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

THIS DOCUMENT WAS PREPARED BY

September 1, 8, 2023

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

WILLIAM C. PRICE, III, P.A. 522 12th STREET WEST BRADENTON, FL 34205 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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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

Prepared by: Thomas L Avrutis, Esquire Return to: John Cunningham Asset Recovery Services, LLC 3671 Webber Street, #36 Sarasota, FL 34232 RE: LITTLE GULL CONDOMINIUM ASSOCIATION, INC. MANATEE County, Florida Non-Judicial Timeshare foreclosure NOTICE OF PUBLIC AUCTION/ SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE NOTICE IS HEREBY GIVEN that. pursuant to an action for non-judicial foreclosure of timeshare units on the Claim of Lien, which is dated April 10, 2023 and was recorded on April 13, 2023 in the Public Records of Manatee County, Florida as Instrument Number 202341038175-Lien, I will sell, to the highest and best bidder for cash, at Little Gull Cottages Manager's Office, 5330 Gulf of Mexico Drive, Longboat Key, FL 34228 on the 7th day of SEPTEMBER, 2023 at 11:30 a.m., the following described real property located in Manatee County, Florida, to-wit: Week Numbers in Units as set forth below in LITTLE GULL COTTAGES, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book

1020, Page 3206, as amended

described in Condominium Book

12, Pages 177 through 186, and as

amended, of the Public Records

Unit Number: Week Number:

50

19

46

50

48

of Manatee County, Florida.

03

05 07

08

09

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 Stor	age: 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

In and for Manatee County:

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)

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

said court at Manatee County, Florida on the 28TH day of AUGUST, 2023. ANGELINA COLONNESO, ESQ.

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

WITNESS my hand and the seal of

AS CLERK OF THE COURT

(SEAL) BY Kris Gaffney

As Deputy Clerk

23-01405M

impaired, call 711.

/s/Corrie E. Dutton

10853 Boyette Rd

E-service:

3, 1995

Riverview FL 33569

Phone: 813-549-0096

September 1, 8, 2023

cdutton@hachevlawpa.com

Corrie E. Dutton, Esq. Florida Bar No.: 1032315

342-8011.

you cannot afford an attorney,

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 contact Gulfcoast Legal Services at IN AND FOR MANATEE COUNTY, FLORIDA (941) 746-6151 or www.gulfcoastle-gal.org, or Legal Aid of Manasota CIVIL DIVISION at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not

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-

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 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 No-tice, 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 defen-dant for the relief demanded in the

FIRST INSERTION

10 32 11 49 14 **48** 15 TO: Owner(s) $\mathbf{25}$ Address Unit /Week Number(s) Amount due: Anne V Fletcher 419 Sinclair Avenue NE 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 repre-sentative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 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 repre-

sentative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 1, 2023. Personal Representative:

Atlanta, GA 30307 10/32 \$2,588.87 with a per diem amount of

complaint or petition.

21 Turpins Rise Windlesham, Surrey **Great Britain** 09/48 \$1,042.21 with a per diem amount of \$0.51 from March 17, 2023 Frederick Pabst Wurlitzer and Ann Marie Allan-Wurlitzer, Co-Trustees **Under Agreement Dated November**

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

commission or other government agency use a local online news or blogging website to publish government notices under the newspaper-website only option?

No. They must use a website of a newspaper meeting the criteria of Florida House Bill 35, which includes being printed. A general online news site without a printed product would not qualify.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

\$1.28 from March 17, 2023 Louise Goldenberg 1015 Rockrimmon Road Stamford, CT 06903 14/48 \$2,951.04 with a per diem amount of \$1.46 from March 17, 2023 11/49 \$2,951.04 with a per diem amount of \$1.46 from March 17, 2023 **RC** Concepts, LLC 2105 Fish Eagle Street Clermont, FL 34714 15/25 \$2,975.57 with a per diem amount of \$1.47 from March 17, 2023 Ronald T Southard, Trustee and Collette G Southard, Trustee Or their successors in Trust Under the Southard Living Trust Dated April 14, 2004 505 Lake Drive Titusville, FL 32780-2535 03/50 \$1,568.32 with a per diem amount of \$0.77 from March 17, 2023 07/46 \$1,568.32 with a per diem amount of \$0.77 from March 17, 2023 Myrtle Stroud 10761 SE 174 Place Summerfield, FL 34491 08/50 \$3,010.85 with a per diem amount of \$1.48 from March 17, 2023 John Wilson and Corrine Wilson

128 Golden Gate Point, 301B Sarasota, FL 34236

05/19 \$1,243.25 with a per diem amount of

\$0.61 from March 17, 2023

The assessment lien created by the Claim of Lien was properly created and authorized pursuant to the timeshare instrument and applicable law, and the amounts secured by said liens are as set above.

You may cure the default at any time prior to the public auction by paying the amount due, as set forth in this notice, to the undersigned Trustee at

the address set forth below. THIS NOTICE OF PUBLIC AUCTION/SALE is dated this 17th day of AUGUST, 2023.

I HEREBY CERTIFY that a true and correct copy of this NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE has been furnished by regular First-Class U.S. Mail to each of the obligors at the above listed addresses on this 17th day of AUGUST, 2023. THOMAS L AVRUTIS, ESQUIRE THOMAS L AVRUTIS THOMAS LAVROTIS THOMAS LAVRUTIS, ESQUIRE TRUSTEE FOR LITTLE GULL CONDOMINUM ASSOCIATION, INC 201 Fletcher Avenue, Second Floor Sarasota, FL 34237 Telephone (941) 955-7715 Facsimile (941) 953-7625 Email: tom@hodgesavrutis.com

September 1, 8, 2023 23-01401M

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 3027 Manatee Avenue West, Suite B Bradenton, FL 34205 Telephone: (941) 241-8266 Fax: (941) 241-8304 E-Mail: whitney@whitneyglaserlaw.com Secondary E-Mail: paralegal@whitneyglaserlaw.com September 1, 8, 2023 23-01393M

FIRST INSERTION

FIRST INSERTION

THROUGH 80. OF THE PUB-

LIC RECORDS OF MANATEE

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.

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

Dated this 23rd day of August 2023.

1619 NW 136th Avenue, Suite D-220

impaired, call 711.

/s/ Marc Granger

Bar. No.: 146870

Marc Granger, Esg.

Kahane & Associates, P.A.

Telephone: (954) 382-3486

Telefacsimile: (954) 382-5380

notice@kahaneandassociates.com

23-01391M

Sunrise, Florida 33323

Designated service email:

File No.: 23-00021 NML

September 1, 8, 2023

V6.20190626

FIRST INSERTION

If you are a person with a disabil-

COUNTY, FLORIDA.

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-

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 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: ERICA ELLERSON
- 112 17th Street West
- Palmetto, FL 33569

CORPORATION.

Plaintiff, vs.

Defendant(s).

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.

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

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

mands against decedent's estate must

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

In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, vou 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 proceed-ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of said court at Manatee County, Florida on the 28TH day of AUGUST, 2023.

