

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 9/15/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1972 ARLI HS LF8020AF & LF8020BF. Last Tenants: DESTINY JEAN FRYE AKA DESTINY FRYE, JEFF FRYE, LORENA GRANDEO, AND SOPHIE FRYE and all unknown parties beneficiaries heirs. Sale to be at PALM COVE MHC LLC DBA WHISPERING PALMS, 1219 51ST, AVENUE EAST, BRADENTON, FL 34203. 813-241-8269.
September 1, 8, 2023 23-01403M

FIRST INSERTION

NOTICE OF SPECIAL MEETING OF SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The Special meeting of the Board of Supervisors (the "Board") of the Sawgrass Village Community Development District is scheduled to be held on Tuesday, September 12, 2023, at 11:00 a.m. at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779.

The Board of Supervisors meeting is open to the public and will be conducted in accordance with the provisions of Florida Law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Inframark, LLC, 2005 Pan Am Circle Suite 300 Tampa, FL 33607.

There may be an occasion where one or more supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

Angie Grunwald
District Manager
September 1, 2023

23-01409M

FIRST INSERTION

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

715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY

(Certified Mail, Return Receipt Required and by Regular Mail)

AND PUBLISHED PURSUANT TO F.S. 709.109(2)

TO: GREGORY DOUGLAS BURKETT AND ANY UNKNOWN PARTY(S) IN POSSESSION AT:

900 9th Avenue East, LOT 214

Palmetto, Manatee County, Florida 34221

CMRR: 9589-0710-5270-0136-5645-65

When you vacated the premises at 900 9TH AVENUE EAST, LOT 214, PALMETTO, FL 34221 the following personal property remained:

1978 MAUVE UNKNOWN MAKE UNKNOWN MODEL double wide mobile home, VIN# 5266A; Title # 0015425527 and VIN # 5266B; Title # 0015425528 and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT.

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

Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than September 15, 2023 at 11:00 a.m., this property will be sold pursuant to Florida Statutes §715.109.

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

DATE: August 24, 2023

COLONIAL MANOR MHC HOLDINGS, LLC

CHERYL PEAKE, PARK MANAGER

900 9th Avenue East

Palmetto, FL 34221

(941) 722-3191

THIS DOCUMENT WAS PREPARED BY:

WILLIAM C. PRICE, III, P.A.

522 12th STREET WEST

BRADENTON, FL 34205

September 1, 8, 2023

23-01396M

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 Rideeasy247 located at 3216 1st Avenue West in the City of Bradenton, Manatee County, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of August, 2023.
Eamonn Fortune
September 1, 2023 23-01398M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE TWELFTH JUDICIAL

CIRCUIT COURT IN AND FOR

MANATEE COUNTY, FLORIDA

PROBATE DIVISION

CASE NUMBER: 23-CP-1384

IN RE: ESTATE OF

JEFFREY DALE JEFFRIES,

Deceased.

The administration of the estate of JEFFREY DALE JEFFRIES, deceased, whose date of death was December 31, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: September 1, 2023.

PEGGY ALLIGOOD

Personal Representative

10205 Saint Francis Terrace

Palmetto, FL 34221

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

September 1, 8, 2023 23-01394M

FIRST INSERTION

Notice of Public Auction Notice of Public auction for money due on storage units. Auction will be held on September 21st, 2023 at or after 8:00Am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows:

U-Haul Moving and Storage:	3602 14th ST W, Bradenton FL, 34205		
mona welch	4048	\$250.30	
naije williams	2019	\$250.30	
LEOPOLD JAMES	AA9857E	\$437.75	
Jisella Figueroa	4106	\$368.04	

September 1, 8, 2023

23-01397M

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 09/21/23 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit D6036	Amy Hartwig	Furniture, Tools, Boxes
Unit D6061	Daniel Heredia	Furniture, Appliances, Boxes
Unit B1035	Lauretta Caviness	Furniture
Unit B2071	Andrew Ecker	Furniture, Appliances, Boxes,
Unit B2154	Michael Carroll	Furniture, Boxes, Totes
Unit B2164	Sheila Butler	Furniture, Boxes, Totes
Unit C4117	Jessica Brown	Furniture, Bedding

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (941)263-7814

September 1, 8, 2023

23-01402M

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

CIVIL DIVISION

CASE NO.: 2023-CA-004133

DONNA TAYLOR and

BRYAN ELLERSON,

Plaintiffs, vs.

ERICA ELLERSON and

CHASIRIS ELLERSON,

Defendants,

NOTICE is hereby given that a civil ac-

tion commenced on June 23, 2023, and is now pending as case number 2023-

CA-004133 in the Circuit Court in the

State of Florida, County of Manatee.

The name of the unserved party to

the action is:

CHASIRIS ELLERSON

1611 3rd Avenue West

Palmetto, FL 33569

and the nature of the proceeding is

a quiet title action and partition on

Real Property - Non-Homestead \$1 -

\$50,000 or less.

This notice shall be published once

each week for two consecutive weeks in

the Business Observer publication.

Each defendant is required to

serve written defenses to the Com-

plaint on plaintiff's attorney, Corrie

E. Dutton, Esq., whose address is

10853 Boyette Road, Riverview, FL

33569, on or before the 30th day

after the first publication of this No-

tice, and to file the original of the

defenses with the clerk of this court

either before service on plaintiff's at-

torney or immediately thereafter. If

a defendant fails to do so, a default

will be entered against that defen-

dant for the relief demanded in the

complaint or petition.

/s/Corrie E. Dutton

Corrie E. Dutton, Esq.

Florida Bar No.: 1032315

Law Offices of Stephen K. Hachey, P.A.

10853 Boyette Rd

Riverview FL 33569

Phone: 813-549-0096

E-service:

cdutton@hacheylawpa.com

September 1, 8, 2023 23-01405M

In and for Manatee County:

If you cannot afford an attorney,

contact Gulfcoast Legal Services at

(941) 746-6151 or www.gulfcoastle-

gal.org, or Legal Aid of Manasota

at (941) 747-1628 or www.legalaid-

ofmanasota.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 disabil-

ity who needs any accommodations in

order to participate in this proceed-

ing, you are entitled, at no cost to

you, to the provision of certain as-

sistance. Please contact the Manatee

County Jury Office, P.O. Box 25400,

Bradenton, Florida 34206, (941) 741-

4062, at least seven (7) days before

your scheduled court appearance, or

immediately upon receiving this noti-

fication if the time before the sched-

uled appearance is less than seven

(7) days; if you are hearing or voice

impaired, call 711.

