

MANATEE COUNTY LEGAL NOTICES

**FIRST INSERTION**  
 NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Jonathan Crane will engage in business under the fictitious name CRANE FOR COMMISSIONER, with a physical address 886 No Shore Dr Anna Maria, FL 34216, with a mailing address Po Box 476 Anna Maria, FL 34216, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
 September 8, 2023 23-01420M

**FIRST INSERTION**  
 NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE at 115 Manatee Ave W, Bradenton, Florida, 34205 will sell the contents of the following units to satisfy a lien to the highest bidder on September 27th 2023 by 11:30 AM at WWW.STORAGETREASURES.COM. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.  
 Unit #5112 Daishua Ferguson  
 - Furniture, Keyboard, Lounge Chairs, Wood  
 September 8, 15, 2023 23-01414M

**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 Soleta Golf Club located at 33720 Singletary Road in the City of Myakka City, Manatee County, FL 34251 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 1st day of September, 2023.  
 536 SINGLE RE, LLC  
 September 8, 2023 23-01429M

**FIRST INSERTION**  
 Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes  
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of FIX-IT-FELIX : Located at 3506 14th St W Apt 216 : Manatee County in the City of Bradenton : Florida, 34205-6232 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
 Dated at Bradenton Florida, this August day of 30, 2023  
 CARRILLO FELIX E  
 September 8, 2023 23-01416M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 26, 2023, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.  
**PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 10:00 AM**  
**Sale to be held at www.storagetreasures.com.**  
 A006 - rodriguez, nicole; A016 - Scott, Seville; A046 - Dabney, Raymond; A058 - Fowler, Nikeya; A067 - Carter, Charel; A072 - Deshawn, Laquylon; A073 - Rockwell, Patricia; B012 - Savo, Marcie; B016 - Fry, Maria; B026 - Gleason, Pamela; B032 - Wilson, Carlton; B039 - Valles, Onex; C012 - McGruder, Joseph; C016 - Cannon, Candice; C021 - Cannon, Candice; C048 - Barnes, Ja'keyla; C107 - Johnson, Michael E; C122 - Villafranca, Rebecca; D002 - Lockhart, Greg; D039 - Arnold, Lindsey; D044 - Gatling, Troy; D054 - Anderson, Johnny; E016 - Jernigan, Louis; E035 - Gonzales, Israel; E038 - Lazaro, Heriberto; E046 - Hill, Latonya; F002 - Collins, Audrey; F008 - Lovett-Brookins, Brittany; F027 - Duche, Lori; F036 - Hernandez, Enrique; G007 - Rafferty, Danielle; G014 - Novotny, Michael; G022 - Ortega, Michelle; G023 - Louis, Camius; H018 - Bell, Stacey L; H022 - PITTMAN, BRUCE T; H027 - Griffon, Jay; H029 - Daniels, Michael; J021 - Espinosa Zapata, Uriel; J031 - Brush, Michelle; K022 - Adams, Annie  
**PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 10:15 AM**  
**Sale to be held at www.storagetreasures.com.**  
 A17 - Johns, Robert; A34 - Grisson, Linda; B38 - Meador, Tammie; C04 - Welsh, Margaret; D03CC - headrick, summer; D07CC - Curry, Cynde; E05 - Harvey, Jaheem; E08CC - Lindbom, Jennifer; E23CC - Burkes, Vonn; F04 - Louis, Cols; G06G07 - Mitchell, Jeremy; K08 - leon, jose; K15CC - McClendon, Meika; L08CC - Williams, Alexandria  
**PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 10:30 AM**  
**Sale to be held at www.storagetreasures.com.**  
 0475 - Watkins, Crystal; 0495 - Cannon, Laquinda M; 0512 - Moulton, Claudette E; 0531 - wiggins, Marybeth; 0609 - Byrd, Jewneathia; 0610 - Martinez, Angela; 0614 - fraiser, albrina; 0647 - Correia, Danielle; 0661 - Evans, Melinda; 0664 - Washington, David; 0672 - Curry, Winifred; 0725 - Carrier, Joanna; 0808 - Evans, Melinda; 0830 - Cristella, Stephanie; 0849 - Yacin, Charlene; 2061 - Murat, Mehmet; 2120 - Ponders, Carol  
**PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 01:30 PM**  
**Sale to be held at www.storagetreasures.com.**  
 1210 - Batten, Lorelei; 1324 - Mathews, Kevin; 1329 - Avila, Jefferson; 2010 - Hernandez, Jaqueline; 2102 - Casseus, Erdine; 2206 - Strohm, Nicole; 2220 - Cantu, Justin; 3114 - AGUILAR, Andy  
 Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.  
 September 8, 15, 2023 23-01415M

**FIRST INSERTION**  
 Notice is hereby given that GUSTAVO ANDRES AVELLANEDA, SERGIO IVAN AVELLANEDA, TIMOTHY DAVID BRUESSO, OWNERS, desiring to engage in business under the fictitious name of SOLAR WAVE located at 6823 28TH AVE E, BRADENTON, FLORIDA 34208 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
 September 8, 2023 23-01431M

**FIRST INSERTION**  
 NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Alex Pierce / PIERCE FAMILY TAN AND SPA LLC will engage in business under the fictitious name GLO TANNING, with a physical address 8457 Cooper Creek Blvd Bradenton, FL 34201, with a mailing address PO BOX 357 SALLISAW, OK 74953, and already registered the name mentioned above with the Florida Department of State, Division of Corporations  
 September 8, 2023 23-01419M

