
(SEAL) BY: Kris Gaffney
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
22-065034
Aug. 25; Sept. 1, 2023 23-01370M

FIRST INSERTION

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

PROBATE DIVISION **File No. 2023 CP 2232**

Division Probate
IN RE: ESTATE OF ROBERT N. ABBASS Deceased.

The administration of the estate of ROBERT N. ABBASS, deceased, whose date of death was April 29, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.

O. Box 3000, Bradenton, FL 34206-3000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 25, 2023.

Personal Representative:
ANTHONY G. MOWRY Attorney
Florida Bar Number: 107374
227 Pensacola Rd.
Venice, FL 34285
Telephone: (941) 480-0333
Fax: (941) 486-4106
E-Mail: tony@mowrylawoffice.com
Secondary E-Mail:
jen@mowrylawoffice.com
Aug. 25; Sept. 1, 2023 23-01380M

FIRST INSERTION

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

PROBATE DIVISION **File No. 2023-CP-002327**

IN RE: ESTATE OF Lawrence Gay, Jr. Deceased.

The administration of the estate of Lawrence Gay, Jr., deceased, whose date of death was May 19, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative

and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

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

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

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

The date of first publication of this notice is August 25, 2023.

Mahalie Ann Fulton
P.O. Address: 7120 Teal Creek Glen,
Bradenton, FL 34201

Personal Representative
SHUMAKER, LOOP & KENDRICK, LLP
Attorneys for Personal Representative:
P.O. BOX 49948
SARASOTA, FL 34230-6948
Telephone: (941) 366-6660
By: Ashley S. Hodson, Esquire
Florida Bar No. 0064883
Email Addresses:
ahodson@shumaker.com
carolg@shumaker.com
Aug. 25; Sept. 1, 2023 23-01389M

FIRST INSERTION

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

CIVIL DIVISION **CASE NO. 2023CA000525AX**

U.S. BANK N.A. AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CH1

ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-CH1,

Plaintiff, vs.
RYAN L. ENGEN; TAMMY D. ENGEN F/K/A TAMMY D. REDMON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 12, 2023 and entered in Case No. 2023CA000525AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein U.S. BANK N.A. AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CH1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-CH1 is Plaintiff and RYAN L. ENGEN; TAMMY D. ENGEN F/K/A TAMMY D. REDMON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. ANGELINA (ANGEL) COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE 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 843, TRACT #2, RIVERDALE REVISED, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 40 TO 49, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400,

Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 17th day of August, 2023.

/s/Eric Knopp, Esq.
Bar. No.: 709921
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 22-00478 SPS
V6.20190626
Aug. 25; Sept. 1, 2023 23-01360M

FIRST INSERTION

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

CIVIL DIVISION **CASE NO.: 2023CA001561**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUST TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST,

Plaintiff, vs.
MARGARET STEPHENS MILLER; CITY OF BRADENTON, FLORIDA; FIA CARD SERVICES, N.A.; GROW FINANCIAL FEDERAL CREDIT UNION; UNKOWN SPOUSE OF MARGARET STEPHENS MILLER; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at 11:00 AM on the 19 day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 3, DRYMON'S SECOND ADDITION A RE-SUBDIVISION OF LOTS 1 AND 4 OF WILSON'S SUBDIVISION, IN SECTION 35, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 617 11TH AVE W, BRADENTON, FL 34205

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton,

Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 21 day of August 2023.

By: /s/ Lindsay Maisonet, Esq.
Lindsay Maisonet, Esq.
Florida Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
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22-01671
Aug. 25; Sept. 1, 2023 23-01388M



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SUBSEQUENT INSERTIONS

SECOND 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. August 18, 25, 2023 23-01338M

SECOND INSERTION

NOTICE OF SALE OF ABANDONED PROPERTY

The personal property of William Emple and Richard McKoon, a 1973 RITZ single-wide Mobile Home, VIN 0201743932, Title Number 000523331, 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

SECOND 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. 1969 HILC HS HF4383C . 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. August 18, 25, 2023 23-01335M

SECOND 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

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.

LAKWOOD 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 Exhibit 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 benefited lands within the Taylor Ranch Project pursuant to Section 13 of the Act (hereinafter, the "Assessments"); and

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 Office"); and

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.
- 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 benefited thereby and further designated by the assessment plat hereinafter provided for.
- 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.
- 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 ad-valorem 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.
- 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.
- 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 thereof, or the amount thereof to be assessed against each property as improved.
- 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 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.
- This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 4th day of August, 2023.
 ATTEST: **LAKWOOD 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

SECOND 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 #1HDI1FCM12DB688115 TAG# 11SB50 . 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. August 18, 25, 2023 23-01336M

SECOND 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

FOURTH INSERTION

(Amended)
 NOTICE OF ACTION FOR Adoption
 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
 Case No.: 2020DR3696
 Division: 3
GABRIEL BAEZA HASBUN, Petitioner, and FAUSTO CASTILLO, Respondent,
 TO: Fausto Castillo
 4172 OVERTURE CIR BRADENTON, FL 34209

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: 7/25/2023
 Angelina Colonnese
 CLERK OF THE CIRCUIT COURT
 (SEAL) By: Vicky Alvarez
 s/ Vicky Alvarez
 Deputy Clerk
 Aug. 4, 11, 18, 25, 2023 23-01249M

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

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. 2017CA002010AX
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. MANATEE COUNTY, FLORIDA, Defendant(s).

CORDS OF MANATEE COUNTY, FLORIDA.
 3410 19TH ST W, BRADENTON, FL 34205

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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: fmail@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

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 BRITNEY KIT; UNKNOWN SPOUSE OF SANDRA G. DEITRICH N/K/A JOHN DELTRICH; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Angelina Colonnese 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 14, 2023, the following described property as set 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-

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Business Observer

SECOND 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 JUDITH 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 representative's attorney are set forth below.