WITNESS my hand and the seal of

said court at Manatee County, Florida

on the 28TH day of AUGUST, 2023.

ANGELINA COLONNESO, ESQ.

AS CLERK OF THE COURT

(SEAL) BY Kris Gaffney

As Deputy Clerk

/s/Corrie E. Dutton

Corrie E. Dutton, Esq.

Florida Bar No.: 1032315

Law Offices of Stephen K. Hachey, P.A.

10853 Boyette Rd

Riverview FL 33569

Phone: 813-549-0096

E-service:

cdutton@hacheylawpa.com

September 1, 8, 2023 23-01405M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2023-CP-002319

Division PROBATE

IN RE: ESTATE OF

NOEL HOROWITZ

Deceased.

The administration of the estate of NOEL HOROWITZ, deceased, whose date of death was January 7, 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 September 1, 2023.

Personal Representative:

DAWN HOROWITZ

15328 37th Court East

Parrish, Florida 34219

Attorney for Personal Representative:

BART SCOVILL

Attorney

Florida Bar Number: 0985716

8031 Cooper Creek Blvd.

Suite 101

University Park, FL 34201

Telephone: (941) 365-2253

E-Mail: bart@scovills.com

Secondary E-Mail:

melissa@scovills.com

September 1, 8, 2023 23-01390M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2023 CP 002703 AX

Division Probate

IN RE: ESTATE OF

CARLEEN A. WEISE

Deceased.

The administration of the estate of CARLEEN A. WEISE, 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 1051 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 September 1, 2023.

Personal Representative:

DocuSigned by:

/s/ Luanne DeCarbo

Luanne D. DeCarbo

6530 Santiago Ct

Apollo Beach, Florida 33572

Attorney for Personal Representative:

/s/ Whitney C. Glaser

Whitney C. Glaser, Esq.

Attorney

Florida Bar Number: 0059072

FIRST INSERTION

NOTICE TO CREDITORS IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
Case Number: 23-CP-1454
IN RE: ESTATE OF JAMES L SCARBERRY, Deceased.

The administration of the estate of JAMES L SCARBERRY, deceased, whose date of death was May 19, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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: September 1, 2023.

RENEE SCARBERRY
Personal Representative
 1516 6th Street West
 Palmetto, FL 34221
 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
 September 1, 8, 2023 23-01395M

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO.: 2023-CA-004138

DONNA TAYLOR and BRYAN ELLERSON, Plaintiffs, vs. ERICA ELLERSON and CHASIRIS ELLERSON, Defendants,

NOTICE is hereby given that a civil action commenced on June 23, 2023, and is now pending as case number 2023-CA-004138 in the Circuit Court in the State of Florida, County of Manatee.

The name of the unserved party to the action is:

ERICA ELLERSON
 112 17th Street West
 Palmetto, FL 33569

and the nature of the proceeding is a partition on Real Property- Non-Homestead \$1 - \$50,000 or less.

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

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

In and for Manatee County:

If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, 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 said court at Manatee County, Florida on the 28TH day of AUGUST, 2023.

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

/s/Corrie E. Dutton
 Corrie E. Dutton, Esq.
 Florida Bar No.: 1032315
 Law Offices of Stephen K. Hachey, P.A.
 10853 Boyette Rd
 Riverview FL 33569
 Phone: 813-549-0096
 E-service: cdutton@hacheylawpa.com
 September 1, 8, 2023 23-01406M

FIRST INSERTION

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

CASE NO. 2021CA002924AX
HOME POINT FINANCIAL CORPORATION,
Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBRA ANN SHORTSLEEVE, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 11, 2023, and entered in 2021CA002924AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein HOME POINT FINANCIAL CORPORATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBRA ANN SHORTSLEEVE, DECEASED; TARA RYBA; SCOTT FRANK WEBER; MEADOWCROFT CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on September 21, 2023, the following described property as set forth in said Final Judgment, to wit:

UNIT 6101, PHASE II, MEADOWCROFT SOUTH, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1019, PAGE 1489, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 12, PAGE 96 THROUGH 105, INCLUSIVE OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND AMENDMENT, THERETO INCLUDING O.R.

BOOK 1021, PAGE 294; O.R. BOOK 1047 PAGE 3189 AND O.R. BOOK 1047, PAGE 3199, AND CONDOMINIUM BOOK 14, PAGES 56 THROUGH 61 AND CONDOMINIUM BOOK 14, PAGES 70 THROUGH 72, OF SAID RECORDS, TOGETHER WITH THE RESPECTIVE UNDIVIDED SHARE OF COMMON ELEMENTS THERETO APPERTAINING. SUBJECT TO VALID RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD. ADDITIONALLY, GRANTOR ASSIGNS TO GRANTEE REPORT J.
 6119 HERITAGE LN, BRADENTON, FL 34209

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 25 day of August, 2023.
 By: /s/Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email:
 dsalem@raslg.com
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 21-058674 - MIM
 September 1, 8, 2023 23-01400M

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
 CIVIL ACTION
CASE NO.: 41-2019-CA-000614
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3,
Plaintiff, vs.
ELI MUÑOZ, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 14, 2023, and entered in Case No. 41-2019-CA-000614 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which U.S. Bank National Association, As Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-3, is the Plaintiff and Eli Munoz, Marcial E. Solorzano, Unknown Party #3 n/k/a Elobida Benitez, Unknown Party #1 n/k/a Juan Pablo, Unknown Party #2 n/k/a Cesar Chip, 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 21, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 8, SHERWOOD PINES SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 33, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
 A/K/A 5610 -5612 5TH STREET CT E, BRADENTON, FL 34203

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 25 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/ Charlie Calhoun
 Florida Bar # 16141
 CT - 18-024713
 September 1, 8, 2023 23-01408M

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2023-CP-2416
IN RE: ESTATE OF: NICHOLAS VAN RAPALJE
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 NICHOLAS VAN RAPALJE, deceased, 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 September 23, 2022; that the total value of the estate is Personal Property of a value less than \$1,000.00, and that the names of those to whom it has been assigned by such order are:

NAME ADDRESS
 Creditors:
 NONE
 Beneficiaries:
 NAME ADDRESS
 RAYMOND JAMES TRUST COMPANY AS TRUSTEE OF THE RESTATED NICHOLAS VAN RAPALJE REVOCABLE LIVING TRUST DATED JUNE 24, 1991
 800 Carillon Parkway
 St. Petersburg, Florida 33716
 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 September 1, 2023.