**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 Soleta located at 33720 Singletary Road in the City of Myakka City, Manatee County, FL 34251 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 1st day of September, 2023.  
 536 SINGLE RE, LLC  
 September 8, 2023 23-01430M

**FIRST INSERTION**  
 Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes  
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of UNITED USA SERVICES : Located at 11645 Monument Dr Unit 1106 : Manatee County in the City of Bradenton : Florida, 34211-1270 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
 Dated at Bradenton Florida, this August day of 30, 2023  
 LOPEZ AIDA M  
 September 8, 2023 23-01417M

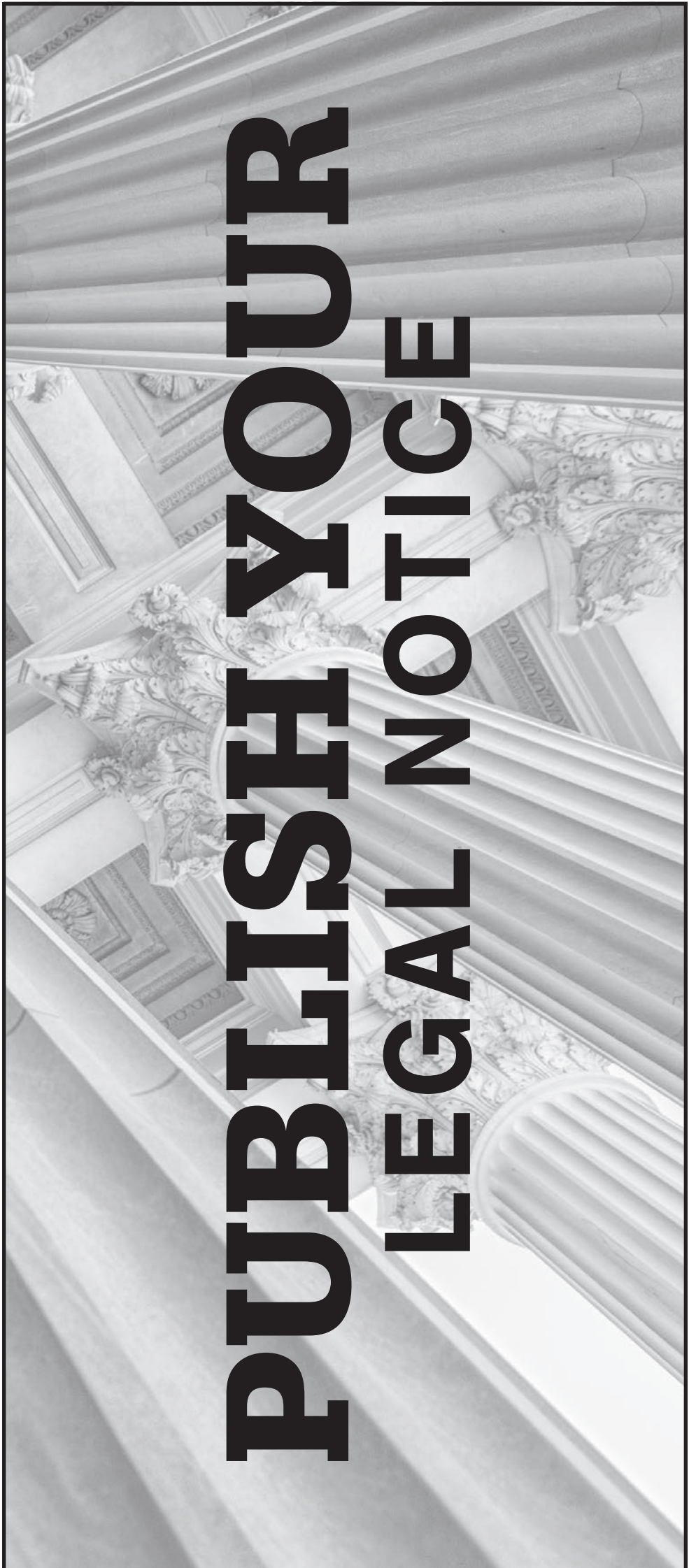
**FIRST INSERTION**  
 Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Artafacts Pottery and More located at 4749 Cayo Costa Place in the City of Bradenton, Manatee County, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 5th day of September, 2023.  
 Alicia Loomis  
 September 8, 2023 23-01433M

**FIRST INSERTION**  
 Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes  
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of ELITE CARE SENIOR BENEFITS : Located at PO Box 614 : Manatee County in the City of Zoar : Florida, 44697-0614 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
 Dated at Zoar Florida, this August day of 30, 2023  
 GEIS DIANE MARIA  
 September 8, 2023 23-01418M

**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 PINEBROOK-IRONWOOD GOLF COURSE located at 4260 IRONWOOD CIR in the City of BRADENTON, Manatee County, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 31st day of August, 2023.  
 ROBERT FORNEY  
 FLWC GOLF PROPERTIES LLC  
 September 8, 2023 23-01421M

**FIRST INSERTION**  
 Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes  
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Millie located at 9040 Town Center Parkway, in the County of Manatee, in the City of Lakewood Ranch, Florida 34202 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
 Dated at Lakewood Ranch, Florida, this 1st day of September, 2023.  
 The Muscle Docs LLC  
 September 8, 2023 23-01427M

**FIRST INSERTION**  
**NOTICE OF RECEIPT OF AN APPLICATION**  
**THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**  
 Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 876198 from CWR LAC Cone, LLC, 4065 Crescent Park Drive, Riverview, FL 33578. Application received: 8/2/2023. Proposed activity: Residential. Project name: Crosswind Ranch Phases III & IV Mass Grade. Project size: 141 acres Location: Section(s) 20, 21, Township 33 South, Range 19 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No  
 The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.  
 September 8, 2023 23-01426M



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



## FIRST INSERTION

Notice Under Fictitious Name Law  
Pursuant to Section 865.09,  
Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Topsy Goat Cocktails located at 11065 Bristol Bay Dr Apt 1007, in the County of Manatee, in the City of Bradenton, Florida 34209 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bradenton, Florida, this 1st day of September, 2023.