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

All other creditors of the decedent

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: August 18, 2023

Personal Representative:

SHERRI LYNN HINKELMAN

17073 C60

Sioux City, IA 51109

Attorney for Personal Representative:
JAMES WM. KNOWLES
KNOWLES BOUZIANE & SHAFFER
PLLC

Florida Bar No. 0296260

2812 Manatee Ave W

Bradenton, FL 34205

941-746-4454

August 18, 25, 2023

23-01343M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2022CP682
IN RE: ESTATE OF:

**JOSE BALDOMERO VILLEGAS
MENDOZA,
a/k/a JOSE VILLEGAS**
Deceased.

The administration of the Estate of JOSE BALDOMERO VILLEGAS MENDOZA, deceased, whose date of death was November 15, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

DECEDENT HAS BEEN DEAD OVER TWO YEARS AND THE CLAIMS OF CREDITORS ARE BARRED

Personal Representative

VIRGINIA VILLEGAS ROMERO,

1235 34th 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

August 18, 25, 2023

23-01330M

SECOND INSERTION

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

**NEBUHADNEZZAR NAZARETH
MORRIS**
deceased

The administration of the estate of NEBUHADNEZZAR NAZARETH MORRIS, deceased, whose date of death was August 8, 2022, File Number 2022CP002983AX, is pending in The Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P. O. Box 25400, Bradenton, FL 34206.

The name and address of the personal representative and of the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against this estate who are served with a copy of this notice within three months after the date of the first publication 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 THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the 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

August 18, 25, 2023

23-01317M

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. 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; JAVIER MARTINEZ, SR.; UNKNOWN SPOUSE OF JAVIER MARTINEZ, SR. N/K/A MARY ANN MARTINEZ; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Angelina Colonnese 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 DESCRIBED 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 SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 65,

OF THE PUBLIC RECORDS
OF 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 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: fmail@raslg.com

By: /s/ Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

22-007101 - ArC

August 18, 25, 2023

23-01316M

SECOND 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 Colonnese, 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, PAGE 39 THRU 42, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

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

SECOND 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 Jacobson 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-

2623

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, 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 WITHIN 60 DAYS.

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.

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

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

SECOND INSERTION

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

CASE NO.

412022CA002093CAAXMA

REVERSE MORTGAGE FUNDING

LLC,

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" Colonnese, 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 PARCEL OF LAND SITUATED IN THE COUNTY OF MANATEE,

STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS LOT 1, BLOCK "B", SOLHAVEN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 17, OF

SECOND 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 representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 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
August 18, 25, 2023 23-01322M

SECOND INSERTION

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

NOTICE IS HEREBY GIVEN that a judicial sale will be made pursuant to an Order or Final Judgment for Partition entered in the above styled cause of action. The Clerk of Court, Angelina Colonnese, 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 RECORDED IN PLAT BOOK 10, AT PAGE(S) 68, OF THE PUBLIC RECORDS OF MANATEE COUNTY.
Property Address: 5904 28th Avenue DR E, Bradenton FL 34208
Parcel Identification Number: 1491700009 (the "Property").

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

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

DATED August 11, 2023
PREMIER LAW PLLC
6706 N. Nebraska Ave. #3836
Tampa, Florida 33604
Phone: 954.866.5255
Email: Premierlaw.pllc@gmail.com
/s/ Derek A. Carrillo, Esq.
DEREK A. CARRILLO, ESQ.
Florida Bar Number: 119119
Attorney for the Uncontested Parties
August 18, 25, 2023 23-01329M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023-CP-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 Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: 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: mrobins@barneswalker.com
August 18, 25, 2023 23-01325M

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

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

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

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

The date of first publication of this notice is August 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
August 18, 25, 2023 23-01342M

SECOND 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 KRISTOPHER FRANCIS JARVIS, deceased, File Number 412023CP002269CPAXMA, 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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 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
August 18, 25, 2023 23-01333M

SECOND 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-
2015
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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is August 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

SECOND INSERTION

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

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

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

The date of 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

SECOND 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

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 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 assigned by such order are:

Terril Lynn Ratcliffe - 5422 Corey Hunt Rd, Bristolville, OH 44402
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 CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is August 15, 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

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

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

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

The date of first publication of this notice is August 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

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. 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. Colonnese, 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED 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 cash, www.manatee.realforeclose.com, 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.

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 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

SECOND 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
Deceased.

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.

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

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

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

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

The date of first publication of this notice is August 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, #180
Fort Myers, FL 33919
Telephone: (239) 848-6552
E-Mail: michele@belmontesq.com
August 18, 25, 2023 23-01326M

SECOND 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 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 RECORDS OF MANATEE COUNTY, 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

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage in business under the fictitious name of CENTRAL FLORIDA REVERSE located at 3100 W RAY RD, SUITE 201, OFFICE #209, CHANDLER, 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 Statutes.
August 25, 2023 23-00860T

FIRST INSERTION

Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage in business under the fictitious name of MANUFACTURED HOME LOANS, COM located at 3100 W RAY RD, SUITE 201, OFFICE #209, CHANDLER, 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 Statutes.
August 25, 2023 23-00859T

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 (The) Blanchard House Museum of African American History & Culture of Charlotte County located at 406 Dr. Martin Luther King Jr. Blvd in the City of Punta Gorda, Charlotte County, FL 33950 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of August, 2023.
Bernice A. Russell Community Development Corporation, Inc.
Jaha Cummings, President
August 25, 2023 23-00842T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
File No. 23-853-CP
Division Probate
IN RE: ESTATE OF
ANDREAS JUNGERT
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 Andreas Jungert, deceased, File Number 23-853-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 March 9, 2023; that the total value of the estate is \$6,660.00 and that the names and addresses of those to whom it has been assigned by such order are:

Kirsten Jungert
2344 West Ct.
Belvidere, IL 61008
Andrea Jungert
P.O. Box 1644
Yucca Valley, CA 92286
Angie Newman-Smith
207 E. Boyd St.
Dixon, IL 61021
Michael Bennett
1312 Adams St.
Lake in the Hills, IL 60156

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is August 25, 2023.