ANGELINA COLO	NNESO, ESQ.
AS CLERK OF	THE COURT
(SEAL) B	Y Kris Gaffney
А	s Deputy Clerk
/s/Corrie E. Dutton	
Corrie E. Dutton, Esq.	
Florida Bar No.: 1032315	õ
Law Offices of Stephen K	. Hachey, P.A.
10853 Boyette Rd	
Riverview FL 33569	
Phone: 813-549-0096	
E-service: cdutton@hacl	neylawpa.com
September 1, 8, 2023	23-01406M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE BOOK 1021, PAGE 294: O.R. IN THE CIRCUIT COURT OF THE BOOK 1047 PAGE 3189 AND TWELFTH JUDICIAL CIRCUIT O.R. BOOK 1047, PAGE 3199, IN AND FOR MANATEE COUNTY, AND CONDOMINIUM BOOK FLORIDA 14, PAGES 56 THROUGH 61 GENERAL JURISDICTION AND CONDOMINIUM BOOK DIVISION 14. PAGES 70 THROUGH 72. CASE NO. 2021CA002924AX OF SAID RECORDS, TOGETH-ER WITH THE RESPECTIVE UNDIVIDED SHARE OF COM-HOME POINT FINANCIAL MON ELEMENTS THERETO THE UNKNOWN HEIRS, APPERTAINING. SUBJECT TO VALID RESTRICTIONS, BENEFICIARIES, DEVISEES, RESERVATIONS AND EASE-GRANTEES, ASSIGNEES, MENTS OF RECORD. AD-DITIONALLY, GRANTOR LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST ASSIGNS TO GRANTEE CAR-IN THE ESTATE OF DEBRA ANN PORT J. 6119 HERITAGE LN, BRADEN-SHORTSLEEVE, DECEASED, et al.

TON, FL 34209 NOTICE IS HEREBY GIVEN pursuant Any person claiming an interest in the 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 MUNOZ, 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 Ebodia 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 online 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:

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

ABOVE ESTATE:

order are:

Creditors:

Beneficiaries:

NONE

24,1991

NAME ADDRESS

NAME ADDRESS

800 Carillon Parkway

LOT 8, SHERWOOD PINES SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 33, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-DA.

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

NOTIFIED THAT:

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

The date of first publication of this

LORI PALLADINO, Associate Trust Officer, **Ravmond James Trust Company**,

OFFICIAL RECORDS BOOK 1057, PAGE 3164 TO 3225, IN-CLUSIVE, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 14, PAGES 183 THROUGH 192, IN-CLUSIVE OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY, FLORIDA AND AMENDED OFFICIAL RECORDS BOOK 1068, PAGE 2867, OF-FICIAL RECORDS BOOK 1100, PAGE 2834, OFFICIAL RE-CORDS BOOK 1117, PAGE 2111, OFFICIAL RECORDS BOOK 1146, PAGE 1556, OFFICIAL RECORDS BOOK 1146, PAGE 1555, OFFICIAL RECORDS BOOK 1146, PAGE 1554, OFFI-CIAL RECORDS BOOK 1146, PAGE 1553, AND OFFICIAL RECORDS BOOK 1252, PAGE

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

HEIRS, DEVISEES, GRANTEES,

TO: ALL UNKNOWN HEIRS, DE-

VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES,

OR OTHER CLAIMANTS OF TIMO-

YOU ARE NOTIFIED that an action

has been filed against you to foreclose your interest and to quiet title to the fol-

The North ½ of the North ½ of Lot 4, of SOUTHERN IN-

VESTMENT 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 re-

corded in Plat Book 1, Page 155-

S, Public Records of Manatee

You are required to serve a copy of your

written defenses, if any, to Plaintiff's at-torney, Shannon Hankin, 100 Wallace

THY P. O'BRYANT. Last Known Address: Unknown

lowing described property:

County, Florida.

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES,

OR OTHERS CLAIMING BY

P. O'BRYANT AND CITY OF

BRADENTON

DEFENDANTS.

STATE OF FLORIDA

COUNTY OF MANATEE

AMENDED NOTICE OF ACTION Avenue, Suite 100, Sarasota, FL 34237 IN THE CIRCUIT COURT OF THE on or before thirty (30) days from the TWELFTH JUDICIAL CIRCUIT first date of publication, and file the IN AND FOR MANATEE COUNTY, original with the Clerk of this Court FLORIDA either before service on Plaintiff's at-CIVIL DIVISION torney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in CASE NO. 2023 CA 4890 WATERFALL CAPITAL GROUP, LLC, A FLORIDA LIMITED the Complaint. LIABILITY COMPANY In and for Manatee County: PLAINTIFF, VS. If you cannot afford an attorney, contact KELI O'BRYANT HELSEL Gulfcoast Legal Services at (941) 746-SROCK, ALL UNKNOWN

6151 or www.gulfcoastlegal.org, or Le-gal 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 THROUGH OR UNDER TIMOTHY 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, Braden-ton, 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

CORDED IN PLAT BOOK 12. PAGES 80 AND 81, OF THE PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA. PARCEL NUMBER.: ID 5110821823 And commonly known as 6211 CORNELL RD, BRADENTON, FL 34207

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM

Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE 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 DEATH IS BARRED. is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's Notice is September 1, 2023. Person Giving Notice: /s/ Lori Palladino, ATO 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 Petitioner Attorney for Person Giving Notice: /s/ Thomas A. Moselev Thomas A. Moseley Attorney for Petitioner Email: tom@bradentonattorneyatlaw.comSecondary Email: liz@bradentonattornevatlaw.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

RAYMOND JAMES TRUST COMPANY AS TRUSTEE OF THE RESTATED NICHOLAS VAN RAPALJE REVOCABLE LIVING TRUST DATED JUNE St. Petersburg, Florida 33716 ALL INTERESTED PERSONS ARE 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, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING

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, GRANTEES, 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, MEAD-OWCROFT SOUTH, A CON-DOMINIUM ACCORDING TO THE DECLARATION OF CON-DOMINIUM RECORDED IN O.R. BOOK 1019, PAGE 1489. AND AS PER PLAT THERE-OF RECORDED IN CONDO-MINIUM BOOK 12, PAGE 96 THROUGH 105, INCLUSIVE OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLOR-IDA, AND AMENDMENT, THERETO INCLUDING O.R.

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

DECEASED, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant

BY, THROUGH, UNDER, OR

AGAINST, JAMES E. GIBBS

AKA JAMES EDWIN GIBBS

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 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, BUILD-ING "D", WOODPARK AT DE SOTO SQUARE, A PHASE CONDOMINIUM, PHASE I, II, III IV, V, ACCORDING TO THE DECLARATION OF CON-DOMINIUM RECORDED IN

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 proceed-ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

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

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 BENEFICIARIES, HEIRS, 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 RE-

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 AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE MANATEE COUNTY JURY OFFICE, P.O. BOX 25400, BRA-DENTON, FLORIDA 34206, (941)741-4062, AT LEAST SEVEN (7) DAYS BE-FORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTI-FICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IN LESS THAN SEVEN (7) DAYS; IF YOU ARE HEARING OR VOICE IM-PAIRED, 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 fcpleadings@ghidottiberger.com September 1, 8, 2023 23-01404M



FIRST INSERTION

{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.