Derek Koza

September 8, 2023

23-01428M

## FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" at

10:00 AM October 9, 2023 Ney Auto Sales Inc., 6224 31st E. Bradenton, FL

2003 TOYT 5TDZT3A03S198311 \$4084.21

2013 NISS 3N1AB7AP8DL778139 \$2832.95

10:00 AM October 23, 2023

2020 JEEP 1C4RJEBG1LC295091 \$16,290.02

September 8, 2023

23-01436M

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023CP2755  
IN RE: ESTATE OF  
DONALD E. BOWLING  
Deceased

The administration of the Estate of DONALD E. BOWLING, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: September 8, 2023.

**Personal Representative:**

**CHRISTINE L. BOWLING**

3407 50th Ave E

Bradenton, FL 34205

Attorney for Personal Representative:

JAMES WM. KNOWLES

Florida Bar No. 0296260

Knowles Bouziane & Shaffer

2812 Manatee Ave W

Bradenton, FL 34205

941-746-4454

September 8, 15, 2023

23-01435M

## FIRST INSERTION

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

CASE NO.: 2022-CA-002409

HAYMARKET INSURANCE  
COMPANY,  
Plaintiff, v.

CAPE HARBOUR MANAGEMENT  
LLC; MICHAEL KIM;

HERITAGE HARBOUR  
MASTER ASSOCIATION, INC.;

TOWNHOMES AT LIGHTHOUSE  
COVE COMMONS ASSOCIATION,  
INC.; THE TOWNHOMES  
AT LIGHTHOUSE COVE V  
CONDOMINIUM ASSOCIATION,  
INC.; HERITAGE HARBOUR  
SOUTH COMMUNITY  
DEVELOPMENT DISTRICT;  
UNKNOWN TENANT I;  
UNKNOWN TENANT II;

Defendants.

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Manatee County, Florida, the Clerk of the Court will sell the property situated in Manatee County, Florida, described as:

Legal Description:  
Unit No. 607, Building 6 of THE TOWNHOMES AT LIGHTHOUSE COVE V, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 2168, Page 5649, and all exhibits and amendments thereof, Public Records of Manatee County, Florida

Property Address: 353 Cape Harbour Loop, Unit 107, Bra-

denton, FL 34212

at public sale, to the highest and best bidder, for cash, at 11:00 o'clock a.m. on the 3rd day of October, 2023, via online sale at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com)

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 PER SECTION 45.031, FLORIDA STATUTES.

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.

/s/ Olivia Garcia

August J. Stanton, III

Florida Bar No.: 0976113

Olivia Garcia

Florida Bar No.: 1024583

GASDICK STANTON EARLY, P.A.

1601 W. Colonial Drive

Orlando, Florida 32804

Ph. (407) 423-5203;

Fax (407) 425-4105

E-mail: [pleadings@gse-law.com](mailto:pleadings@gse-law.com)

Attorneys for Plaintiff

September 8, 15, 2023

23-01432M

## FIRST INSERTION

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

File No. 2023-CP-002728 AX

Probate Division

IN RE: ESTATE OF

George W. Viol,

Deceased.

The administration of the estate of George W. Viol, deceased, whose date of death was January 12, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Curator and the Curator's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 8, 2023.

**Curator:**

**Lauren E. Ramirez**

P.O. Box 14987

Bradenton, FL 34280

Attorney for Curator:

James E. Johnson II

Email Address:

[jjohnson@manateelegal.com](mailto:jjohnson@manateelegal.com)

Email Address:

[cgdfrey@manateelegal.com](mailto:cgdfrey@manateelegal.com)

Florida Bar No. 0061621

Greene Hamrick Schermer

& Johnson, P.A.

410 43rd Street West, Suite N

Bradenton, FL 34209

Telephone: (941) 747-1871

September 8, 15, 2023

23-01412M

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR THE  
12TH JUDICIAL CIRCUIT IN AND  
FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

FILE NO. 2023 CP 002328 AX

Division PROBATE

IN RE: ESTATE OF

DENNIS LEE BJALAND

Deceased.

The administration of the estate of Dennis Lee Bjaland, deceased, whose date of death was April 14, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1051 Manatee Avenue West, Bradenton, Florida, 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 8, 2023.

**Personal Representative:**

/s/ Jonathan L. Bjaland

**Jonathan L. Bjaland**

2318 20th Avenue West

Bradenton, Florida 34205

Attorney for Personal Representative:

/s/ Stacey Maloney

Stacey Maloney, Esq.

Attorney for Jonathan L. Bjaland

Florida Bar Number: 1022354

The Law Office of Stacey Maloney, PLLC

1990 Main St., Ste. 750

Sarasota, FL 34236

Telephone: (941) 301-8877

E-Mail: [stacey@maloneylegalfl.com](mailto:stacey@maloneylegalfl.com)

September 8, 15, 2023

23-01425M

## FIRST INSERTION

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

PROBATE DIVISION

File No. 412023CP002551CPAXMA

IN RE: ESTATE OF

MARGIT GROSS,

Deceased.