Person Giving Notice:
Kirsten Jungert
2344 West Ct.
Belvidere, IL 61008
Attorney for Person Giving Notice:
Jeffrey R. Kuhns,
Florida Bar No. 96026
Forrest G. Miller,
Florida Bar No. 1028360
Attorney for Kirsten Jungert
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
Aug. 25; Sept. 1, 2023 23-00855T

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 Finishing Touches and Design located at 16860 Cayo Key Drive, in the County of Charlotte, in the City of Port Charlotte, Florida 33953 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Port Charlotte, Florida, this 17th day of August, 2023.
Quality Bookkeepers LLC
August 25, 2023 23-00841T

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 True Love Tattoo, located at 318 Tamiami Trl, in the City of Punta Gorda, County of Charlotte, State of FL, 33950, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 18 of August, 2023.
THOMAS HISHOLM
318 Tamiami Trl
Punta Gorda, FL 33950
August 25, 2023 23-00846T

FIRST INSERTION

FLORIDA SOUTHWESTERN STATE COLLEGE (FSW) Request for Qualifications (RFQ) #23-03
Project Name: Construction Services College Wide: Annual/2024 Prequalification for Projects of all Dollar Levels
RFQ Submittal: PRIOR to 2:00 PM ET Tuesday 9/26/23; Electronic submission via: <https://www.bidnetdirect.com/florida/floridasouthwestern>
Public Evaluation Team Meeting: Monday 10/9/23 at 10am ET; Recommendation for intended award to be posted on or about 10/10/23; Prequalification period effective 1/1/24-12/31/24; Vendors interested must possess a minimum of \$1M in current bonding capacity and \$1M in general liability and property damage insurance; Vendors interested in this project may obtain detailed information for RFQ #23-03 at <https://www.bidnetdirect.com/florida/floridasouthwestern>.
Aug. 25; Sept. 1, 8, 15, 2023 23-00844T

FIRST INSERTION

Notice To Creditors:
IN THE CIRCUIT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23000539CP
IN RE: THE ESTATE OF:
DAVID WILLIAM JAMES
Deceased.

NOTICE TO CREDITORS
The administration of the estate of DAVID WILLIAM JAMES, deceased, whose date of death was December 16, 2022, is pending in the Circuit Court of Charlotte County, Florida Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

NOT WITHSTANDING 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 25, 2023.

Personal Representatives:
Elizabeth Megan James Studenski
460 Coronado Dr,
Punta Gorda, FL 33950; and
Joshua Gregory James
5413 Wentworth Ave,
Minneapolis, MN 55419
Attorney for
Personal Representative:
WESLEY T. MATHIEU, ESQ.
sklawyers, pllc
1314 Cape Coral Pkwy E. Ste. 320,
Cape Coral, FL 33904
Telephone: (239) 772-1993
Email: wmathieu@sklawyers.net
Florida Bar No. 116222
Aug. 25; Sept. 1, 2023 23-00852T

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 Roaming Roots Cuisine, located at 3475 Melissa ct, in the City of Port Charlotte, County of Charlotte, State of FL, 33980, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 23 of August, 2023.
Nicholas Carl Kowalewski
3475 Melissa ct
Port Charlotte, FL 33980
August 25, 2023 23-00868T

FIRST INSERTION

Notice of Self Storage Sale
Please take notice Hide-Away Storage - Punta Gorda located at 6221 Marlympia Way, Punta Gorda, FL 33950 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 9/13/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Ramsey Jackson unit #C164; Matthew Weispfennig unit #E317; Thomas McLaughlin unit #E338. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Aug. 25; Sept. 1, 2023 23-00845T

FIRST INSERTION

FLORIDA SOUTHWESTERN STATE COLLEGE (FSW) Request for Qualifications (RFQ) #23-03

Project Name: Construction Services College Wide: Annual/2024 Prequalification for Projects of all Dollar Levels
RFQ Submittal: PRIOR to 2:00 PM ET Tuesday 9/26/23; Electronic submission via: <https://www.bidnetdirect.com/florida/floridasouthwestern>
Public Evaluation Team Meeting: Monday 10/9/23 at 10am ET; Recommendation for intended award to be posted on or about 10/10/23; Prequalification period effective 1/1/24-12/31/24; Vendors interested must possess a minimum of \$1M in current bonding capacity and \$1M in general liability and property damage insurance; Vendors interested in this project may obtain detailed information for RFQ #23-03 at <https://www.bidnetdirect.com/florida/floridasouthwestern>.
Aug. 25; Sept. 1, 8, 15, 2023 23-00844T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-0911 CP
Division Probate
IN RE: ESTATE OF
SHIRLEY BETH MUIR A/K/A
SHIRLEY MUIR
Deceased.

The administration of the estate of Shirley Beth Muir a/k/a Shirley Muir, deceased, whose date of death was June 19, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 25, 2023.

Personal Representative:
Heather Davis
2001 Millcreek Circle
North Little Rock, Arkansas 72116
Attorney for Personal Representative:
Nicole S. Peet, Attorney
Florida Bar Number: 1025612
Farr, Farr, Emerich, Hackett
Carr & Holmes, P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: npeet@farr.com
Secondary E-Mail:
probate@farr.com
Aug. 25; Sept. 1, 2023 23-00851T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23000907CP
IN RE: ESTATE OF
IMOGENE M. SPRENGER
Deceased.