AMENDED NOTICE OF SALE

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 SKY-WAY REPLAT, ACCORDING TO A PLAT THEREOF RE-CORDED IN PLAT BOOK 12, PAGES 15, 16 AND 17, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLOR-IDA, LESS A TRIANGULAR PARCEL IN THE NORTH-EAST CORNER THEREOF, DESCRIBED AS FOLLOWS BEGIN AT THE NORTHEAST CORNER OF SAID LOT 170, THENCE NORTH 87° 14' 02' WEST ALONG THE NORTH-ERLY 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 IN-TERSECTION OF SAID LINE, AND THE WESTERLY RIGHT OF WAY LINE TO PALMET-TO POINT DRIVE; THENCE

NORTHERLY, ALONG Α 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 BE-GINNING. TOGETHER WITH A TRI-

ANGULAR PARCEL IN THE SOUTHWEST CORNER OF LOT 169 OF PALMETTO SKY-WAY REPLAT DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 169; THENCE NORTH 18° 08' 28" EAST, ALONG THE WEST-ERLY 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, TOWN-SHIP 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-F01

September 1, 8, 2023 23-01392M



POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

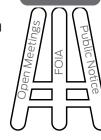
CHECK OUT YOUR LEGAL NOTICES floridapublicnotices.com



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





Publishing notices on the internet is neither cheap nor free

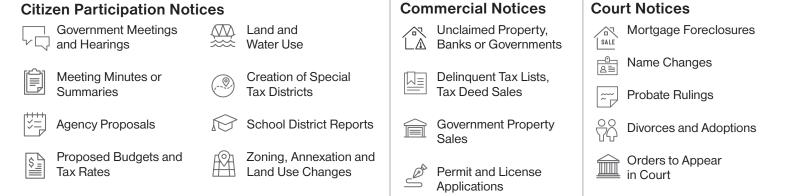


Newspapers remain the primary vehicle for public notice in

all 50 states



Court Notices



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

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NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File Number 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 AN-GELINE 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

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

The date of the 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 FERGESON SKIPPER, P.A. 1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236 (941) 957-1900 mkostruba@fergesonskipper.com services@fergesonskipper.com 6894002.33048

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE TWELTH CIRCUIT COURT 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

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 of the Twelfth Judicial Circuit in and for Manatee County, Florida, Probate Division, the address of which is: Manatee County Judicial Center, 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and that of personal representa-

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

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

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

NOTWITHSTANDING THE TIME-PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is 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, Bra-denton, 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is August 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 FileNo.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

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

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

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

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

The date of first publication of this notice is August 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 Email: 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" Colonneso 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 WHIT-FIELD UNIT 1, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 100 - 101,

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

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

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

notice is: August 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:

jrivera@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 a

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.

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

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

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

The date of first publication of this notice is: August 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: jrivera@hnh-law.com 23-01381M Aug. 25; Sept. 1, 2023

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 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

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative: Andrew Rudkin

1920 Grey Falcon Cir SW Vero Beach, Florida 32962 Attorney for Personal Representative: Jennifer R. Denorio, Esg. 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 23-01375M Aug. 25; Sept. 1, 2023

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: August 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

OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is August 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: 100300 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

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

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

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: August 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

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

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

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

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

Personal Representative: ELIAS PAT VAN SCHAIK c/o Jenifer 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: ischembri@blalockwalters.com Secondary E-Mail: jmeltzer@blalockwalters.com Alternate Secondary E-Mail: alepper@blalockwalters.com Aug. 25; Sept. 1, 2023 23-01362M

forth below.

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

ALL PERSONS HAVING то 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:

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 PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ES-TATE OF JULIO CAESAR ROLDAN A/K/A JULIO ROLDAN A/K/A JULIO CESAR ROLDAN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, 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 RE-CORDS OF MANATEE COUN-TY. FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, 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

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 DE-MANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is August 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

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

In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Le-gal 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,

MILLER; UNKNOWN TENANT IN required to serve a copy of your writ-POSSESSION OF THE SUBJECT ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-PROPERTY. gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /(30 days Defendants. 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.

has been filed against you and you are

COUNTY, FLORIDA.

In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-

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

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT

OF THE 12TH JUDICIAL

CIRCUIT, IN AND FOR MANATEE COUNTY,

FLORIDA

CIVIL DIVISION CASE NO. 2023CA000525AX

U.S. BANK N.A. AS TRUSTEE, ON

BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE

ACQUISITION TRUST 2006-CH1

CERTIFICATES, SERIES 2006-

D. REDMON; UNKNOWN PERSON(S) IN POSSESSION OF

CIVIL DIVISION:

U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT

FUNDING 2021-A COLLATERAL

FINANCIAL FEDERAL CREDIT

UNION; UNKOWN SPOUSE

OF MARGARET STEPHENS

CASE NO.: 2023CA001561

RYAN L. ENGEN; TAMMY

D. ENGEN F/K/A TAMMY

THE SUBJECT PROPERTY,

CH1,

Plaintiff. vs.

Defendant(s)

TRUST,

Plaintiff. vs.

ASSET BACKED PASS-THROUGH

VICE OF A COPY OF THIS NOTICE SECOND INSERTION

O. Box 3000, Bradenton, FL 34206-

3000. The names and addresses of the

personal representative and the per-

sonal representative's attorney are set

All creditors of the decedent and

other persons having claims or de-mands against decedent's estate on

whom a copy of this notice is required

ney 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.

and the personal representative's attor-

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

CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-

NOTICE.

BARRED.

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

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

ANTHONY G. MOWRY Attorney Florida Bar Number: 107374

Personal Representative:

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

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 23-01389M Aug. 25; Sept. 1, 2023

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.

1619 NW 136th Avenue, Suite D-220

/s/Eric Knopp, Esq.

Kahane & Associates, P.A.

Telephone: (954) 382-3486

Designated service email:

File No.: 22-00478 SPS

Aug. 25; Sept. 1, 2023

V6.20190626

Telefacsimile: (954) 382-5380

notice@kahaneandassociates.com

23-01360M

Sunrise, Florida 33323

Bar. No.: 709921

Dated this 17th day of August, 2023.

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

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

County Jury Office, P.O. Box 25400,

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 Stor-age - Bradenton - Manatee located at 2330 Manatee Ave E/ 2305 9th St W Bradenton FL 34208 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www. storageauctions.com on 9/15/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Lori L Peterson unit #B205: Karen Holm unit #B218; John W Tietjen unit #B231; Lashonda Nicholas units #B238 & #B244; Dorian Smith unit #B317; Ashunti Marshall unit #B333; Gwendolyn S Herbert-Swain unit #B335; Gary Wagner unit #B344; Julie Rindfleisch unit #B355: Shanquevia Holmes unit #B378; Irma Aguilar unit #C416; Kenton Holm unit #C419: Keith D Buckley unit #C439; Lawrence W Wetsky unit #C446; Marchelle Herrell unit #C495; Audrey S Wilson unit #D601; Rose Estime unit #D607; Eric Howard unit #D610; Shirley Jackson unit #D617; Lula Simmon unit #D630: Julian Colbert unit #D638; Claude Cherislin unit #D663; Pedro Maldonado unit #D668; Angel Bautista unit #D680; Luis Ramos Antunez unit #D686; Victoria Doran unit #M905; Pinnacle Rv/ C/o American Accounting Services unit #M932; Lauren Gomez unit #MA104; Gary C. Cason Jr. unit #MA259; Willie Lee Jackson unit #MB317; James Barnes unit #MD501; Marie L Wiggins unit #MD502; Jack Acosta unit #ME614; Frederick L Rodgers unit #MF718; Katherine Nawrot unit #MF725; Jose Rodriquez unit #MF748. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Aug. 25; Sept. 1, 2023 23-01356M 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

NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant IN THE CIRCUIT COURT OF THE to an Order or Final Judgment entered 12TH JUDICIAL CIRCUIT, IN AND in the above styled cause now pending FOR MANATEE COUNTY, FLORIDA 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, SOLELY AS COLLATERAL TRUST 11:00 AM on the 19 day of September, 2023, the following described property as set forth in said Final Judgment, to TRUSTEE OF FIRSTKEY MASTER wit: LOT 3, DRYMON' S SECOND ADDITION A RE-SUBDIVI-SION OF LOTS 1 AND 4 OF MARGARET STEPHENS MILLER; CITY OF BRADENTON, FLORIDA; FIA CARD SERVICES, N.A.: GROW

WILSON'S SUBDIVISION, IN SECTION 35, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AS PER PLAT THEREOF RE-CORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SECOND INSERTION NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 177.101,

FLORIDA STATUTES NOTICE IS HEREBY GIVEN pursuant to Section 177.101, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation of a plat either in whole or in part has been made by Christopher J. Jagel and Christina F. Jagel to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2209-0001 and seeks to vacate two separate portions of two separate platted

LOT 843, TRACT #2, RIVER-DALE REVISED, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 40 TO 49, INCLUSIVE, OF THE PUB-LIC 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

DATE OF DEATH IS BARRED. The date of first publication of this notice is August 25, 2023. SECOND INSERTION

to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-

ON THEM.

SECOND INSERTION

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

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

at 11:00 A.M., on September 12, 2023,

the following described property as set

forth in said Final Judgment, to wit:

ALL CLAIMS NOT FILED WITHIN

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

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

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES M. PALUSAK, DECEASED, et. al. Defendant(s).

SERIES 2021-R2,

TO: THE UNKNOWN HEIRS, BENE-FICIARIES, DEVISEES, GRANTEES, 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, ACCORD-ING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 4, PAGE 141 OF THE PUB-LIC RECORDS OF MANATEE

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

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

WITNESS 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

easements located at 5664 Cloverleaf Run, Bradenton, FL 34211 in the Bridgewater, Phase II at Lakewood Ranch Subdivision plat.

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

RESOLUTION R-23-149

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

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

Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 6288.

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

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

SECOND INSERTION

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

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

SEPTEMBER 1 - SEPTEMBER 7, 2023

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Xpress Storage - Lakewood Ranch located at 10415 Portal Cross-ing, 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.storagetreasures.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.storagetreasures.com on 9/13/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Meaqan 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 - 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. storagetreasures.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

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.

storagetreasures.com on 9/13/2023 at

10:00am. Unless stated otherwise the description of the contents are house-

hold goods and furnishings. Candace

McDowell unit #2066; Justin Engle-

man unit #3027; Nancy Rhine unit

#A422. This sale may be withdrawn at

any time without notice. Certain terms and conditions apply. See manager for

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

details.

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Lakewood Ranch located at 10810 Internet Pl., Bradenton, FL 34211 intends to hold a sale to sell the property stored at the Facility by the below list of Occupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions. com on 9/15/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Scott Ford unit #2318; Ka-reem 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. storagetreasures.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 – 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. storagetreasures.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 Dan-iel 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 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. storagetreasures.com on 9/13/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Courtney Arneshia 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 Midgard Self Storage - Bradenton - SR70 located at 8785 E State Rd 70, Bradenton, FL 34202 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 9/15/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Paris Okeson unit #1224; Darlene ohlin units #210 & #438 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

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



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 aucvia www.storagetreasures.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 # MSOTC6000000032: 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

_V22

20878

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.storagetreasures.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 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 Pro	perty
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 deinst decedent's estate must

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

file their claims with this court WITH-

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

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

The date of first publication of this notice is 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 WOTITZKY WOTITZKY ROSS & YOUNG, P.A. 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkylaw.com

FIRST INSERTION

Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage 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, de-siring 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 Corpora-tions of the Department of State, Tallahassee, Florida. Dated this 28th day of August, 2023.

Thomas Klein, LLC September 1, 2023

FIRST INSERTION

23-00883T

23-00889T

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

Purchases mu

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

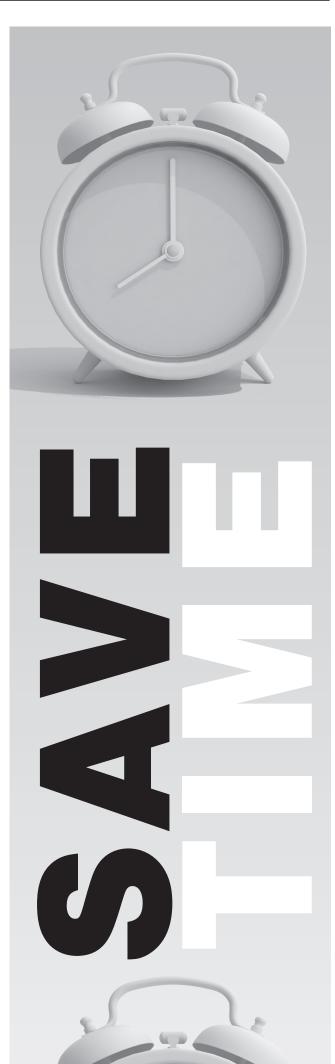
Wallace wallace	2309	boxes, rotes, mousehold menns
Krystal Brady	223	Boxes, Chair, Artwork
Tiffany Pringle	529	Chairs, Electronics, Drums, To
urchases must be i	paid at the	above referenced facility in order t

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

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.



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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is 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 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.

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REQUEST FOR PROPOSALS

FIRST INSERTION

FIRST INSERTION

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 oc-curred 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. Pro-posals 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 docuents 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

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 <u>Bid@babcockranchcommunityisd.com</u> 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 <u>Bid@</u><u>babcockranchcommunityisd.com</u> with email copies to Andrew Kantarzhi at kantarzhia@whhassociates.com, James Carey at jcarey@ccmcnet.com, and Alyssa Willson at <u>alyssa.willson@kutakrock.com</u>. 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 <u>bid@</u> babcockranchcommunityisd.com with a copy to Andrew Kantarzhi, at kantarzhia@ 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.

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 Man-ager, 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.

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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 | wrathellc@whhassociates.com at least forty-eight (48) hours in advance.

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 evaluat-ing 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



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Rarely do consumers specifically search online for public notices.

SEPTEMBER 1 - SEPTEMBER 7, 2023

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 pend-

ing in the Circuit Court for Charlotte

County, Florida, Probate Division, the

address of which is 350 E. Marion Av-

enue, Punta Gorda, Florida 33950. The

names and addresses of the personal

representative and the personal repre-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative:

Gina M. Teixeira

168 Glendale Road

Attleboro, Massachusetts 02703

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is September 1st, 2023.

T. Thomas Shirley

Attorney

NOTWITHSTANDING THE TIME

All other creditors of the decedent

OF THIS NOTICE ON THEM.

NOTICE

BARRED.

sentative's attorney are set forth below.