The administration of the estate of MARGIT GROSS, 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 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is September 8, 2023.

**BRIDGIT AGSAR,**

**Personal Representative**

Attorney for Personal Representative:

Scott R. Bugay, Esquire

Florida Bar No. 5207

Citcentre, Suite P600

290 NW 165 Street

Miami FL 33169

Telephone: (305) 956-9040

Fax: (305) 945-2905

Primary Email:

[Scott@srblawyers.com](mailto:Scott@srblawyers.com)

Secondary Email:

[angelica@srblawyers.com](mailto:angelica@srblawyers.com)

September 8, 15, 2023

23-01423M

## FIRST INSERTION

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

CASE NO. 2023 CA 000306

VIZCAYA OF BRADENTON

CONDOMINIUM ASSOCIATION,  
INC., a Florida not-for-profit

corporation,  
Plaintiff, v.

MARCELLE WALSH;  
UNKNOWN TENANT(S),  
Defendants.

Notice is hereby given pursuant to the Final Summary Judgment of Foreclosure entered on August 28, 2023 in the above-styled Case Number 2023 CA 000306 in the Circuit Court of MANATEE, Florida, that the Clerk of Court shall sell the following property, in MANATEE County, Florida, described as:

Unit 718, of Phase 7, Vizcaya, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1008, Page 3614, Amendments thereto, of the Public Records of Manatee County, Florida, together with the assignment of Parking Space No. H, designated in the Declaration of Condominium as limited common elements as an appurtenance to the Unit.

Property address: 6101 34th Street West, Unit 26H, Bradenton, FL 34210 at public sale, to the highest and best bidder for cash, at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com), at 11:00 A.M. on October 3, 2023. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

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 sixty (60) days after the sale.

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

By: Thomas A. Marino II, Esquire

September 8, 15, 2023

23-01422M

## FIRST INSERTION

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

File No. 2023-CP-002740

Division Probate

IN RE: ESTATE OF

Nancy C. Olson

Deceased.

The administration of the estate of NANCY C. OLSON, deceased, whose date of death was July 18, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 8, 2023.

**Personal Representative:**

**ALICE J. EDWARDS**

6120 Country Club Way, Unit 106

Sarasota, FL 34243

Attorney for Personal Representative:

Dana Laganella Gerling, Esq.

Florida Bar No. 0503991

Affordable Attorney

Gerling Law Group Chartered

6148 State Road 70 East,

Bradenton, FL 34203

Telephone: (941) 756-6600

Email:

[dlaganella@gerlinglawgroup.com](mailto:dlaganella@gerlinglawgroup.com)

September 8, 15, 2023

23-01424M

## FIRST INSERTION

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

File No. 23CP002111CPAXMA

Division Probate

IN RE: ESTATE OF



SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**CASE NUMBER: 23-CP-1384**  
**IN RE: ESTATE OF JEFFREY DALE JEFFRIES, Deceased.**

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

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

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

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

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

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

**PEGGY ALLIGOOD**  
**Personal Representative**  
 10205 Saint Francis Terrace  
 Palmetto, FL 34221

Robert D. Hines, Esquire  
 Attorney for Personal Representative  
 Florida Bar No. 0413550  
 Hines Norman Hines, PL  
 1312 W. Fletcher Avenue, Suite B  
 Tampa, FL 33612  
 Telephone: 813-265-0100  
 Email: rhines@hnh-law.com  
 Secondary Email:  
 hballinger@hnh-law.com  
 September 1, 8, 2023 23-01394M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023 CP 002703 AX**  
**Division Probate**  
**IN RE: ESTATE OF CARLEEN A. WEISE Deceased.**

The administration of the estate of CARLEEN A. WEISE, deceased, whose date of death was June 5, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

**Personal Representative:**  
**DocuSigned by:**  
 /s/ Luanne DeCarbo  
**Luanne D. DeCarbo**  
 6530 Santiago Ct  
 Apollo Beach, Florida 33572  
 Attorney for Personal Representative:  
 /s/ Whitney C. Glaser  
 Whitney C. Glaser, Esq.  
 Attorney  
 Florida Bar Number: 0059072  
 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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
**CIVIL DIVISION**  
**CASE NO.: 2023-CA-004133**  
**DONNA TAYLOR and BRYAN ELLERSON, Plaintiffs, vs. ERICA ELLERSON and CHASIRIS ELLERSON, Defendants.**

NOTICE is hereby given that a civil action commenced on June 23, 2023, and is now pending as case number 2023-CA-004133 in the Circuit Court in the State of Florida, County of Manatee.

The name of the unserved party to the action is:  
 CHASIRIS ELLERSON  
 1611 3rd Avenue West  
 Palmetto, FL 33569

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

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

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

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

If you are a person with a disability who needs any accommodations in

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

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

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

/s/Corrie E. Dutton  
 Corrie E. Dutton, Esq.  
 Florida Bar No.: 1032315  
 Law Offices of Stephen K. Hachey, P.A.  
 10853 Boyette Rd  
 Riverview FL 33569  
 Phone: 813-549-0096  
 E-service:  
 cdutton@hacheylawpa.com  
 September 1, 8, 2023 23-01405M

SECOND INSERTION

**Prepared by: 10 32**  
**Thomas L Avrutis, Esquire 11 49**  
**Return to: John 14 48**  
**Cunningham Asset Recovery 15 25**

**Services, LLC**  
**3671 Webber Street, #36**  
**Sarasota, FL 34232**  
**RE: LITTLE GULL CONDOMINIUM ASSOCIATION, INC.**