The administration of the estate of Imogene M. Sprenger, deceased, whose date of death was July 5, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 25, 2023.

Personal Representative:
John C. Sprenger
965 Hood Avenue
Port Charlotte, FL 33948
Attorney for Personal Representative:
Alicia K. Henry, Esq., Attorney
Florida Bar Number: 1016619
The Law Office of Alicia K. Henry, P.A.
19700 Cochran Blvd., Unit B
Port Charlotte, FL 33948
Telephone: (941) 740-4842
E-Mail: Alicia@HenryLawOffice.net
Aug. 25; Sept. 1, 2023 23-00843T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23000741CP
Division Probate
IN RE: ESTATE OF
ROBERT F. SCHWARZ SR
Deceased.

The administration of the estate of Robert F. Schwarz Sr, deceased, whose date of death was May 31, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 25, 2023.

Personal Representative:
Karen Schwarz
265 Fountain Street
Port Charlotte, Florida 33953
Attorney for Personal Representative:
Jeffrey M. Backo
Attorney
Florida Bar Number: 0086426
MELLOR & BACKO LLP
13801 Tamiami Trail
Suite D
North Port, FL 34287
Telephone: (941) 426-1193
Fax: (941) 426-5413
E-Mail: jeff@northportlaw.com
Secondary E-Mail:
shelly@northportlaw.com
Aug. 25; Sept. 1, 2023 23-00850T

FIRST INSERTION

NOTICE TO CREDITORS OF ANCILLARY ADMINISTRATION IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-00847-CP
IN RE: ESTATE OF
Gary J. Dominish,
deceased

The administration of the estate of Gary J. Dominish, deceased, whose date of death was January 17, 2023, is pending before the Circuit Court for Charlotte County, Florida, Probate Department, located at 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

The date of the first publication of this Notice is August 25, 2023.

Personal Representative:
Robert R. Dominish
95262 Katherine Street
Fernandina Beach, FL 32034
Attorney for the
Personal Representative:
Anne E. Moore, FL Bar # 110621
Anne E. Moore PLLC,
3579 S. Access Rd., Ste. A
Englewood, FL 34224
Tel: (941) 662-5750
Fax: (941) 237-5200
Primary Email:
anne@attorneyanne.com
Secondary Email:
staff@attorneyanne.com
Aug. 25; Sept. 1, 2023 23-00856T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 23000886CP
Division: Probate
IN RE: ESTATE OF
PATRICIA A. HACKNEY
Deceased.

The administration of the estate of Patricia A. Hackney, deceased, whose date of death was May 18, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is Friday, August 25, 2023.

Personal Representative:
Donna Sibila
126 Thelma Drive
Rotonda West, Florida 33947
Attorney for Personal Representative:
Lori A. Wellbaum
Attorney for Personal Representative
Florida Bar Number: 071110
WELLBAUM LAW, PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
karen@wellbaumlaw.com
Aug. 25; Sept. 1, 2023 23-00849T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-936-CP
Division Probate
IN RE: ESTATE OF
Donald Edward Sanders
a/k/a Donald Sanders
Deceased.

The administration of the estate of Donald Edward Sanders, a/k/a Donald Sanders, deceased, whose date of death was August 9, 2022 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 25, 2023.

Personal Representative:
Donna Nolan-Sanders
Attorney for Personal Representative:
Robert C. Benedict
Florida Bar No: 0361150
rbenedict@bigwlaw.com
Wideikis, Benedict & Berntsson, LLC
The BIG W Law Firm
3195 S. Access Road
Englewood, FL 34224
(941) 627-1000 Telephone
Aug. 25; Sept. 1, 2023 23-00865T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-000918-CP
IN RE: ESTATE OF
ROGER C. HAYWARD,
Deceased.

The administration of the estate of ROGER C. HAYWARD, deceased, whose date of death was June 7, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 25, 2023.

SHEENA L. HAYWARD
Personal Representative
15513 Galehouse Road
Doylestown, OH 44230
SARAH K. BALK
Attorney for Personal Representative
Florida Bar No. 1028595
Shutts & Bowen, LLP
4301 W. Boy Scout Blvd., Suite 300
Tampa, FL 33607
Telephone: (813) 227-8186
Email: sbalk@shutts.com
Secondary Email: cgrant@shutts.com
Aug. 25; Sept. 1, 2023 23-00848T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023-CP-000797
IN RE: ESTATE OF
DAVID KEITH BIRCHFIELD,
Deceased.

The administration of the estate of DAVID KEITH BIRCHFIELD, deceased, whose date of death was DECEMBER 7, 2022, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is: August 25, 2023.

MATTHEW MCCONNELL, Esq.
Personal Representative
P.O. Box 111868
Naples, FL 34108
MATTHEW MCCONNELL, Esq.
Attorney for Personal Representative
Dickman Bar No. 126161
Dickman Law Firm
P.O. Box 111868
Naples, FL 34108
T: 239-434-0840
F: 239-434-0940
matthew@dickmanlawfirm.org
Aug. 25; Sept. 1, 2023 23-00861T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-780-CP
IN RE: ESTATE OF
RICHARD B. KEMPER, A/K/A
RICHARD BARRETT KEMPER
Deceased.

The administration of the estate of Richard B. Kemper, a/k/a Richard Barrett Kemper, deceased, whose date of death was May 11, 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 de-

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

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

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

The date of first publication of this notice is August 25, 2023.