Person Giving Notice:
 /s/ Lori Palladino, ATO
LORI PALLADINO,
Associate Trust Officer,
Raymond James Trust Company,
Petitioner

Attorney for Person Giving Notice:
 /s/ Thomas A. Moseley
 Thomas A. Moseley
 Attorney for Petitioner
 Email:
 tom@bradentonattorneyatlaw.com
 Secondary Email:
 liz@bradentonattorneyatlaw.com
 Florida Bar No. 0333689
 Thomas A. Moseley Chartered
 1724 Manatee Avenue West
 Bradenton, Florida 34205
 Telephone: 941-747-8185
 September 1, 8, 2023 23-01410M

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
 CIVIL ACTION
CASE NO.: 41-2022-CA-004087
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JAMES E. GIBBS
AKA JAMES EDWIN GIBBS,
DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 19, 2023, and entered in Case No. 41-2022-CA-004087 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against James E. Gibbs a/k/a James Edwin Gibbs, deceased, Raymond Gibbs, Willie Ray Bennett, James Haroon, Shauna Hryhorash, Brian Cassista, Woodpark at Desoto Square Owners Association, Inc., The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Peggy Bennett, deceased, 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 21, 2023 the following described property as set forth in said Final Judgment of Foreclosure:
 UNIT 409, PHASE I, BUILDING "D", WOODPARK AT DE SOTO SQUARE, A PHASE CONDOMINIUM, PHASE I, II, III IV, V, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN

OFFICIAL RECORDS BOOK 1057, PAGE 3164 TO 3225, INCLUSIVE, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 14, PAGES 183 THROUGH 192, INCLUSIVE OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND AMENDED IN OFFICIAL RECORDS BOOK 1068, PAGE 2867, OFFICIAL RECORDS BOOK 1100, PAGE 2834, OFFICIAL RECORDS BOOK 1117, PAGE 2111, OFFICIAL RECORDS BOOK 1146, PAGE 1556, OFFICIAL RECORDS BOOK 1146, PAGE 1555, OFFICIAL RECORDS BOOK 1146, PAGE 1554, OFFICIAL RECORDS BOOK 1146, PAGE 1553, AND OFFICIAL RECORDS BOOK 1252, PAGE 497.

A/K/A 435 30TH AVE W 409D BRADENTON FL 34205

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

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

Dated this 24 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 Swosinski
 Florida Bar # 96533
 Justin Swosinski, Esq.
 CT - 22-008156
 September 1, 8, 2023 23-01407M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
 CIVIL DIVISION
NO. 2023CA000858AX
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.

ROBERT NOLAN A/K/A ROBERT J. NOLAN; LYNNE NOLAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 17, 2023 and entered in Case No. 2023CA000858AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and ROBERT NOLAN A/K/A ROBERT J. NOLAN; LYNNE NOLAN; 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 21, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK E, PINE LAKES SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 75

THROUGH 80, 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 23rd day of August 2023.

/s/ Marc Granger
 Marc Granger, Esq.
 Bar No.: 146870
 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.: 23-00021 NML
 V6.20190626
 September 1, 8, 2023 23-01391M

FIRST INSERTION

AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO. 2023 CA 4890
WATERFALL CAPITAL GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY
PLAINTIFF, VS.

KELI O'BRYANT HELSEL SROCK, ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHERS CLAIMING BY THROUGH OR UNDER TIMOTHY P. O'BRYANT AND CITY OF BRADENTON
DEFENDANTS.

STATE OF FLORIDA
 COUNTY OF MANATEE
 TO: ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF TIMOTHY P. O'BRYANT.

Last Known Address: Unknown
 YOU ARE NOTIFIED that an action has been filed against you to foreclose your interest and to quiet title to the following described property:

The North ½ of the North ½ of Lot 4, of SOUTHERN INVESTMENT COMPANY'S RE-SUBDIVISION OF LOT 21, OF WHITE'S SUBDIVISION OF SECTION 25, Township 34 South, Range 17 East, according to the map or plat thereof as recorded in Plat Book 1, Page 155-S, Public Records of Manatee County, Florida.

You are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, Shannon Hankin, 100 Wallace

Avenue, Suite 100, Sarasota, FL 34237 on or before thirty (30) days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and seal of said Court on this 25th day of August, 2023.

ANGELINA COLONNESO
 CLERK OF THE CIRCUIT COURT
 (SEAL) By: Kris Gaffney
 Deputy Clerk

Plaintiff's attorney
 Shannon Hankin
 100 Wallace Avenue, Suite 100
 Sarasota, FL 34237
 Sept 1, 8, 15, 22, 2023 23-01399M

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 2021CA004312CAAXMA
WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2015-1,
Plaintiff, v.
ARTHUR SPINNER, et al.
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to an Amended Final Judgment in Foreclosure entered on August 22, 2023 and entered in Case No. 2021-CA-004312 in the Circuit Court of the 12th Judicial Circuit in Manatee, County, Florida, wherein WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2015-1 is the Plaintiff and ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVE, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ARTHUR SPINNER, DECEASED; BAYSHORE GARDENS HOMEOWNERS' ASSOCIATION, INC.; STATE OF FLORIDA; DIANE GLAESEL SPINNER; SEAN SPINNER, are the Defendants. The Clerk of the Court, ANGELINA "ANGEL" COLONNESO, will sell to the highest bidder for cash at https://manatee.realforeclose.com on October 3, 2023 at 11:00 AM, following described real property as set forth in said Final Judgment, to wit:

LOT 23, BLOCK L, BAYSHORE GARDENS, SECTION NO. 21, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 80 AND 81, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
 PARCEL ID NUMBER.: 5110821823
 And commonly known as 6211 CORNELL RD, BRADENTON, FL 34207

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

IMPORTANT
 "IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE MANATEE COUNTY JURY OFFICE, P.O. BOX 25400, BRADENTON, FLORIDA 34206, (941)741-4062, AT LEAST SEVEN (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN (7) DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711."