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

All creditors of the decedent and

other persons having claims or de-mands against decedent's estate on

whom a copy of this notice is required

to be served must file their claims with

this court 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

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

NOTICE. ALL CLAIMS NOT FILED

WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE

WILL BE FOREVER BARRED. NOT-

WITHSTANDING THE TIME PERI-

OD SET FORTH ABOVE, ANY CLAIM

FILED TWO (2) YEARS OR MORE

AFTER THE DECEDENT'S DATE OF

The date of first publication of this

Personal Representative:

Jonathan Hock

Wideikis, Benedict & Berntsson, LLC

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 attor-

other persons having claims or de-

mands against Decedent's Estate

on whom a copy of this notice is re-

quired to be served must file their

claims with this court ON OR BE-

FORE 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 NO-

All creditors of the Decedent and

ney are set forth below.

TICE ON THEM.

23-00874T

Attorney for Personal Representative:

DEATH IS BARRED.

Robert C. Benedict

notice is September 1, 2023.

Florida Bar No: 0361150

rbenedict@bigwlaw.com

The BIG W Law Firm

Englewood, FL 34224

September 1, 8, 2023

(941) 627-1000 Telephone

3195 S. Access Road

All other creditors of the decedent

THIS NOTICE ON THEM.

set forth below.

CHARLOTTE COUNTY



FIRST INSERTION

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

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

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

defendants or parties who are

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 Char-lotte 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.

an action to quiet title of the following described property in Charlotte County, Florida:

Parcel Id Number 422415376011 has been filed against and you are required to serve a copy of your writ-ten defenses, if any, to it on LAW OF-FICES OF JORDAN I. WAGNER, P.A., Plaintiff's attorneys, whose address 320 Southeast 18th Street, Fort Lauderdale, Florida 33316, Telephone 954-491-3277, Facsimile: 954-692-9186, jiw@ jordanwagnerlaw.com, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, on or before

FIRST INSERTION

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

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: Kaitlyn R. Brown Miranda 23468 Peachland Blvd. Pt. Charlotte, FL 33954

claiming to have any right, title or interest in and to the lands hereafter described: and UNKNOWN SPOUSE OF JUAN P. AJO, Defendants. NOTICE IS HEREBY GIVEN that I.

FIRST INSERTION

last known address 1049 East 5th

Street, Erie, PA 16507 ALL UNKNOWN HEIRS, CREDI-TORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RALPH W. CON-SIDER last known address 1049 East 5th Street, Erie, PA 16507

YOU ARE HEREBY NOTIFIED that

The S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE 1/4 of the SW 1/4, and the N 1/2 of the N 1/2 of the SE 1/4 of the SE feet thereof, reserved for perpetual road right of way purposes, Section 15, Township 42 South, Range 24 East, Charlotte County, Florida.

Sept. 30, 2023; otherwise a default will

(941) 365-4219 (Fax) Rc3@colecolelaw.com Florida Bar No.: 0059708 September 1, 8, 2023 23-00873T

Attorney for Personal Representative:

46 N. Washington Blvd., Ste. 24

/s/ Richard J. Cole, III

Sarasota, FL 34236

(941) 365-4055

Richard J. Cole, III, Esq.

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

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

By: B. Lackey (SEAL) Deputy Clerk

Albert J. Tiseo, Jr., Esq., 701 JC Center Court, Suite 3, Port Charlotte, FL 33954 23-00871T September 1, 8, 2023

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, though,

NOTWITHSTANDING THE TIME

DATE OF DEATH IS BARRED.

James S. Everhart 3120 Tyler Drive

Attorney for Personal Representative: 23-00888T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23000800CP Division PROBATE IN RE: ESTATE OF JAMES F. SHELTON Deceased. The administration of the estate of

James F. Shelton, deceased, whose date of death was January 28, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir., Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

other persons having claims or de-PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF

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.

FIRST INSERTION

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

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

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

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

Personal Representative:

Joliet, Illinois 60431 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

All creditors of the decedent and mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST

170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: tom@dunkinshirley.com September 1, 8, 2023 FIRST INSERTION NOTICE TO CREDITORS

FLORIDA PROBATE DIVISION Division: Probate IN RE: ESTATE OF

The administration of the estate of

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

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, File No.: 2023-CP-000781

IRENE C. GANAS-SHORTS a/k/a IRENE GANAS Deceased.

Irene C. Ganas-Shorts a/k/a Irene Ganas, deceased, whose date of death was January 5, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

THE DATE OF SERVICE OF A COPY

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,

NOTICE TO CREDITORS

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

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.,

or under those unknown natural

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

BENEFICIARIES, GRANTEES,

TRUSTEES, AND ALL OTHER

ESTATES OF LOIS I. CONSIDER,

ASSIGNEES, LIENORS,

PARTIES CLAIMING AN

ALL UNKNOWN HEIRS.

CREDITORS, DEVISEES,

ASSIGNEES, LIENORS,

PARTIES CLAIMING AN

ESTATES OF RALPH W.

CONSIDER,

Defendants.

INTEREST BY, THROUGH,

UNDER OR AGAINST THE

TO: ALL UNKNOWN HEIRS, CRED-

ITORS, DEVISEES, BENEFICIARIES,

GRANTEES, ASSIGNEES, LIENORS,

TRUSTEES, AND ALL OTHER PAR-

TIES CLAIMING AN INTEREST BY,

THROUGH, UNDER OR AGAINST

THE ESTATE OF LOIS I. CONSIDER

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR

BENEFICIARIES, GRANTEES,

TRUSTEES, AND ALL OTHER

AND

INTEREST BY, THROUGH,

UNDER OR AGAINST THE

any of the above named or described

persons and their several unknown

a Florida Corporation,

Plaintiff, vs.

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-

THIS NOTICE ON THEM. XX-4932, is pending in the Circuit Court for Charlotte County, Florida,

DATE OF SERVICE OF A COPY OF All other creditors of the decedent

ALL CLAIMS NOT FILED WITHIN

FIRST INSERTION

within 60 days after the sale. If you are a person with a disabil-

ER BARRED.

Dated this day of 08/23/2023. ROGER D. EATON, Clerk

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 proceed-ing, you are entitled, at no cost to you,

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

WITNESS my hand and the seal of said court in Charlotte County, Florida on August 25, 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 Sept. 1, 8, 15, 22, 2023 23-00879T

demanded in the complaint or petition filed herein.

If you are a person with a disabil-ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2023CA002825 SUSTAINABLE L&S LLC, a Florida limited liability company, Plaintiff, v. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES.

Attorney for Personal Representative: Florida Bar Number: 154581 DUNKIN & SHIRLEY PA 23-00880T

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 PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER 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 was 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)957-0080Attorney 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

OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 1, 2023.

Personal Representative:

Terry Ganas

2220 Cougar Drive; Unit 2075 Loughlin, NV 89029 Attorney for Personal Representative: Nicole S. Peet, Attorney Florida Bar No.: 1025612 Farr, Farr, Emerich, Hackett, Carr & Holmes, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: npeet@farr.com Secondary E-Mail: msleeper@farr.com and probate@farr.com 23-00881T September 1, 8, 2023

SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

NOTWITHSTANDING THE PERIODS SET FORTH TIME 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 Magenheimer 6364 42nd Ave N St Petersburg, Florida 33709 Attorney for Personal Representative:

Rachel M. Wagoner, Attorney Florida Bar Number: 736066 COLEN & WAGONER, P.A. 1756 N. Belcher Road Clearwater, Florida 33765 Telephone: (727) 545-8114 Fax: (727) 545-8227 E-Mail: rachel@colenwagoner.com Secondary E-Mail: probate@colenwagoner.com September 1, 8, 2023 23-00876T CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 23002980CA LAKEVIEW LOAN SERVICING,

LLC, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHESTER STONE, DECEASED, et. al.

Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHESTER STONE, 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,

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 12, BLOCK 4671, PORT CHARLOTTE SUBDIVISION SECTION SEVENTY NINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 43A TO 43J, OF THE PUBLIC RECORDS CHARLOTTE COUNTY, OF 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 Ave., Suite 100, Boca Raton, Florida 33487 on or before 09/30/2023 (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

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 at County, Florida, this 25th day of August, 2023 CLERK OF THE CIRCUIT COURT

BY (SEAL) K. Rogers DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-091534 September 1, 8, 2023 23-00878T





legal@businessobserverfl.com

CHARLOTTE COUNTY

FIRST INSERTION

defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF KATHERINE P. JIMENEZ-YANCE, **Defendants.** NOTICE IS HEREBY GIVEN that I,

the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on 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 35, Block 3061, Port Char-

lotte Subdivision, Section Sixty-One, according to the map or plat thereof, as recorded in Plat Book 5, Pages 75A through 75C, 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. 2022-001328-CA. New Vista Properties, Inc., v. Jimenez-Yance

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im-mediately 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 08/23/2023. ROGER D. EATON, Clerk

By: B. Lackey (SEAL) Deputy Clerk

Albert J. Tiseo, Jr., Esq., 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 September 1, 8, 2023 23-00870T

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

CHARLOTTE COUNTY. FLORIDA CIVIL ACTION CASE NO. 2023000485CC

SANDHILL PINES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff. v. MICHAEL DUFFY aka MICHAEL P. DUFFY, JR., et al.,

Defendants. Notice is hereby given pursuant to a Final Judgment of Foreclosure filed the 25th day of August, 2023 and entered in Case No. 2023000485CC in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein SANDHILL PINES CONDOMINIUM ASSOCIATION, INC., is the Plaintiff and MICHAEL DUFFY aka MICHAEL P. DUFFY, JR., UNKNOWN SPOUSE OF MICHAEL DUFFY aka MICHAEL P. DUFFY, JR., and SHAWN DUFFY are the Defendants. That I will sell to the highest

SUBSEQUENT INSERTIONS

FIRST INSERTION

and best bidder for cash beginning at 11:00 a.m. at www.charlotte. realforeclose.com in accordance with Chapter 45, Florida Statutes, on WEDNESDAY SEPTEMBER 27, 2023 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit:

UNIT NO. 133B, SANDHILL PINES CONDOMINIUM, a Condominium according to the Dec-laration of Condominium thereof, recorded in O.R. Book 677, Page 1619, and all amendments thereto. and defined in the survey, plot plat and graphic description Condominium Plat Book 3, Pages 31A through 31H and amended in Condominium Plat Book 3, Pages 34A through 34H, of the Public Records of Charlotte County, Florida, together with an undivided interest in the common elements appurtenant thereto

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 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 notifica-tion if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated on this day of 08/28/2023.

ROGER D. EATON. Clerk of the Circuit Court By: (SEAL) D. Gerace Deputy Clerk

Keith H. Hagman, Esq., PAVESE LAW FIRM, Attorney for Plaintiff. P.O. Box 1507, Fort Myers, FL 33902-1507; E-mail: keithhagman@paveselaw.com September 1, 8, 2023 23-008867 23-00886T

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Stor-

age - Punta Gorda located at 6221

Marlympia Way, Punta Gorda, FL

33950 intends to hold a sale to sell

the property stored at the Facility

default at an Auction. The sale will

occur as an online auction via www.

storagetreasures.com on 9/13/2023

at 10:00am. Unless stated other-

wise the description of the contents

are household goods and furnish-

ings. Ramsey Jackson unit #C164;

Matthew Weisspfennig unit #E317; Thomas McLauglin unit #E338.

This sale may be withdrawn at any time without notice. Certain terms

and conditions apply. See manager

Aug. 25; Sept. 1, 2023 23-00845T

for details.

the below Occupant who is in

ANCILLARY ADMINISTRATION IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-00847-CP IN RE: ESTATE OF Gary J. Dominish, deceased The administration of the estate of

NOTICE TO CREDITORS OF

NOTICE OF FORECLOSURE SALE

THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL ACTION

KATHERINE P. JIMENEZ-YANCE,

her devisees, grantees, creditors,

and all other parties claiming by,

through, under or against her and all unknown natural persons, if

alive and if now known to be or

alive, their several and respective

spouses, heirs, devisees, grantees, and other creditors or other parties

claiming by, though, or under those unknown natural persons and their

several unknown assigns, successors

persons claiming by through, under

or against any corporation or other

and all claimants, persons or parties

legal entity named as a defendant

natural or corporate whose exact

status is unknown, claiming under

any of the above named or described

in interest trustees, or any other

CASE NO.: 2022-1328-CA NEW VISTA PROPERTIES, INC.,

a Florida Corporation, Plaintiff, vs.

Gary J. Dominish, deceased, whose date of death was January 17, 2023, is pending before the Circuit Court for Charlotte County, Florida, Probate Department, located at 350 E. Marion

NOTICE OF CIVIL ACTION

IN THE CIRCUIT COURT OF THE

TWENTEITH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL ACTION

CASE NO. 2023-002600CA

Plaintiff, vs. ERIC BRINER, ROTONDA

INC.; CHARLOTTE COUNTY,

TO: ERIC BRINER (Address un-

COMES NOW, the Plaintiff, ROB-

ERT RICE, by and through the under-

signed attorney, and hereby gives notice

that a civil action has been instituted on

the above action, and is now pending in

the Circuit Court of the State of Florida,

County of Charlotte, on July 10, 2023,

MEADOWS/VILLAS

ROBERT RICE,

COLLECTOR,

Defendants.

Plaintiff, -vs.

known)

Avenue, Punta Gorda, Florida 33950. The name and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and

other persons having claims or demands against the estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIR-TY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS

NOTICE ON THEM.

SECOND INSERTION

THIRD INSERTION

SECOND INSERTION

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

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

lawsuit will be mailed to the address on

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

THIRD INSERTION NOTICE OF ACTION

(formal notice by publication) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 20-000831-CP IN RE: ESTATE OF

DENNIS J. HOWARD Deceased. TO: JILLIAN HOWARD, 3218 34th St., Astoria, NY 11106; and Antonio Juan Reyes, New York State Bar Number 4902404, Attorney for JILLIAN HOWARD, 615 Pavonia Ave.,

Apt. #1602, Jersey City, NJ 07306 YOU ARE NOTIFIED that an OR-DER DETERMINING SPOUSES ENTITLEMENT TO ELECTIVE SHARE, PETITION TO DETERMINE AMOUNT OF ELECTIVE SHARE and ELECTIVE ESTATE INVENTORY has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:

Jeffrey R. Kuhns, Esq.