Kellee Kemper Milheim
3181 Eutaw Forest Dr.
Waldorf, Maryland 20603
Attorney for Personal Representative:
Phyllis A. Walker
Attorney
Florida Bar Number: 096545
MCCRORY LAW FIRM
309 Tamiami Trail
PUNTA GORDA, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: phyllis@mccrorylaw.com
Secondary E-Mail:
melissa@mccrorylaw.com
Aug. 25; Sept. 1, 2023 23-00867T

FIRST INSERTION

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

CASE NO. 08-2022-CA-000096
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
CHARLOTTE WARD, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 2, 2023 in Civil Case No. 08-2022-CA-000096 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Punta Gorda, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and CHARLOTTE WARD, et al., are Defendants, the Clerk of Court, ROGER D. EATON, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of September, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 8, BLOCK 23, PORT CHARLOTTE SUBDIVISION, SECTION 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 30A THROUGH 30H, OF THE PUB-

LIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

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

Dated this day of 08/17/2023.

Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: D. Gerace

MCCALLA RAYMER
LEIBERT PIERCE, LLC
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
7212412
21-00375-3
Aug. 25; Sept. 1, 2023 23-00854T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23000855CP
IN RE: ESTATE OF
JOHN A. DUBECK
Deceased.

The administration of the estate of John A. Dubeck, deceased, whose date of death was April 5, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Street, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is August 25, 2023.

Personal Representative:
Kellie M. Jurick
9941 Margo Lane
Munster, IN 46321
Attorney for Personal Representative:
Alicia K. Henry, Esq., Attorney
Florida Bar Number: 1016619
The Law Office of Alicia K. Henry, P.A.
19700 Cochran Blvd., Unit B
Port Charlotte, FL 33948
Telephone: (941) 740-4842
E-Mail: Alicia@HenryLawOffice.net
Aug. 25; Sept. 1, 2023 23-00847T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-00827
Division Probate
IN RE: ESTATE OF
DAVID DILLON
Deceased.

The administration of the estate of David Dillon, deceased, whose date of death was May 4, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 25, 2023.

Personal Representative:
Catherine Keppel
2321 Fourwind Street
Port Charlotte, Florida 33948
Attorney for Personal Representative:
Abigail Mason, Esq.
Attorney
Florida Bar Number: 1040206
Lyons & Lyons, PA.
27911 Crown Lake Boulevard Ste 201
Bonita Springs, FL 34135
Telephone: (239) 948-1823
Fax: (239) 948-1826
E-Mail: amason@lyons-law.com
Aug. 25; Sept. 1, 2023 23-00862T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
Case No.: 23002342CA
Division: Civil

DEBRA CASELLA
Plaintiff, vs.
FAZEL G. BACHOOALI, SHABNAM FAZEL BACHOOALI, SUN ENTERPRISES, INC, a dissolved ILLINOIS CORPORATION, ALBIN E. POWALISH and IRENE L. POWALISH,
Defendants

TO: Fazel G. Bachooali, Shabnam Fazel Bachooali, Sun Enterprises, Inc, Albin E. Powalish, and Irene L. Powalish, Defendants, and to all parties claiming interest by, through, under or against Defendants, and all parties having or claiming to have any right, title or interest in the property herein described.

YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for quieting title. The action involves real property in Charlotte County, Florida, more fully described as follows:

Lot 16, Block 1042, PORT CHARLOTTE SUBDIVISION, Section 14, a Subdivision according to the Plat thereof, as recorded in Plat Book 5, Pages 3A thru 3E, of the Public Records of Charlotte County, Florida

The action was instituted in the Twentieth Judicial Circuit Court, Charlotte County, Florida, and is styled DEBRA CASELLA vs. FAZEL G. BACHOOALI, SHABNAM FAZEL BACHOOALI, SUN ENTERPRISES, INC, a Corporation, ALBIN E. POWALISH, and IRENE L. POWALISH.

You are required to serve a copy of your written defenses, if any, to the action on James W. Mallonee, Plaintiff's attorney, whose address is 946 Tamiami Trail, #206, Port Charlotte, FL 33953-3108, on or before September 30, 2023, and file the original with the clerk of this court either before service on James W. Mallonee or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: 8/18/2023

Roger D. Eaton
Clerk of the Twentieth
Judicial Circuit Court
Charlotte County, Florida
By B. Lackey (SEAL)
Deputy Clerk

James W. Mallonee, Plaintiff's attorney
946 Tamiami Trail, #206,
Port Charlotte, FL 33953-3108
Aug. 25; Sept. 1, 8, 15, 2023

23-00857T

FIRST INSERTION

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

Case No. 08-2022-ca-000865
**CARDINAL FINANCIAL
COMPANY, LIMITED
PARTNERSHIP**
Plaintiff, vs.

**CLIFTON R. FOX, UNKNOWN
SPOUSE OF CLIFTON R.
FOX, STATE OF FLORIDA,
DEPARTMENT OF REVENUE,
CLERK OF CHARLOTTE COUNTY,
FLORIDA, AND UNKNOWN
TENANTS/OWNERS,**
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 5, 2023, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as:

EAST 1/2 OF LOT 1, BLOCK L, N.H. DECOSTERS ADDITION TO HARBOR VIEW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 24, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 1925 BANANA ST, PUNTA GORDA, FL 33980; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for

cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on October 2, 2023 at 11:00 A.M.

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

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

Dated this day of 08/22/2023.
Clerk of the Circuit Court
Roger D. Eaton
By: (SEAL) D. Gerace
Deputy Clerk

David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
327486/2218381/CMP
Aug. 25; Sept. 1, 2023 23-00863T

FIRST INSERTION

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

Case No.: 23002174CA

**ATHENE ANNUITY & LIFE
COMPANY,**
Plaintiff, v.
SCOTT M. CANNIZZARO; et al.,
Defendants.

To the following Defendant(s):
SCOTT M. CANNIZZARO
(Last Known Address: 1385 Fireside Street, Port Charlotte, FL 33952)
UNKNOWN SPOUSE OF SCOTT M. CANNIZZARO

(Last Known Address: 1385 Fireside Street, Port Charlotte, FL 33952)
UNKNOWN TENANT #1
(Last Known Address: 1385 Fireside Street, Port Charlotte, FL 33952)

(Last Known Address: 1385 Fireside Street, Port Charlotte, FL 33952)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOTS 19 AND 20, BLOCK 1418, PORT CHARLOTTE SUBDIVISION, SECTION 27, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 20A THROUGH 20F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PROPERTY ADDRESS: 1385 FIRESIDE STREET, PORT CHARLOTTE, FL 33952

has been filed against you and you are required to serve a copy of your written

defenses, if any, to it, on Ghidotti| Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before September 28, 2023, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08.