GHIDOTTI | BERGER LLP
 Attorneys for Plaintiff
 1031 North Miami Beach Blvd
 North Miami Beach, FL 33162
 Telephone: (305) 501 2808;
 Facsimile: (954) 780.5578
 By: /s/ Tara Messinger
 Chase A. Berger, Esq.
 Florida Bar No.: 083794
 Tara L. Messinger, Esq.
 Florida Bar No.0059454
 fcplendings@ghidottiberger.com
 September 1, 8, 2023 23-01404M

FIRST INSERTION

AMENDED NOTICE OF SALE {Amended to Correct Date of Final Judgment} IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 412018CA003635CAAXMA THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK AS TRUSTEE FOR CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-15, Plaintiff, vs. RICHARD C. SEGALE; UNKNOWN SPOUSE OF RICHARD C. SEGALE; COMMERCIAL RESIDENTIAL ALUMINUM; UNKNOWN TENANT #1; UNKNOWN TENANT #2; COMMERCIAL RESIDENTIAL ALUMINUM AND FABRICATING, LLC., Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure by Consent and Default dated August 21, 2023 entered in Civil Case No. 412018CA003635CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK AS TRUSTEE FOR CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-15 is Plaintiff and RICHARD C. SEGALE, et al, are Defendants. The Clerk, ANGELINA M. COLONNESO, shall sell to the highest and best bidder for cash at Manatee County's Online Public Auction website: https://www.manatee.realforeclose.com, at 11:00 AM on October 19, 2023, in accordance with Chapter 45, Florida Statutes, the following described property located in MANATEE County, Florida, as set forth in said Final Judgment of Foreclosure by Consent and Default, to-wit:

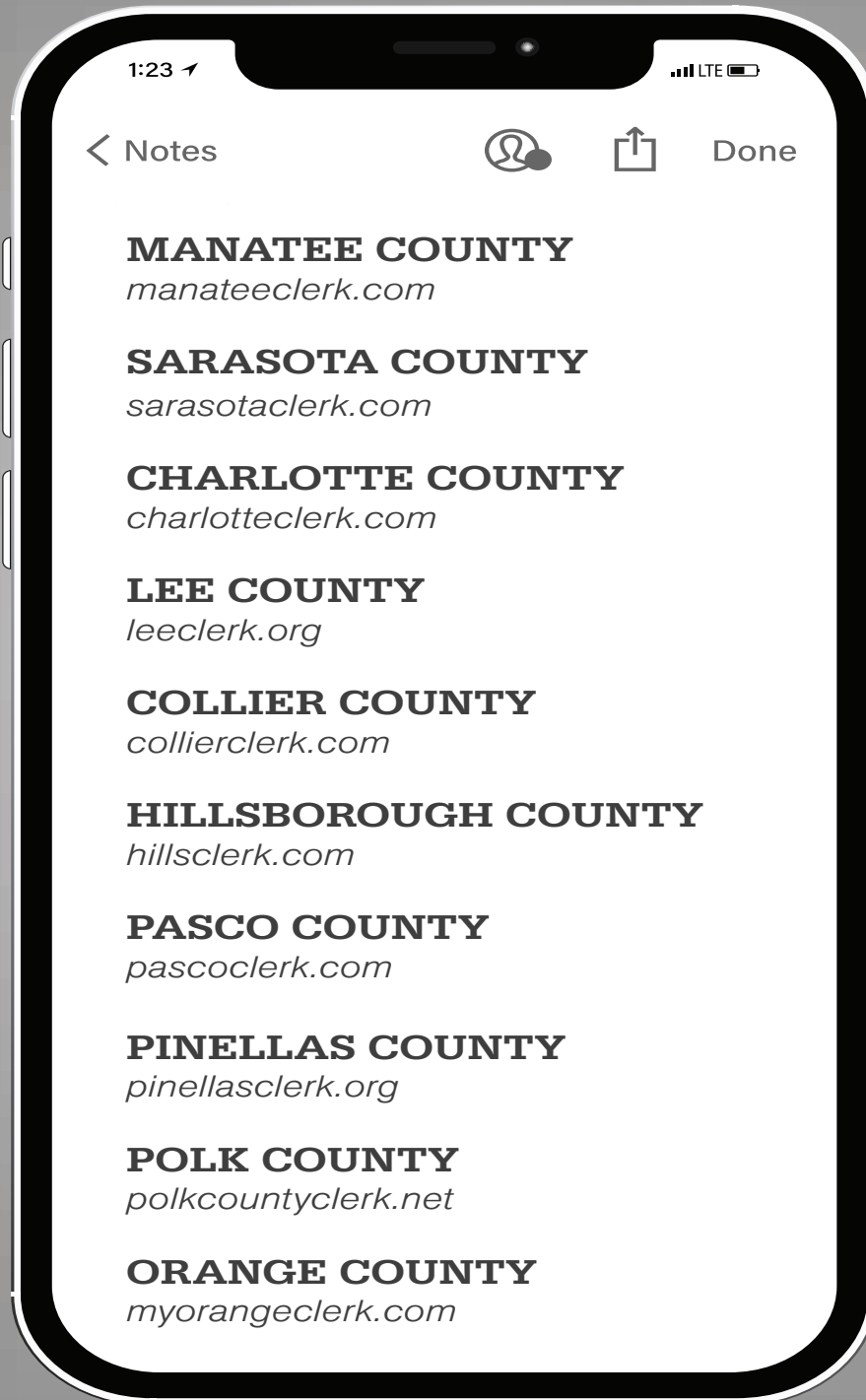
LOT 170, PALMETTO SKYWAY REPLAT, ACCORDING TO A PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 15, 16 AND 17, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS A TRIANGULAR PARCEL IN THE NORTHEAST CORNER THEREOF, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 170, THENCE NORTH 87° 14' 02" WEST ALONG THE NORTHERLY LINE OF SAID LOT 170, A DISTANCE OF 34.37 FEET; THENCE SOUTH 78° 22' 02" EAST, PARALLEL OF THE NORTHERLY LINE OF LOT 169, A DISTANCE OF 34.82 FEET TO THE POINT OF INTERSECTION OF SAID LINE, AND THE WESTERLY RIGHT OF WAY LINE TO PALMETTO POINT DRIVE; THENCE