**MANATEE County, Florida**  
**Non-Judicial Timeshare foreclosure process**

**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 of Manatee County, Florida.  
**Unit Number: Week Number:**  
**03 50**  
**05 19**  
**07 46**  
**08 50**  
**09 48**

**21 Turpins Rise**  
**Windslemah, 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 3, 1995**  
**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 LAVRUTIS, ESQUIRE  
 THOMAS LAVRUTIS, ESQUIRE  
 TRUSTEE FOR LITTLE GULL CONDOMINIUM 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

**\$2,588.87 with a per diem amount of \$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**

SECOND INSERTION

AMENDED NOTICE OF SALE {Amended to Correct Date of Final Judgment}

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA  
 GENERAL JURISDICTION  
 DIVISION  
**CASE NO:**

**412018CA003635CAAXMA**  
**THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK AS TRUSTEE FOR CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-15, Plaintiff, vs.**

**RICHARD C. SEGAL; UNKNOWN SPOUSE OF RICHARD C. SEGAL; COMMERCIAL RESIDENTIAL ALUMINUM; UNKNOWN TENANT #1; UNKNOWN TENANT #2; COMMERCIAL RESIDENTIAL ALUMINUM AND FABRICATING, LLC., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure by Consent and Default dated August 21, 2023 entered in Civil Case No. 412018CA003635CAAXMA of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK AS TRUSTEE FOR CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-15 is Plaintiff and RICHARD C. SEGAL, 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 RECORDED IN PLAT BOOK 12, PAGES 15, 16 AND 17, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, 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 NORTHERLY LINE OF SAID LOT 170, A DISTANCE OF 34.37 FEET; THENCE SOUTH 78° 22' 02" EAST, PARALLEL OF THE NORTHERLY LINE OF LOT 169, A DISTANCE OF 34.82 FEET TO THE POINT OF INTERSECTION OF SAID LINE, AND THE WESTERLY RIGHT OF WAY LINE TO PALMETTO POINT DRIVE; THENCE NORTHERLY, ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 450.00 FEET. THROUGH A CENTRAL ANGLE OF 00° 40' 57", A DISTANCE OF 5.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A TRIANGULAR PARCEL IN THE SOUTHWEST CORNER OF LOT 169 OF PALMETTO SKY-WAY REPLAT DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 169; THENCE NORTH 18° 08' 28" EAST, ALONG THE WESTERLY LINE OF SAID LOT 169, A DISTANCE OF 17.37 FEET; THENCE SOUTH 78° 22' 02" EAST, PARALLEL TO THE NORTHERLY LINE OF SAID LOT 169. A DISTANCE OF 108.66 FEET TO THE POINT OF INTERSECTION OF SAID

LINE, AND THE SOUTH LINE OF SAID LOT 169; THENCE NORTH 87° 14' 02" WEST ALONG SAID SOUTH LINE, 111.97 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 2, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

Parcel ID Number: 2225500004  
 Property Address: 806 Arlington Road, Palmetto, FL 34221

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

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

Todd C. Drosky, Esq.  
 FRENKEL LAMBERT WEISS  
 WEISMAN & GORDON, LLP  
 One East Broward Boulevard, Suite 1111  
 Fort Lauderdale, Florida 33301  
 Telephone: (954) 522-3233 |  
 Fax: (954) 200-7770  
 FL Bar #: 54811  
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
 fleservice@flwlaw.com  
 04-069117-F01  
 September 1, 8, 2023 23-01392M

SECOND 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

SECOND INSERTION

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

U-Haul Moving and Storage: 3602 14th St W, Bradenton FL, 34205  

mona welch	4048	\$250.30
naije williams	2019	\$250.30
LEOPOLD JAMES	AA9857E	\$437.75
Jisella Figueroa	4106	\$368.04

September 1, 8, 2023 23-01397M

SECOND INSERTION

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

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

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

September 1, 8, 2023 23-01402M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2023-CP-002319**  
**Division PROBATE**  
**IN RE: ESTATE OF NOEL HOROWITZ Deceased.**

The administration of the estate of NOEL HOROWITZ, deceased, whose date of death was January 7, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 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

SECOND INSERTION

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

**715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY**  
 (Certified Mail, Return Receipt Required and by Regular Mail)  
 AND PUBLISHED PURSUANT TO F.S. 709.109(2)

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

900 9th Avenue East, Lot 214  
 Palmetto, Manatee County, Florida 34221  
 CMRR: 9589-0710-5270-0136-5645-65

When you vacated the premises at 900 9TH AVENUE EAST, LOT 214, PALMETTO, FL 34221 the following personal property remained:  
 1978 MAUVE UNKNOWN MAKE UNKNOWN MODEL double wide mobile home, VIN# 5266A; Title # 0015425527 and VIN # 5266B; Title # 0015425528 and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT.

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

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

**PLEASE NOTE:** If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.  
 DATE: August 24, 2023

COLONIAL MANOR MHC HOLDINGS, LLC

CHERYL PEAKE, PARK MANAGER  
 900 9th Avenue East  
 Palmetto, FL 34221  
 (941) 722-3191

THIS DOCUMENT WAS PREPARED BY: WILLIAM C. PRICE, III, P.A.  
 522 12th STREET WEST  
 BRADENTON, FL 34205  
 September 1, 8, 2023 23-01396M

LV20906\_V11



**SAVE TIME**

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



## SECOND INSERTION

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

**CASE NO. 2023CA000858AX**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 17, 2023 and entered in Case No. 2023CA000858AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and ROBERT NOLAN A/K/A ROBERT J. NOLAN; LYNNE NOLAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. ANGELINA (ANGEL) COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MANATEE.REALFORECLOSE.COM, at 11:00 A.M., on September 21, 2023, the following described property as set forth in said Final Judgment, to wit:

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

THROUGH 80, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

Dated this 23rd day of August 2023.