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

WITNESS my hand and the seal of this Court this 22nd day of August, 2023.

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

Ghidotti| Berger LLP,
Attorney for Plaintiff,
1031 North Miami Beach Boulevard,
North Miami Beach, FL 33162
Aug. 25; Sept. 1, 2023 23-00866T

FIRST INSERTION

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

Case No.: 23002844CA

**THE UNITED STATES OF
AMERICA ON BEHALF OF ITS
AGENCY, THE SECRETARY
OF THE U.S. DEPARTMENT
OF HOUSING AND URBAN
DEVELOPMENT,**
Plaintiff, v.

**THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS MAY CLAIM AN
INTEREST IN THE ESTATE OF
JOSEPH G. OBEY, DECEASED;
ROTONDA WEST ASSOCIATION,
INC.; ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,**

**THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED;
UNKNOWN TENANT; UNKNOWN
TENANT #2,**
Defendant.

To the following Defendant(s):
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH G. OBEY, DECEASED (RESIDENCE UNKNOWN)

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

LOT 781, OAKLAND HILLS, SECTION OF ROTONDA WEST SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 15A

THROUGH 15K, INCLUSIVE, IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

a/k/a 30 Oakland Hill Court, Rotondda west, Florida 33947 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before Sept. 25, 2023, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this 18th day of August, 2023.

As Clerk of the Court
By K. Rogers
As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
Aug. 25; Sept. 1, 2023 23-00858T

OFFICIAL
COURTHOUSE
WEBSITES

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

pinellasclerk.org

polkcountyclerk.net

myorangeclerk.com

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 23002372CA

MIKE WILSON and PEGGY MEAD,
Plaintiffs, v.
**JOHN MALCOLM LEOPARD,
ROTONDA SANDS TRUST, JOHN
KEVIN LEOPARD, and MARIA K.
LEOPARD**

Defendants.
TO: JOHN MALCOLM LEOPARD
10613 CORY LAKE DR
TAMPA, FL 33647
JOHN KEVIN LEOPARD
2828 S MCCALL RD - 32
ENGLEWOOD, FL 34224
MARIA K. LEOPARD
2828 S MCCALL RD - 32
ENGLEWOOD, FL 34224
ROTONDA SANDS TRUST
c/o Executive Trustee
105 WILDWOOD DR. STE 103-133
GEORGETOWN, TX 78628

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

THE FOLLOWING DE-
SCRIBED LAND, SITUATE,
LYING AND BEING IN CHAR-
LOTTE COUNTY, FLORIDA,
TO WIT:

RMD 000 0058 0026 Lot 26 Blk
58 51 CARNATION DR Rotonda
Meadows Subdivision according
to the plat thereof recorded in
plat book 10, pages 15a through
15-z-18 of the Public Records of
Charlotte County, Florida. Or
as recorded in Book 2743, page
1795 of the Public Records of
Charlotte County, Florida.

has been filed against you and that you
are required to serve a copy of your
written defenses, if any, to it on The Law
Office of C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney, at 2720 Park Street,
Suite 205, Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202, not
less than 28 days nor more than 60 days
of the first date of publication of this
Notice, and file the original with the
Clerk of this Court, at 350 E. Marion
Ave., Punta Gorda, Florida 33950 be-
fore 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 lo-
cated 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 17 day of August, 2023.

Clerk of the Circuit Court

By: (Seal) G. Colon
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. 25; Sept. 1, 8, 15, 2023

23-00853T

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
Case #: 22001500CA

Wells Fargo Bank, N.A.
Plaintiff, vs.-

**Unknown Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Helen Schaeffer a/k/a
Helen Barbara Schaeffer a/k/a
Helen B. Schaeffer f/k/a Helen
Barbara Arend, Deceased, and All
Other Persons Claiming by and
Through, Under, Against The Named
Defendant(s); Eugene Joseph Arend
a/k/a Eugene J. Arend; Jason F.
Fisher a/k/a Jason Fisher; April
Ann Cook a/k/a April A. Cook f/k/a
April A. Fisher; Courtney Fisher
Pierson a/k/a Courtney Pierson f/k/a
Courtney Ann Fisher; Carol Arend
Randall a/k/a Carol Ann Randall
a/k/a Carol A. Randall; Kevin R.
Arend; David Joseph Arend a/k/a
David J. Arend a/k/a David Arend;
Cheryl Lynn Dougherty a/k/a
Cheryl L. Dougherty a/k/a Cheryl
Dougherty f/k/a Cheryl L. Quire
f/k/a Cheryl Lynn Arend; Unknown
Spouse of Eugene Joseph Arend
a/k/a Eugene J. Arend; Unknown
Spouse of Jason F. Fisher a/k/a
Jason Fisher; Unknown Spouse of
April Ann Cook a/k/a April A. Cook
f/k/a April A. Fisher; Unknown
Spouse of Courtney Fisher Pierson
a/k/a Courtney Pierson f/k/a
Courtney Ann Fisher; Unknown**