NORTHERLY, ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 450.00 FEET THROUGH A CENTRAL ANGLE OF 00° 40' 57", A DISTANCE OF 5.36 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A TRIANGULAR PARCEL IN THE SOUTHWEST CORNER OF LOT 169 OF PALMETTO SKYWAY REPLAT DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 169; THENCE NORTH 18° 08' 28" EAST, ALONG THE WESTERLY LINE OF SAID LOT 169, A DISTANCE OF 17.37 FEET; THENCE SOUTH 78° 22' 02" EAST, PARALLEL TO THE NORTHERLY LINE OF SAID LOT 169. A DISTANCE OF 108.66 FEET TO THE POINT OF INTERSECTION OF SAID

LINE, AND THE SOUTH LINE OF SAID LOT 169; THENCE NORTH 87° 14' 02" WEST ALONG SAID SOUTH LINE, 111.97 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 2, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. Parcel ID Number: 2225500004 Property Address: 806 Arlington Road, Palmetto, FL 34221

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Todd C. Drosky, Esq. FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 | Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-069117-P01 September 1, 8, 2023 23-01392M

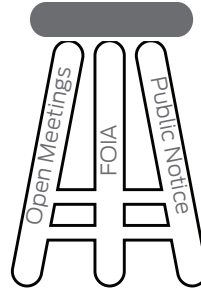
OFFICIAL COURTHOUSE WEBSITES



CHECK OUT YOUR LEGAL NOTICES
floridapublicnotices.com

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**



Accessibility



Independence

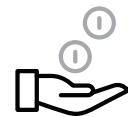


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

SECOND 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 first publication of this Notice is August 25, 2023.

Personal Representative:

/s/ Christina Jasko
CHRISTINA JASKO
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
Attorney for Personal Representative:
/s/ Michael A. Kostruba
MICHAEL A. KOSTRUBA
Florida Bar No. 1035963
FERGESSON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
mkostruba@fergessonkipper.com
services@fergessonkipper.com
6894002.33048
Aug. 25; Sept. 1, 2023 23-01379M

SECOND 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

SECOND 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 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 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

SECOND 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 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.

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

SECOND 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: ncovert@covertlaw.com
Secondary E-Mail:
service@covertlaw.com
Aug. 25; Sept. 1, 2023 23-01378M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 412023CP002783CPAXMA
IN RE: ESTATE OF
DAVID GEORGE SMITH
Deceased.

The administration of the estate of DAVID GEORGE SMITH, deceased, whose date of death was March 28, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee 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:

BARBARA G. SMITH
2004 Audubon Ave
Apt. MC502
Naperville, Illinois 60563
Attorney for Personal Representative:
JACQUELINE R. BOWDEN GOLD
Attorney
Florida Bar Number: 109399
RARICK & BOWDEN GOLD
6500 Cowpen Rd., Suite 204
Miami Lakes, FL 33014
Telephone: (305) 556-5209
Fax: (305) 362-9525
E-Mail: JBowden@raricklaw.com
Secondary E-Mail:
service@raricklaw.com
Aug. 25; Sept. 1, 2023 23-01373M

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT, IN AND
FOR MANATEE COUNTY, FLORIDA
CASE No. 2021CA004548AX
NATIONSTAR MORTGAGE LLC
D/B/A CHAMPION MORTGAGE
COMPANY,
Plaintiff, vs.
MARY C. KIMMELL, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA004548AX of the Circuit Court of the 12TH Judicial Circuit in and for MANATEE County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff and MARY C. KIMMELL, et. al., are Defendants, Clerk of 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 20th day of September, 2023, the following described property:

LOT 19, WOODS OF WHITFIELD UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 100 - 101, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

IMPORTANT

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

DATED this 21st day of August, 2023.
GREENSPOON MARDER LLP
TRADE CENTRE SOUTH, SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: (888) 491-1120
Facsimile: (954) 343 6982
Email 1: Jacob.elberg@gmlaw.com
Email 2: gmforeclosure@gmlaw.com
By: /s/ Jacob C. Elberg
Jacob C. Elberg, Esq.
Florida Bar No. 1032316
36615.0238 / JSchwartz
Aug. 25; Sept. 1, 2023 23-01374M

SECOND 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:
jriviera@hnh-law.com
Aug. 25; Sept. 1, 2023 23-01365M

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-2570
IN RE: ESTATE OF
BETTY ANN PETITT,
also known as
BETTY ANNE PETITT,
Deceased.

The administration of the estate of BETTY ANN PETITT, also known as BETTY ANNE PETITT, deceased, whose date of death was June 1, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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.

/s/ Janet M. Earl

Janet Earl (Aug 18, 2023 17:26 EDT)
JANET M. EARL
Personal Representative
779 Bear Club Trail
Hiawassee, Georgia 30546
/s/ Karen Daniel
KAREN D. DANIEL
Personal Representative
708 Church Street
Ellenton, Florida 34222
Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Aug. 25; Sept. 1, 2023 23-01377M

SECOND 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:
jriviera@hnh-law.com
Aug. 25; Sept. 1, 2023 23-01381M

SECOND 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

SECOND 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

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION **CASE NO.**

412023CA003885CAAXMA FREEDOM 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 you written defenses, if any, to it, on McCalla Rayermer 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

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION **CASE NO.**

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

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.

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

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

SECOND INSERTION

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

SECOND INSERTION

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,

SECOND INSERTION

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.

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.

SECOND INSERTION

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.

SECOND INSERTION

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,

SECOND INSERTION

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,

SECOND INSERTION

Notice of Self Storage Sale Please take notice Midgard Self Storage - Bradenton - Manatee located at 2330 Manatee Ave E/ 2305 9th St W Bradenton FL 34208 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. 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

SECOND INSERTION

Notice of Self Storage Sale Please take notice Midgard Self Storage - Bradenton - Lena located at 5246 Lena Rd., Bradenton FL 34211 intends to hold a sale to sell the property stored at the Facility by the below 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; Johnnie 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

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

SECOND INSERTION

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

SECOND INSERTION

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

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
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
22-01671
Aug. 25; Sept. 1, 2023 23-01388M

SECOND INSERTION

Notice of Self Storage Sale Please take notice Midgard Self Storage - Bradenton - Lena located at 5246 Lena Rd., Bradenton FL 34211 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 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

SECOND INSERTION

Notice of Self Storage Sale Please take notice Midgard Self Storage - Bradenton - Lena located at 5246 Lena Rd., Bradenton FL 34211 intends to hold a sale to sell the property stored at the Facility by the below 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; Johnnie 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