Kuhns Law Firm, PLLC 425 Cross Street, Ste. #312

Punta Gorda, Florida 33950

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

 $Signed \, on this \, 15 th \, day \, of \, August, 2023.$ First publication on August 18, 2023. Roger D Eaton

As Clerk of the Court By: Kimberly A Ramey (SEAL) As Deputy Clerk

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

THIRD INSERTION NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION

Case No. 2023-CA-003029 In re: CARDIOLOGY ASSOCIATES OF CHARLOTTE COUNTY, P.A., Assignor, to LARRY S. HYMAN,

Assignee. TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. PLEASE TAKE NOTICE that on or about August 8, 2023, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by CAR-

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23000907CP IN RE: ESTATE OF

IMOGENE M. SPRENGER Deceased. The administration of the estate of

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

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

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

NOTICE OF ACTION Courtney Ann Fisher; Unknown FORECLOSURE PROCEEDINGS-Spouse of Carol Arend Randall a/k/a PROPERTY Carol Ann Randall a/k/a Carol A. IN THE CIRCUIT COURT Randall; Unknown Spouse of Kevin OF THE TWENTIETH R. Arend; Unknown Spouse of JUDICIAL CIRCUIT David Joseph Arend a/k/a David J. IN AND FOR CHARLOTTE COUNTY, FLORIDA Arend a/k/a David Arend; Unknown Spouse of Cheryl Lynn Dougherty CIVIL ACTION a/k/a Cheryl L. Dougherty a/k/a Case #: 22001500CA Cheryl Dougherty f/k/a Cheryl L. Wells Fargo Bank, N.A. Quire f/k/a Cheryl Lynn Arend; Deep Creek Gardens Condominium Unknown Heirs, Devisees, Grantees, Association, Inc.; Driveway

record at the clerk's office. 1. Lot 444, Block 28, ROTONDA VILLAS, according to the plat thereof, recorded in Plat Book If you are a person with a disability

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

DATED THIS 11 DAY OF August, 2023.

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

Punta Gorda, FL 33983.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.

23-00856T

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

Quiet Title.

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

Richard M. Ricciardi, Jr., Esq

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

Sandhill Boulevard, Unit S 102,

The nature of the proceeding is for

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

> Attorney for Plaintiff Richard M. Ricciardi, Jr., Esq. Printed Name

23-00815T

FL 33901, on or before September 18, 2023, and file the original with the clerk of this court at Charlotte County Courthouse, 350 E. Marion Avenue, Punta Gorda, FL 33950, either before service on Plaintiff's attorney or immediately

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

11504 Chimera Place, Placida, FL 33946 You are required to serve an Answer to CONSERVATION ASSOCIATION. this action upon: RICHARD M. RIC-CIARDI, JR., ESQUIRE, of POWELL, FLORIDA; STATE OF FLORIDA JACKMAN, STEVENS & RICCIARDI, and CHARLOTTE COUNTY TAX

Parcel: 412133479005

Case No: 2023-2600-CA

Florida.

P.A., Plaintiff's attorney, who address is 2050 McGregor, Blvd., Fort Myers, thereafter.

12 Page 1A thru 1Z15, of the pub-

lic records of Charlotte County,

Arend: LAST KNOWN ADDRESS: 1250 Chateau Drive, East Stroudsburg, PA 18302

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named

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

Maintenance, Inc.: Unknow Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Helen Schaeffer a/k/a Helen Barbara Schaeffer a/k/a Helen B. Schaeffer f/k/a Helen Barbara Arend, Deceased, and All Other Persons Claim ing by and Through, Under, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN Kevin R. Arend: LAST KNOWN AD-DRESS: Sierra Post Acute: 1432 Depew St., Lakewood, CO 80214, and Unknown Spouse of Kevin R. Arend: LAST KNOWN ADDRESS: Sierra Post Acute: 1432 Depew St., Lakewood, CO 80214, and Unknown Spouse of Chervl Lynn Dougherty a/k/a Chervl L. Dougherty a/k/a Cheryl Dougherty f/k/a Cheryl L. Quire f/k/a Cheryl Lynn

Defendant(s) and such of the af tioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris

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

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

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

Circuit and County Courts By: B. Lackey (SEAL) Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff 2424 North Federal Highway Suite 360, Boca Raton, FL 33431 22-327388 FC01 WNI Aug. 25; Sept. 1, 2023 23-00864T

DIOLOGY ASSOCIATES OF CHAR-LOTTE COUNTY, P.A., Assignor, with its principal place of business at 2300 Loveland Blvd, Punta Gorda, FL 33980, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Charlotte County

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

3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before December 6, 2023. Aug. 18, 25; Sept. 1, 8, 2023 23-00835T

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative: John C. Sprenger

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



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



SEPTEMBER 1 - SEPTEMBER 7, 2023

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 Char-

lotte 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 repre-

sentative's attorney are set forth below.

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

SHEENA L. HAYWARD

Personal Representative 15513 Galehouse Road

Doylestown, OH 44230

Attorney for Personal Representative

4301 W. Boy Scout Blvd., Suite 300

Secondary Email: cgrant@shutts.com

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

You are hereby notified that an Or-

der of Summary Administration has been entered in the estate of Andreas

Jungert, deceased, File Number 23-

853-CP, by the Circuit Court for Char-

lotte 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:

Belvidere, IL 61008

Yucca Valley, CA 92286

Lake in the Hills, IL 60156

ALL INTERESTED PERSONS ARE

Angie Newman-Smith

Kirsten Jungert

Andrea Jungert

P.O. Box 1644

207 E. Boyd St.

Dixon, IL 61021

Michael Bennett

1312 Adams St.

2344 West Ct.

23-00848T

DATE OF DEATH IS BARRED.

notice is August 25, 2023.

SARAH K. BALK

Florida Bar No. 1028595

Telephone: (813) 227-8186

Email: sbalk@shutts.com

Aug. 25; Sept. 1, 2023

Shutts & Bowen, LLP

Tampa, FL 33607

ABOVE ESTATE:

NOTWITHSTANDING THE TIME

All other creditors of the decedent

OF THIS NOTICE ON THEM.

NOTICE.

BARRED.

CHARLOTTE COUNTY

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE

COUNTY, FLORIDA

Case No.: 23002339CA

Lot 1, 2, and 12 Block 13, TROPI-

CAL GULF ACRES, UNIT 1, ac-

cording to the map or plat thereof

as recorded in Plat Book 3, Page(s)

8 Public Records of Charlotte

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

FREEPORT HOLDINGS, INC,

LAURA SWEET,

FLORIDA, TO WIT:

County, Florida.

Plaintiff, vs.

Defendants.

Agent

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; Recommenda tion 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

original with the Clerk of this Court, at 350 E. Marion Ave., Punta Gorda, Florida 33950 before service on Plain-tiff 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,

2023.

By: (Seal) K. Rogers

The Law Office of 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., l/k/a 10 Banas Court, Norwich, CT 06360 CALISTA RITA, Vida 10 Banas Court,

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

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

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

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

SECOND INSERTION

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

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

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

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

The date of first publication of this notice is 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

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.

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.

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

SECOND INSERTION

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

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

Wideikis, Benedict & Berntsson, LLC The BIG W Law Firm 23-00865T

NOTICE TO CREDITORS PROBATE DIVISION File No. 23- 0911 CP **Division Probate** IN RE: ESTATE OF SHIRLEY MUIR Deceased.

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.

er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 25, 2023.