**Spouse of Carol Arend Randall a/k/a
Carol Ann Randall a/k/a Carol A.
Randall; Unknown Spouse of Kevin
R. Arend; Unknown Spouse of
David Joseph Arend a/k/a David J.
Arend a/k/a David Arend; Unknown
Spouse of Cheryl Lynn Dougherty
a/k/a Cheryl L. Dougherty a/k/a
Cheryl Dougherty f/k/a Cheryl L.
Quire f/k/a Cheryl Lynn Arend;
Deep Creek Gardens Condominium
Association, Inc.; Driveway
Maintenance, Inc.; 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).
TO: Unknown Heirs, Devisees, Grant-
ees, Assignees, Creditors, Lienors,
and Trustees of Helen Schaeffer a/k/a
Helen Barbara Schaeffer a/k/a Helen B.
Schaeffer f/k/a Helen Barbara Arend,
Deceased, and All Other Persons Claim-
ing by and Through, Under, Against
The Named Defendant(s): LAST
KNOWN ADDRESS: UNKNOWN,
Kevin R. Arend: LAST KNOWN AD-
DRESS: Sierra Post Acute: 1432 De-
pew St., Lakewood, CO 80214, and
Unknown Spouse of Kevin R. Arend:
LAST KNOWN ADDRESS: Sierra
Post Acute: 1432 Depew St., Lakewood,
CO 80214, and Unknown Spouse of
Cheryl Lynn Dougherty a/k/a Cheryl
L. Dougherty a/k/a Cheryl Dougherty
f/k/a Cheryl L. Quire f/k/a Cheryl Lynn
Arend: LAST KNOWN ADDRESS:

1250 Chateau Drive, East Stroudsburg,
PA 18302
Residence unknown, if living, includ-
ing any unknown spouse of the said
Defendants, if either has remarried and
if either or both of said Defendants are
dead, their respective unknown heirs,
devisees, grantees, assignees, credi-
tors, lienors, and trustees, and all other
persons claiming by, through, under
or against the named Defendant(s);
and the aforementioned named
Defendant(s) and such of the aforemen-
tioned unknown Defendants and such
of the aforementioned unknown Defend-
ants as may be infants, incompetents
or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that
an action has been commenced to fore-
close a mortgage on the following real
property, lying and being and situated
in Charlotte County, Florida, more par-
ticularly described as follows:

UNIT S-102 IN PHASE 15 OF
DEEP CREEK GARDENS, A
CONDOMINIUM ACCORD-
ING TO THE DECLARATION
OF CONDOMINIUM THERE-
OF RECORDED IN OFFICIAL
RECORDS BOOK 879, PAGE
1241, AND AS PER PLAT
THEREOF AS RECORDED IN
CONDOMINIUM PLAT BOOK
6, PAGES 44A THROUGH
44M, OF THE PUBLIC RE-
CORDS OF CHARLOTTE
COUNTY, FLORIDA, AND ALL
AMENDMENTS THERETO,
TOGETHER WITH ITS UNDI-
VIDED SHARE IN THE COM-
MON ELEMENTS.
more commonly known as 25100
Sandhill Boulevard, Unit S 102,

Punta Gorda, FL 33983.

This action has been filed against you
and you are required to serve a copy of
your written defense, if any, upon LOGS
LEGAL GROUP LLP, Attorneys for
Plaintiff, whose address is 2424 North
Federal Highway, Suite 360, Boca Ra-
ton, FL 33431, within thirty (30) days
after the first publication of this notice
and file the original with the clerk of
this Court either before with service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded 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 lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
telephone number is (941) 637-2110,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than (7) days; if you are hearing or voice
impaired, call 711.

WITNESS my hand and seal of this
Court on the 2nd day of August, 2023.

Roger D. Eaton

Circuit and County Courts

By: B. Lackey (SEAL) Deputy Clerk
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
2424 North Federal Highway,
Suite 360, Boca Raton, FL 33431
22-327388 FCO1 WNI
Aug. 25; Sept. 1, 2023 23-00864T

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

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

mands against decedent's estate must
file their claims with this court WITH-
IN 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

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 23-00828T

SECOND 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,**
Plaintiff, vs.
**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,
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
11:00 a.m., on September 22, 2023,
the following described property as set
forth in said Order or Final Judgment,
to-wit:

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 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 UNCLAIMED. THE COURT, IN
ITS DISCRETION, 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, Admin-
istrative 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 im-
mediately 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 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 / TMI
August 18, 25, 2023 23-00821T

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 pursu-
ant to a Final Judgment of Foreclosure
dated August 10, 2023 entered in Civil
Case No. 2022-CA-001660 of the Cir-

cuit Court of the Twentieth Judicial
Circuit in and for Charlotte County, Flori-
da, 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, ex-
cept as set forth hereinafter, on
September 27, 2023 at 11:00 am at
www.charlotte.realforeclose.com in ac-
cordance with Chapter 45 Florida Statu-
tes, the following described property as
set forth in said Final Judgment, to wit:
Lots 4 and 5, Block 118, TROPIC-
AL GULF ACRES, UNIT 7,

SECOND INSERTION

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

Property address: 12416 Espan-
ola 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 en-
large 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 lo-

cated 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 Au-
gust, 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

SECOND INSERTION

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

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES 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.

SECOND INSERTION

NOTICE OF CIVIL ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH 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-
known)

COMES NOW, the Plaintiff, ROB-
ERT RICE, by and through the under-
signed 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 pub-
lic 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, whose 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 Court-
house, 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 Cir-
cuit Court's office notified of your cur-
rent 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, Admin-
istrative 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 im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

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 de-
clare 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. 90

SECOND INSERTION

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

In re: **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 CARDIOLOGY ASSOCIATES OF CHARLOTTE 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 NOTICED 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

SECOND 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 must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is August 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
August 18, 25, 2023 23-00827T

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

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

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

The date of first publication of this notice is August 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

SECOND 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 below.