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

V20878_V22

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Xpress Storage - Lakewood Ranch located at 10415 Portal Crossing, Bradenton, FL 34211 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are 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. 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

SECOND 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.storage-treasures.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

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - Lakewood Ranch located at 14710 SR 64 East, Bradenton FL 34212 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 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

SECOND 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.storage-treasures.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

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Lakewood Ranch located at 10810 Internet Pl., Bradenton, FL 34211 intends to hold a sale to sell the property stored at the Facility by the below list of Occupant who is in default at an Auction. The sale will occur as an online auction via www.storage-auctions.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; Kareem 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

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - SR70 located at 4660 53rd Ave. E., Bradenton, FL 34203 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 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

SECOND 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.storage-treasures.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

SECOND 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.storage-treasures.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 Dontavia 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

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Bradenton - SR70 located at 8785 E State Rd 70, Bradenton, FL 34202 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-auctions.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

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Xpress Storage - SR70 located at 1102 53rd Ave. W. Bradenton FL 34207 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com 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 # MSOTC600000000032; 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

SECOND 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.storage-treasures.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

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

Notice is hereby given that CRITICAL CLIMATE CONTROL LLC, OWNER, desiring to engage in business under the fictitious name of CRITICAL CLIMATE CONTROL LLC located at 9270 ROSEBUD CIRCLE, PORT CHARLOTTE, FLORIDA 33981 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.
September 1, 2023 23-00882T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Matthew Poulin will engage in business under the fictitious name EVEREDGE LAWN AND LANDCARE, with a physical address 18511 ELLEN AVE PORT CHARLOTTE, FL 33948, with a mailing address 18511 ELLEN AVE PORT CHARLOTTE, FL 33948, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
September 1, 2023 23-00872T

FIRST INSERTION

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

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **September 19th at 10AM**

Occupant Name	Unit	Description of Property
Nenad Matovski	11132	Household Items
Frederick Rhoades Keebler, Frederick Keebler	10053	Household Items
Courtney Lisa Conley, Courtney Conley	12023	Household Items
Sylvester Hamm Jr	12068	Household Items
James Allen Lynch Jr, James Lynch Jr	02001	Household Items

September 1, 8, 2023 23-00869T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-000929-CP
Division: PROBATE
IN RE: ESTATE OF RICK L. HOY, Deceased.
The administration of the estate of Rick L. Hoy, deceased, whose date of death was March 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 September 1, 2023.
Personal Representative:
Jackelyn Hoy
67 Union Street, Apt. 2B
Winooski, VT 05404
Attorney for Personal Representative: Cheyenne R. Young
Attorney for Personal Representative Florida Bar Number: 0515299
WOTTZKY WOTTZKY 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
September 1, 8, 2023 23-00885T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-957
Division Probate
IN RE: ESTATE OF MICHELLE WEALL, A/K/A MICHELLE DIANE WEALL, A/K/A MICHELLE D. WEALL, Deceased.
The administration of the estate of MICHELLE WEALL, a/k/a MICHELLE DIANE WEALL, a/k/a MICHELLE D. WEALL, deceased, whose date of death was August 1, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is September 1, 2023.
Personal Representative:
DocuSigned by:
ANTHONY THOMAS WEBSTER
272 Balsamine Drive
Powell, Ohio 43065
Attorney for Personal Representative: Brandon R. Bytnar, Esq.
Attorney Florida Bar Number: 66365
The Law Office of Brandon R. Bytnar, P.L.
9120 Galleria Court, Suite B
Naples, Florida 34109
Telephone: (239) 592-9211
Fax: (239) 963-1479
E-Mail: brandon@bytnarlaw.com
September 1, 8, 2023 23-00875T

FIRST INSERTION

Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage in business under the fictitious name of MM MORTGAGE GROUP 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.
September 1, 2023 23-00887T

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 LTEK Management located at 66 Hibiscus Dr 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 28th day of August, 2023.
Thomas Klein, LLC
September 1, 2023 23-00883T

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 Tarpon Coast Lawn Care, located at 7195 Princeton st, in the City of Port Charlotte, County of Charlotte, State of FL, 33981, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 29 of August, 2023.
Jason Allen Watson
7195 Princeton st
Port Charlotte, FL 33981
September 1, 2023 23-00889T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 09/21/2023 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.
Marcia Wallace 2309 Boxes, Totes, Household Items
Krystal Brady 223 Boxes, Chair, Artwork
Tiffany Pringle 529 Chairs, Electronics, Drums, Toys
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.
September 1, 8, 2023 23-00884T

Q&A

Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT
[Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

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



WE
SAW
SHE



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

Business Observer

W1823Z_V20

W2090A_V70

PUBLIC SALE, ESTATE & COURT-RELATED NOTICES

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

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

1V2023/8_V15

FIRST INSERTION

REQUEST FOR PROPOSALS

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT MITIGATION AREAS A, C, E EXOTIC AND NUISANCE VEGETATION REMOVAL AND MAINTENANCE CHARLOTTE COUNTY & LEE COUNTY FLORIDA

Notice is hereby given that the Babcock Ranch Community Independent Special District (the "District"), will accept proposals from firms interested in providing labor, materials, and equipment for the exotic and nuisance vegetation removal and maintenance services for Mitigation Areas A, C, and E (the "Project"). The contract will require contractors to provide labor, materials and equipment necessary for the Project as more particularly described in the Project Manual and in accordance with the plans and specifications.

The project manual ("Project Manual"), comprised of proposal and contract documents, will be available for public inspection and may be obtained beginning **September 1, 2023**. Contact the District Manager's Office at bid@babcockranchcommunityisd.com regarding access to the Project Manual ("Project Engineer's Office").

The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause to one or more proposers, provide for the delivery of the Project in phases and waive minor or technical irregularities in any proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so. The successful proposer will be required to execute a contract with the District and file the requisite Performance and Payment Bonds and insurance within ten (10) calendar days after execution of the construction Contract.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) hours after the Project Manual is made available, together with a protest bond in a form acceptable to the District and in the amount of \$10,000, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Firms desiring to provide services for this Project must submit one (1) original, three (3) copies, and one (1) electronic copy via flash drive of the required proposal documents no later than **October 6, 2023, at 1:00 p.m.**, at the offices of the Property Owner, 42850 Crescent Loop, Suite 200, Babcock Ranch, Florida 33982. Proposals shall be submitted in a sealed opaque envelope pursuant to the Project Manual. Proposals will be opened at the time and date stipulated below; those received after the time and date stipulated above will be returned un-opened to the proposer.

Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

Ranking of proposals will be made on the basis of qualifications and price according to the criteria set forth in the evaluation criteria contained within the Project

Manual; however, please note that proposals received from firms failing to meet the following minimum qualifications/ requirements will not be considered or evaluated: (1) Proposer will have completed three (3) projects similar in quality and scope with a minimum of \$3,000,000 in total volume project cost within the last three (3) years; (2) Proposer will have minimum bonding capacity of \$2,000,000 from a Surety Company acceptable to the District; (3) Proposer is authorized to do business in Florida; and (4) Proposer is registered with Charlotte County and Lee County and is a licensed contractor in the State of Florida. Proposers are hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor.

Any and all questions relative to this Project shall be directed in writing only to the Project Engineer, Laura Herrero, via email only at bid@babcockranchcommunityisd.com. Questions must be submitted to the Project Engineer by **September 18, 2023, at 5:00 p.m.**

Notice of Public Meeting for Bid Opening

A public meeting to open bids will be held on **October 6, 2023, at 1:30 p.m.** at 42881 Lake Babcock Drive, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least five calendar days 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.

Notice of Public Meeting for Evaluation Committee

A public meeting of the District's evaluation committee will be held on **October 26, 2023, at 10:00 a.m.** at 42881 Lake Babcock Drive, Second Floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of evaluating the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least five calendar days 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.

September 1, 2023

23-00891T

FIRST INSERTION

REQUEST FOR PROPOSALS ("RFP") LANDSCAPING CONTINUING CONTRACT FOR BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT AND NOTICE OF PUBLIC MEETING TO OPEN RFP RESPONSES AND NOTICE OF EVALUATION COMMITTEE MEETING Charlotte & Lee Counties, Florida

Notice is hereby given that Babcock Ranch Community Independent Special District (the "District") will accept proposals from all qualified companies interested in providing continuing landscape and irrigation services. These services include but are not limited to maintaining the overall health and appearance of surrounding landscapes throughout Babcock Ranch Community (the "Project").

The project manual ("Project Manual") will be made available upon request to the District Project Engineer at Bid@babcockranchcommunityisd.com beginning on **Friday, September 1, 2023, at 8:00 a.m. (EST)**. The Project Manual will consist of a completed PDF document of the Bid Package with Specifications containing all available supplemental information. The Project Manual may be amended and supplemented from time to time via a written addendum(s); interested proposers are responsible for ensuring they obtain all available Project Manual, including an addendum, if any.

Any and all questions relative to this request for proposals shall be only directed in writing to the District Project Engineer, Adam Ahmad, at Bid@babcockranchcommunityisd.com with email copies to Andrew Kantarzi at kantarzia@whhassociates.com, James Carey at jcarey@ccmnet.com, and Alyssa Willson at alyssa.wilson@kutakrock.com. All questions must be submitted on or before 5:00 p.m. (EST) on Friday, September 22, 2023.

Firms desiring to submit proposals for this project may attend an in-person, optional, pre-proposal meeting, on **Wednesday, September 6, 2023, at 2:00 p.m. (EST) at 42881 Lake Babcock Drive, Punta Gorda, Florida 33982 (Hatchery East Conference Room)**. Please contact the District Project Engineer at bid@babcockranchcommunityisd.com with a copy to Andrew Kantarzi, at kantarzia@whhassociates.com with any questions.

Firms desiring to submit proposals must submit one (1) original, eight (8) hard copies, and (1) electronic copy of the required proposal no later than **Friday, October 6, 2023, at 1:00 p.m. (EST) at 42850 Crescent Loop, Suite 200, Babcock Ranch, FL 33982, attention: James Carey**. As noted below, all timely-received proposals will be publicly opened on that date, time, and location. Additionally, as further described in the Project Manual, each proposer shall supply a bid bond or cashier's check in the amount of five-thousand dollars (\$5,000.00) with its proposal.

Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall clearly identify the project as "Babcock Ranch Community Independent Special District Landscape Continuing Contract Proposal." Proposals may be either mailed or hand-delivered. No facsimile, telephonic, electronic, or telegraphic submittals will be accepted. Proposals received after the scheduled date and time for submittal may not be considered in the District's discretion but can be claimed by the owner within ten (10) calendar days of the submittal deadline or if not retrieved within the aforementioned timeframe, may be destroyed by the District or returned to the proposer.

Ranking of proposals will be made on the basis of qualifications and price according to the criteria set forth in the evaluation criteria contained within the Project Manual; however, please note that in order to be qualified, each bidder must (1) be authorized to do business in Florida, and hold all applicable required state and federal licenses, including but not limited to Charlotte and Lee Counties, in good standing and; (2) have at least five (5) years' experience with large landscape maintenance projects for communities with a least 1,000 units. All proposers should acquire a copy of the Project Manual prior to the pre-proposal meeting. Copies of the Project Manual will not be available during the meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those proposers who have requested a Project Manual.

If reasonable accommodations are needed for participation in any proposal-related meetings, please contact the District Manager, Craig Wrathell, at (877) 276-0889 | wrrathelle@whhassociates.com at least forty-eight (48) hours in advance.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after the Proposal Pick-Up Time. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager. Any proposer who files a notice of protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the District's operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the District's Staff may approve. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the proposer afforded no relief.

Rankings will be made based on the evaluation criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such an award other than the lowest price proposal. The District has the right to reject any and all proposals, make modifications to the work, provide for the delivery of the Project in phases, waive any technical errors, informalities or irregularities, and to award the contract in whole or in part with or without cause if it determines in its discretion it is in the best interest of the District to do so.

Notice of Public Meeting for Bid Opening

A public meeting will be held on **Friday, October 6, 2023, at 1:45 p.m. (EST)** at 42881 Lake Babcock Drive, 2nd floor, Babcock Ranch, FL 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least five (5) calendar days 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.

Notice of Public Meeting for Evaluation Committee

A public meeting of the District's evaluation committee will be held on **October 26, 2023, at 9:00 a.m.** at 42881 Lake Babcock Drive, Second Floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of evaluating the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least five calendar days 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.