/s/ Marc Granger  
Marc Granger, Esq.  
Bar. No.: 146870

Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380

Designated service email:  
notice@kahaneandassociates.com  
File No.: 23-00021 NML  
V6.20190626

September 1, 8, 2023 23-01391M

## SECOND INSERTION

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

CIVIL DIVISION  
**CASE NO. 2023 CA 4890**  
**WATERFALL CAPITAL GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY**  
**PLAINTIFF, VS.**

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

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

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

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

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

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

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

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

WITNESS my hand and seal of said Court on this 25th day of August, 2023.  
ANGELINA COLONNESO  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: Kris Gaffney  
Deputy Clerk

Plaintiff's attorney

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

## SECOND INSERTION

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

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

**ARTHUR SPINNER, et al.**  
**Defendants.**

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

LOT 23, BLOCK L, BAYSHORE GARDENS, SECTION NO. 21, AS PER PLAT THEREOF RE-

CORDED IN PLAT BOOK 12, PAGES 80 AND 81, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
PARCEL ID NUMBER.: 5110821823

And commonly known as 6211 CORNELL RD, BRADENTON, FL 34207

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

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

GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff

1031 North Miami Beach Blvd  
North Miami Beach, FL 33162  
Telephone: (305) 501 2808;  
Facsimile: (954) 780.5578

By: /s/ Tara Messinger  
Chase A. Berger, Esq.  
Florida Bar No.: 083794  
Tara L. Messinger, Esq.

Florida Bar No.0059454  
fcpleadings@ghidottiberger.com  
September 1, 8, 2023 23-01404M

## SECOND INSERTION

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

**CASE NO.: 41-2019-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 Elobia Benitez, Unknown Party #1 n/k/a Juan Pablo, Unknown Party #2 n/k/a Cesar Chip, are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the September 21, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

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

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
Dated this 25 day of August, 2023.

ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
By: /s/ Charlie Calhoun  
Florida Bar # 16141  
CT - 18-024713  
September 1, 8, 2023 23-01408M

## SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023-CP-2416**  
**IN RE: ESTATE OF:**  
**NICHOLAS VAN RAPALJE**  
**Deceased.**

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of NICHOLAS VAN RAPALJE, deceased, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was September 23, 2022; that the total value of the estate is Personal Property of a value less than \$1,000.00, and that the names of those to whom it has been assigned by such order are:

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

ALL INTERESTED PERSONS ARE

## SECOND INSERTION

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

**CASE NO.: 41-2022-CA-004087**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**

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

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 19, 2023, and entered in Case No. 41-2022-CA-004087 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, James E. Gibbs a/k/a James Edwin Gibbs, deceased, Raymond Gibbs, Willie Ray Bennett, James Haroon, Shauna Hryhorash, Brian Cassista, Woodpark at Desoto Square Owners Association, Inc., The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Peggy Bennett, deceased, are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the September 21, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

UNIT 409, PHASE I, BUILDING "D", WOODPARK AT DESOTO SQUARE, A PHASE CONDOMINIUM, PHASE I, II, III IV, V, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN

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

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
Dated this 25 day of August, 2023.

ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
By: /s/ Charlie Calhoun  
Florida Bar # 16141  
CT - 18-024713  
September 1, 8, 2023 23-01408M

## NOTIFIED THAT:

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

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

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

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

## SECOND INSERTION

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

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

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
Dated this 24 day of August, 2023.

ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
By: /s/ Justin Swosinski  
Florida Bar # 96533  
Justin Swosinski, Esq.  
CT - 22-008156  
September 1, 8, 2023 23-01407M

## SECOND INSERTION

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

**Case Number: 23-CP-1454**  
**IN RE: ESTATE OF**  
**JAMES L SCARBERRY,**  
**Deceased.**

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

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

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

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

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

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

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

**RENEE SCARBERRY**  
**Personal Representative**

1516 6th Street West  
Palmetto, FL 34221  
Robert D. Hines, Esquire  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, PL  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
bhallinger@hnh-law.com  
September 1, 8, 2023 23-01395M

## SECOND INSERTION

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

**CASE NO.: 2023-CA-004138**

**DONNA TAYLOR and**  
**BRYAN ELLERSON,**  
**Plaintiffs, vs.**

**ERICA ELLERSON and**  
**CHASIRIS ELLERSON,**  
**Defendants,**

NOTICE is hereby given that a civil action commenced on June 23, 2023, and is now pending as case number 2023-CA-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

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.