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 there-

of, as recorded in Plat Book 5, Page 17, Public Records of Charlotte County, Florida

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Dane T. Stanish, Esq., attorney for Add Value Development, LLC, whose address is 3475 Sheridan St., Suite 209, Hollywood, Fl 33021, and file the original with the Clerk of the abovestyled Court on or before September 18, 2023, otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

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

WITNESS my hand and seal of said Court at Punta Gorda, Florida, on this August 11, 2023.

SECOND INSERTION NOTICE TO CREDITORS PROBATE DIVISION File No. 23000741CP **Division Probate** IN RE: ESTATE OF ROBERT F. SCHWARZ SR

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

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

TO: FREEPORT HOLDINGS, INC. c/o JAMES A. HOWZE, its Registered 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 BE-ING IN CHARLOTTE COUNTY.

> call 711. DATED this 16th day of August,

> > Clerk of the Circuit Court As Deputy Clerk

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

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, 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

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,

As Clerk of said Court (SEAL) By: D. Gerace Deputy Clerk 23-00814T

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

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

All creditors of the decedent and oth-

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

3195 S. Access Road Englewood, FL 34224 (941) 627-1000 Telephone Aug. 25; Sept. 1, 2023

SECOND INSERTION Notice To Creditors:

NOTICE TO CREDITORS

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

SECOND INSERTION CHARLOTTE COUNTY, FLORIDA

IN THE CIRCUIT COURT FOR

SHIRLEY BETH MUIR A/K/A

The administration of the estate of Shirley Beth Muir a/k/a Shirley Muir,

All creditors of the decedent and oth-

ROGER D. EATON 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

NOTIFIED THAT:

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

The date of first publication of this Notice is August 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

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 PUBLICA-TION 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

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 OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative: Karen Schwarz

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

CASE NO · 23002372CA MIKE WILSON and PEGGY MEAD, Plaintiffs, v.

JOHN MALCOLM LEOPARD. ROTONDA SANDS TRUST, JOHN KEVIN LEOPARD, and MARIA K. LEOPARD Defendants.

TO: JOHN MALCOLM LEOPARD 10613 CORY LAKE DR TAMPA, FL 33647 JOHN KEVIN LEOPARD 2828 S MCCALL RD - 32 ENGLEWOOD, FL 34224 MARIA K. LEOPARD 2828 S MCCALL RD - 32 ENGLEWOOD, FL 34224 ROTONDA SANDS TRUST c/o Executive Trustee 105 WILDWOOD DR. STE 103-133 GEORGETOWN, TX 78628 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: THE FOLLOWING DE-SCRIBED LAND, SITUATE,

LYING AND BEING IN CHAR-LOTTE COUNTY, FLORIDA, TO WIT:

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

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

BUSINESS OBSERVER

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 DA-VID 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

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 oth-

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

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

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

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

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

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

notice is: August 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

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

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

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

The date of first publication of this notice is August 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

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 lo-cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110. at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this day of 08/17/2023. Deputy Clerk CLERK OF THE CIRCUIT COURT

As Clerk of the Court

CHARLOTTE COUNTY

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 attor-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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 represen-

tative and the personal representative's

attorney are set forth below. All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a copy of this notice is required to be

served must file their claims with this

COURT ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

Case No.: 23002342CA

Division: Civil

Plaintiff, vs. FAZEL G. BACHOOALI, SHABNAM

ENTERPRISES, INC, a dissolved

ILLINOIS CORPORATION, ALBIN

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 inter-

est in the property herein described. YOU ARE NOTIFIED that you have

been designated as defendant in a legal

proceeding filed against you for quiet-

ing title. The action involves real prop-

erty in Charlotte County, Florida, more

LOTTE SUBDIVISION, Section

14, a Subdivision according to the

fully described as follows: Lot 16, Block 1042, PORT CHAR-

FAZEL BACHOOALI, SUN

E. POWALISH and IRENE L.

DEBRA CASELLA

POWALISH,

Defendants

OF THIS NOTICE ON THEM.

All other creditors of the decedent

OF THIS NOTICE ON THEM.

All creditors of the decedent and oth-

ney are set forth below.

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is August 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 mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Catherine Keppel 2321 Fourwind Street Port Charlotte, Florida 33948

Attorney for Personal Representative: Abagail 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

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, Admin-

istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or 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

SEPTEMBER 1 - SEPTEMBER 7, 2023

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.

Roger D. Eaton

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 23-00863T Aug. 25; Sept. 1, 2023

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

ATHENE ANNUITY & LIFE COMPANY,

Defendants. To the following Defendant(s):

(Last Known Address: 1385 Fireside UNKNOWN SPOUSE OF SCOTT M. CANNIZZARO (Last Known Address: 1385 Fireside (Last Known Address: 1385 Fireside (Last Known Address: 1385 Fireside YOU ARE NOTIFIED that an action

lished by acquiescence, on the following described property: LOTS 19 AND 20, BLOCK

PORT CHARLOTTE 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

SECOND INSERTION

NOTICE OF ACTION

Case No.: 23002844CA

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

FLORIDA. a/k/a 30 Oakland Hill Court, Rotonda west, Florida 33947

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kro-nenberg, 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.

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

THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, Plaintiff, v. THE UNKNOWN HEIRS BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH G. OBEY, DECEASED; ROTONDA WEST ASSOCIATION. INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY. THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED: **UNKNOWN TENANT : UNKNOWN** TENANT #2,

Case No. 08-2022-ca-000865 CARDINAL FINANCIAL COMPANY, LIMITED

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 OF SALE

IN THE CIRCUIT CIVIL COURT

OF THE TWENTIETH JUDICIAL

CIRCUIT OF FLORIDA, IN AND

FOR CHARLOTTE COUNTY

CIVIL DIVISION

PARTNERSHIP

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, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 24, OF THE PUBLIC RECORDS OF CHARLOTTE

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

FLORIDA CASE NO.: 23002174CA

Plaintiff. v. SCOTT M. CANNIZZARO; et. al,

SCOTT M. CANNIZZARO Street, Port Charlotte, FL 33952) Street, Port Charlotte, FL 33952) UNKNOWN TENANT #1 Street, Port Charlotte, FL 33952) UNKNOWN TENANT #2 Street, Port Charlotte, FL 33952)

to foreclose based on boundaries estab-

1418, SUBDIVISION, SECTION 27, ACCORING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 20A THROUGH 20F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,

Dated this day of 08/22/2023. Clerk of the Circuit Court

By: (SEAL) D. Gerace Deputy Clerk

SECOND INSERTION

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 im-mediately 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

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 CHAR-LOTTE SUBDIVISION, SEC-TION 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 30A THROUGH 30H, OF THE PUB-

(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 Plat thereof, as recorded in Plat Book 5, Pages 3A thru 3E, of the Public Records of Charlotte Countv. 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.

0	FF		RTHOUS	WEBSITES
	ne	manateeclerk.com	lee clerk.org	pinellasclerk.org
I LTE	DO	sarasotaclerk.com	collier clerk.com	polkcountyclerk.net
h	£	charlotteclerk.com	hillsclerk.com	my orange clerk.com
•		_	pasco clerk.com	

Defendant.

To the following Defendant(s): THE UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH G. OBEY, DE-CEASED

(RESIDENCE UNKNOWN)

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

Wing described property: LOT 781, OAKLAND HILLS, SECTION OF ROTONDA WEST SUBDIVISION, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 15A

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