September 1, 2023

23-00890T

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



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

Rarely do consumers specifically search online for public notices.

1V182327_V22

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-900-CP
Division Probate
IN RE: ESTATE OF
Mary Ann Hock
a/k/a Mary A. Hock
Deceased.

The administration of the estate of Mary Ann Hock, a/k/a Mary A. Hock, deceased, whose date of death was July 29, 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 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 September 1, 2023.

Personal Representative:
Jonathan Hock
 Attorney for Personal Representative:
 Robert C. Benedict
 Florida Bar No: 0361150
 rbenedict@bigwlaw.com
 Widenik, Benedict & Bernetsson, LLC
 The BIG W Law Firm
 3195 S. Access Road
 Englewood, FL 34224
 (941) 627-1000 Telephone
 September 1, 8, 2023 23-00874T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23000932CP
Division Probate
IN RE: ESTATE OF
DAVID E. WOLL
Deceased.

The administration of the estate of David E. Woll, deceased, whose date of death was March 26, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal 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 September 1st, 2023.

Personal Representative:
Gina M. Teixeira
 168 Glendale Road
 Attleboro, Massachusetts 02703
 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
 September 1, 8, 2023 23-00880T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-945-CP
Division Probate
IN RE: ESTATE OF
RICHARD EVERHART A/K/A
RICHARD T. EVERHART
Deceased.

The administration of the estate of Richard Everhart a/k/a Richard T. Everhart, deceased, whose date of death was May 24, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 1, 2023.

Personal Representative:
James S. Everhart
 3120 Tyler Drive
 Joliet, Illinois 60431
 Attorney for Personal Representative:
 Ellie K. Harris, Esq.
 Florida Bar Number: 0021671
 Elise V. Bouchard, Esq.
 Florida Bar Number: 0109033
 17841 Murdock Circle
 Port Charlotte, Florida 33948
 Telephone: (941) 625-4158
 Fax: (941) 625-5460
 E-Mail: e-service@schwarzlaw.net
 Secondary E-Mail:
 mackenzie@schwarzlaw.net
 September 1, 8, 2023 23-00888T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 23000903CP
IN RE: ESTATE OF
JEAN M. SEARS,
Deceased.

The administration of the estate of JEAN M. SEARS, deceased, whose date of death was September 26, 2022, and whose social security number is XXX-XX-4932, 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, file number 23000903CP. 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 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 September 1, 2023.

Personal Representative:
James S. Everhart
 3120 Tyler Drive
 Joliet, Illinois 60431
 Attorney for Personal Representative:
 Ellie K. Harris, Esq.
 Florida Bar Number: 0021671
 Elise V. Bouchard, Esq.
 Florida Bar Number: 0109033
 17841 Murdock Circle
 Port Charlotte, Florida 33948
 Telephone: (941) 625-4158
 Fax: (941) 625-5460
 E-Mail: e-service@schwarzlaw.net
 Secondary E-Mail:
 mackenzie@schwarzlaw.net
 September 1, 8, 2023 23-00888T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 2022-CA-1434
NEW VISTA PROPERTIES, INC.,
a Florida Corporation,
Plaintiff, vs.
JUAN P. AJO, 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

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 Monday, October 2, 2023, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 10, Block 3572, Port Charlotte Subdivision, Section 62, according to the map or plat thereof, as recorded in Plat Book 5, Pages 76A through 76E, 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. 2022-001434-CA, New Vista Properties, Inc., v. Ajo.

last known address 1049 East 5th Street, Erie, PA 16507
 ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RALPH W. CONSIDER last known address 1049 East 5th Street, Erie, PA 16507
 YOU ARE HEREBY NOTIFIED that an action to quiet title of the following described property in Charlotte County, Florida:

The S ½ of the S ½ of the NE ¼ of the SE ¼ of the SW ¼, and the N ½ of the N ½ of the SE ¼ of the SE ¼ of the SW ¼, Less the West 25 feet thereof, reserved for perpetual road right of way purposes, Section 15, Township 42 South, Range 24 East, Charlotte County, Florida.
 Parcel Id Number 422415376011

has been filed against you 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. 30, 2023; otherwise a default will

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23000359CP
Division Probate
IN RE: ESTATE OF
CARL WAYNE NICKEL a/k/a
CARL NICKEL
Deceased.

The administration of the Estate of Carl Wayne Nickel a/k/a Carl Nickel (the "Decedent"), whose date of death was July 2, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 1, 2023.

Ancillary Personal Representative:
s/Shannon Hankin
Shannon Hankin, Esq.
Hankin & Hankin
 100 Wallace Avenue, Suite 100
 Sarasota, FL 34237
 E-mail: shankin@sarasotalawfirm.com
 (941) 957-0080
 Attorney for Personal Representative:
 s/David H. Alexander
 David H. Alexander, Esq.
 Florida Bar No. 213926
 Gross Shuman P.C.
 465 Main Street, Suite 600
 Buffalo, NY 14203
 E-mail:
 dalexander@gross-shuman.com
 (716) 854-4300
 September 1, 8, 2023 23-00877T

SAVE TIME
 E-mail your Legal Notice
legal@businessobserverfl.com

Business Observer

146480

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 & Bertsson, LLC
The BIG W Law Firm
3195 S. Access Road
Englewood, FL 34224
(941) 627-1000 Telephone
Aug. 25; Sept. 1, 2023 23-00865T

SECOND 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

THIRD 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

SECOND 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
shelly@northportlaw.com
Aug. 25; Sept. 1, 2023 23-00850T

SECOND 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

THIRD 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.
FREEMPT HOLDINGS, INC,
Defendants.

TO: FREEMPT 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

THIRD 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 you 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 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 DESCRIBED LAND, SITUATE, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:
RMD 000 0058 0026 Lot 26 Blk 58 51 NARATION 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 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 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

SECOND 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
Florida 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

SECOND 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.

Personal Representative:
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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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)

UNKNOWN TENANT #2

(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

SECOND INSERTION

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

CASE NO.: 23002844CA

**THE UNKNOWN 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, Roton-

tonda 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

leeclerk.org

pinellasclerk.org

sarasotaclerk.com

collierclerk.com

polkcountyclerk.net

charlotteclerk.com

hillsclerk.com

myorangeclerk.com

pascoclerk.com