## SECOND INSERTION

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

**CASE NO. 2021CA002924AX**

**HOME POINT FINANCIAL CORPORATION,**  
**Plaintiff, vs.**

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

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

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

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

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 25 day of August, 2023.  
/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: fmail@raslg.com  
September 1, 8, 2023 23-01400M



CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES  
 NOTICE IS HEREBY GIVEN that Nicholas Kowalewski will engage in business under the fictitious name ROAMING ROOTS CUISINE, with a physical address 3475 Melissa Ct Port Charlotte , Fl 33980, with a mailing address 3475 Melissa Ct Port Charlotte , Fl 33980, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
 September 8, 2023 23-00897T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**Case No.: 23001823CA**  
**LOUIS DAVID RICO,**  
**Plaintiff, vs.**  
**J.S.M. HOLDING CORP., INC.,**  
**Defendant.**  
 TO: J.S.M. HOLDING CORP., INC. c/o MICHAEL S. JONES, its Registered Agent  
 1720 EL JOBEAN ROAD, STE 204 PORT CHARLOTTE, FL 33948  
 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:  
 THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:  
 Lot 5, Block 1898, PORT CHARLOTTE SUBDIVISION, SECTION 60, according to the plat thereof, recorded in Plat Book 5, Pages 74A thru 74K, of the Public Records of Charlotte County, Florida, Parcel ID#402130454010.  
 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  
 23-00902T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA.  
**CASE No. 21000963CA**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB5,**  
**PLAINTIFF, VS.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JOHN BEBON, JR. (DECEASED), ET AL.**  
**DEFENDANT(S).**  
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 21, 2023, in the above action, I will sell to the highest bidder for cash at Charlotte County, Florida, on OCTOBER 12, 2023, at 11:00 AM, at WWW.CHARLOTTE.REALFORECLOSE.COM for the following described property:  
 Lots 1, 2, 3 and the Northerly 10 feet of Lot 4, Block 157, together with portion of the vacated alley lying between said Lots Grove City subdivision, as per plat thereof recorded in Plat Book 1, Page 4, of the Public Records of Charlotte County, Florida  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.  
 Date: 09/05/2023  
 Clerk of the Circuit Court  
 By: (Seal) D. Gerace  
 Deputy Clerk of the Court  
 Prepared by:  
 Tromberg, Morris & Poulin, PLLC  
 1515 South Federal Highway, Suite 100  
 Boca Raton, FL 33432  
 Our Case #: 20-000682-FHA-REV\21000963CA\PHH  
 September 8, 15, 2023 23-00901T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA.  
**CIVIL DIVISION**  
**CASE NO.**  
**082023CA001818XXXXXX**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT,**  
**Plaintiff, vs.**  
**RICHARD SPERBER; DOUGLAS E. TROJANOWSKI; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,**  
**Defendant(s).**  
 TO: RICHARD SPERBER  
 Last Known Address  
 86 NW RD  
 EAST HAMPTON, NY 11937  
 Current Residence is Unknown  
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County, Florida:  
 LOT 25, BLOCK 4564, PORT CHARLOTTE SUBDIVISION, SECTION EIGHTY SEVEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 20A THROUGH 20N, OF THE PUBLIC RECORDS  
 OF CHARLOTTE COUNTY, FLORIDA.  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.  
 DATED on September 5th, 2023.  
 As Clerk of the Court  
 By: K. Rogers (SEAL)  
 As Deputy Clerk  
 Diaz Anselmo & Associates, P.A.,  
 Plaintiff's attorneys,  
 P.O. BOX 19519,  
 Fort Lauderdale, FL 33318,  
 (954) 564-0071,  
 answers@dallegal.com  
 1460-192249 / DP  
 September 8, 15, 2023 23-00906T

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes  
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of MICHAEL RIMKUS : Located at 22441 Lacombe Ave : Charlotte County in the City of Port Charlotte : Florida, 33952-7185 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
 Dated at Port Charlotte Florida, this August day of 30, 2023  
 IGNITE EXTERIORS LLC  
 September 8, 2023 23-00892T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE NO.: 23002187CA**  
**RAUK MAI WORLD LLC,**  
**Plaintiff, v.**  
**CHARLES M. POLK, JR, ESTATE OF CHARLES M. POLK, JR, HEIRS OF CHARLES M. POLK, JR, and PAIGE C. POLK,**  
**Defendants.**  
 TO: CHARLES M. POLK, JR.  
 148 SAPODILLA ST.  
 PORT CHARLOTTE, FLORIDA 33980  
 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:  
 THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:  
 LOTS 59 AND 60, BLOCK B OF SUNSHINE PARK ADDITION TO PUNTA GORDA, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 1 AT PAGE 37 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
 has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205,  
 23-00903T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CIVIL DIVISION:**  
**CASE NO.: 22001156CA**  
**RESIDENTIAL INVESTMENT TRUST IV,**  
**Plaintiff, vs.**  
**N & J DREAMS, LLC, a Nevada Limited Liability Company;**  
**FELICIA ACOSTA; UNKNOWN TENANT #1; UNKNOWN TENANT #2,**  
**Defendants.**  
 NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 13th day of AUGUST 2023 and entered in Case No. 22001156CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein RESIDENTIAL INVESTMENT TRUST IV is the Plaintiff and N & J DREAMS, LLC, a Nevada Limited Liability Company; FELICIA ACOSTA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes at, 11:00 AM on the 2nd day of October, 2023, the following described property as set forth in said Final Judgment, to wit:  
 LOT 66, BLOCK 1864, PORT CHARLOTTE SUBDIVISION SECTION FIFTY-FOUR, ACCORDING TO THE PLAT  
 THEREOF, RECORDED IN PLAT BOOK 5, PAGES 68A TO 68E OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
 Property Address: 5165 LATHAM TERRACE, PORT CHARLOTTE, FL 33981  
 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.  
 Dated this 09/05/2023 day of SEPTEMBER, 2023.  
 Roger D. Eaton  
 Clerk of The Circuit Court  
 By: (SEAL) D. Gerace  
 Deputy Clerk  
 22-05078  
 September 8, 15, 2023 23-00905T



Who benefits from legal notices?