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative:

ALENA A. CHILDERS
684 Palmetto Dr
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

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

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

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

The date of first publication of this notice is August 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@elderlegalf.com
Secondary E-Mail:
maggies@elderlegalf.com
August 18, 25, 2023 23-00818T

SECOND 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 DENISE 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 Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:

Joseph R. Hajjar,
Personal Representative
156 White Street
Weymouth, MA 02190
s/ Brad H. Milhauser
Brad H. Milhauser, Esq.
(bradh@hpmilawyers.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 23-00810T

SECOND INSERTION

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: August 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 23-00831T

SECOND 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 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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.

Jeffrey Bogusz,

Ancillary Personal Representative
s/ Douglas T. Gould
Douglas T. Gould, Esq.
FL Bar No.: 1013520
LINDE LAW GROUP
12693 New Brittany Blvd.
Fort Myers, FL 33907
(239) 939-7100 - Telephone
(239) 939-7104 - Facsimile
dgould@lindelawgroup.com
courtfillings@lindelawgroup.com
Attorney for Ancillary
Personal Representative
August 18, 25, 2023 23-00808T

SECOND 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,
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.

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

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

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

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

The date of first publication of this notice is August 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

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

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

Personal 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

SECOND 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 CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 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
E-Mail: service@wkevinrussell.com
August 18, 25, 2023 23-00816T

SECOND INSERTION

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, LLC,
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 Addition, 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 above-styled 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

Q&A

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

SECOND INSERTION

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

DATE: September 12, 2023
 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 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").

At 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 benefited 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 hereto.

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 vary.
 **Excludes interest and collection costs.

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 benefited 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 BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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, (813)565-4663. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

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 District Office.

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

SECOND 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 WIEDER A/K/A CATHLEEN H. WIEDER, 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, to wit:

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

FLORIDA
 Commonly known as: 1422 Navigator Road, Punta Gorda, Florida 33983

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 Pembroke 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 DATE.

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; and

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 at the same location.

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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
 GENERAL JURISDICTION DIVISION
CASE NO. 22-872-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 wit:

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 of 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
 23894784v.1 S13218/410628
 August 18, 25, 2023 23-00839T

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 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 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

DATE: September 12, 2023
 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 Statutes*, 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.

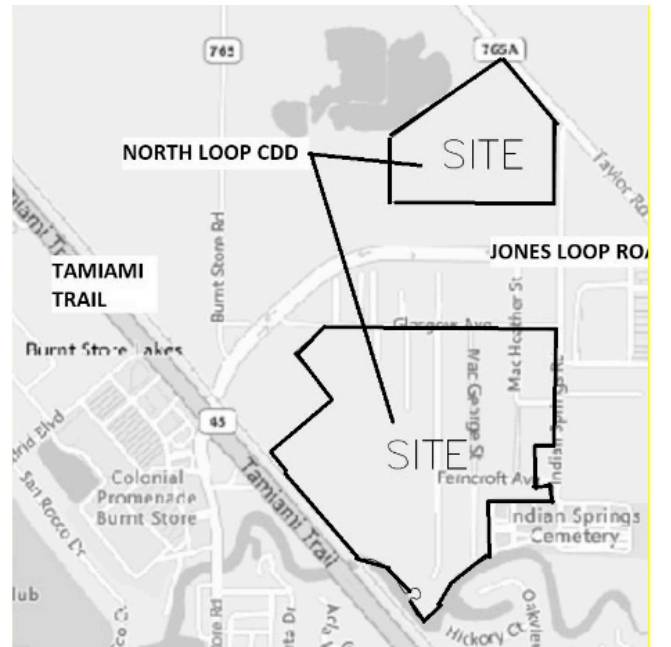
11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section 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**

Secretary/Asst. Secretary Chairman
 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

SECOND 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is: 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

August 18, 25, 2023 23-00833T

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

SECOND 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
DENNIS J. HOWARD
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

YOU ARE NOTIFIED that an ORDER 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, 2023.

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

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

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

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

The date of first publication of this notice is August 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

SECOND 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 below.

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

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

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

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

The date of first publication of this notice is August 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 23-00820T

SECOND 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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:
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

FOURTH INSERTION

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

TO TCR CONNECTIONS, INC; EMILIA TOUCHE LAMA; BRIGIDA B CATUDAN:

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:
PORT CHARLOTTE SEC51 BLK3182 LT 25 More commonly known as: 1501 Orlando Blvd. AND/OR PORT CHARLOTTE SEC57 BLK3080 LT 8 More commonly known as: 2310 Gramercy Street, Port Charlotte, FL 33953 AND/OR PORT CHARLOTTE SEC48 BLK2662 LT 10 More commonly known as: 1065 Dickerson Street, Port Charlotte, FL 33953

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

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

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

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

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

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

SECOND 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., 1/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, Florida:

PCH 029 2598 0009 PORT CHARLOTTE SEC 29 BLK 2598 LT 9
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 OFFICES 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 demanded 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

SECOND 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, 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 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 into a will.

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 23-00830T

SECOND INSERTION

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, TROPICAL GULF ACRES, UNIT 1, according 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 notification 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

SECOND 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, through, or under those
unknown natural persons and their
several unknown assigns, successors
in interest trustees, or any other
persons claiming by through, under
or against any corporation or other
legal entity named as a defendant
and all claimants, persons or parties
natural or corporate whose exact
status is unknown, claiming under
any of the above named or described
defendants or parties who are
claiming to have any right, title or
interest in and to the lands hereafter
described; and UNKNOWN
SPOUSE OF 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 www.charlotte.realforeclose.com, in 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 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 08/14/2023.
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
August 18, 25, 2023 23-00829T

SECOND INSERTION

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

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 23-00811T

CHECK OUT YOUR
LEGAL
NOTICES

floridapublicnotices.com

LV20890_V3