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

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

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT  
**Legals.BusinessObserverFL.com**

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

**SAVE TIME**

E-mail your Legal Notice  
**legal@businessobserverfl.com**

IV10237



## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-000952CP  
Division Probate  
IN RE: ESTATE OF  
WINIFRED A. BLACK A/K/A  
WINIFRED BLACK  
Deceased.

The administration of the estate of Winifred A. Black a/k/a Winifred Black, deceased, whose date of death was December 16, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 8, 2023.

**Personal Representative:**

**Mitchell L. Eismont**  
7388 Middleport Drive  
Dayton, Ohio 45459

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:  
probate@farr.com  
September 8, 15, 2023 23-00898T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-879-CP  
Division: Probate  
IN RE: ESTATE OF  
SHIRLEY M. STAYNER  
Deceased.

The administration of the estate of SHIRLEY M. STAYNER, deceased, whose date of death was December 11, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 8, 2023.

**Personal Representative:**

**/s/ Elin J. Holmes**  
**Elin J. Holmes**  
2720 Horseshoe Trail  
Chester Springs PA 19425

Attorney for Personal Representative:

/s/ Elias M. Mahshie  
Elias M. Mahshie, ESQ.  
Attorney for Petitioner  
Florida Bar Number: 073103  
MAHSHIE & DECOSTA, PA  
407 E. Marion Ave, suite 101  
Punta Gorda, Florida 33950  
Telephone: (941) 639-7627  
Fax: (941) 575-0242  
E-Mail: Elias@MD-Lawfirm.com  
Secondary E-Mail:  
Kamalee@MD-Lawfirm.com  
September 8, 15, 2023 23-00904T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-000553-CP  
Division Probate  
IN RE: ESTATE OF  
JOHN T. HALLINAN A/K/A  
JOHN THOMAS HALLINAN  
Deceased.

The administration of the estate of JOHN T. HALLINAN a/k/a JOHN THOMAS HALLINAN, deceased, whose date of death was October 8, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 8, 2023.

**Personal Representative:**

**JOHN THOMAS HALLINAN**  
404 Brimfield Road  
Wethersfield, Connecticut 06109

Attorney for Personal Representative:

/s/ Gregory J. Nussbickel  
GREGORY J. NUSSBICKEL, Attorney  
Florida Bar Number: 580643  
12500 Brantley Commons Court,  
Suite 103  
Fort Myers, Florida 33907  
Telephone: (239) 900-9455  
E-Mail: Greg@Will.Estate  
Secondary E-Mail:  
MargoV@Will.Estate  
September 8, 15, 2023 23-00893T

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-831-CP  
Division Probate  
IN RE: ESTATE OF  
ISRAEL MEIN WEINSTEIN  
A/K/A ISRAEL WEINSTEIN  
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of ISRAEL MEIN WEINSTEIN a/k/a ISRAEL WEINSTEIN, deceased, File Number 23-831-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was June 25, 2023; that the total value of the estate is \$0.00 (Homestead) and that the names and addresses of those to whom it has been assigned by such order are:

Leah Miriam Weinstein 5870 Mission Blvd., Unit #100 Jurupa Valley, CA 92509

Ellen Altman 25351 Palisade Road Punta Gorda, FL 33983  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is September 8, 2023.

**Person Giving Notice:**

**Leah Miriam Weinstein**  
5870 Mission Blvd., Unit #100  
Jurupa Valley, CA 92509

Attorney for Person Giving Notice:

Jeffrey R. Kuhns,  
Florida Bar No. 96026  
Forrest G. Miller,  
Florida Bar No. 1028360  
KUHNS LAW FIRM, PLLC  
425 Cross Street, Ste. #312  
Punta Gorda, Florida 33950  
Telephone: (941) 205-8000/  
Fax: (941) 205-8001  
E-Mail: jeff@kuhnslawfirm.com  
Secondary E-Mail:  
forrest@kuhnslawfirm.com  
September 8, 15, 2023 23-00894T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 23000934CP  
Division: Probate  
IN RE: ESTATE OF  
ROBERT A. LEDERER, MD  
Deceased.

The administration of the estate of Robert A. Lederer, MD, deceased, whose date of death was February 15, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is Friday, September 8, 2023.

**Personal Representative:**

**Jack E. Baron, MD**  
1155 Yosemite Drive  
Englewood, Florida 34223

Attorney for Personal Representative:

Lori A. Wellbaum  
Attorney FOR Jack E. Baron, MD  
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  
September 8, 15, 2023 23-00896T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-000884  
Division Probate  
IN RE: ESTATE OF  
WILLIAM JOSEPH  
KUTSCHMAN, JR.  
A/K/A WILLIAM J. KUTSCHMAN,  
Deceased.

The administration of the estate of WILLIAM JOSEPH KUTSCHMAN, JR. a/k/a WILLIAM J. KUTSCHMAN, deceased, whose date of death was July 24, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 33948. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 8, 2023.

**Personal Representative:**

**MARILYN KAUFMANN**  
c/o Robert L. Lancaster, Esq.  
Cummings & Lockwood, LLC  
P.O. Box 413032

Attorney for Personal Representative:

ROBERT L. LANCASTER, ESQ.  
Florida Bar No. 0462519  
CUMMINGS & LOCKWOOD LLC  
P.O. Box 413032  
Naples, Florida 34101-3032  
Telephone: (239) 262-8311  
Primary Email: rlancaster@cl-law.com  
Secondary Email:  
jpoklemba@cl-law.com;  
mmoxam@cl-law.com  
September 8, 15, 2023 23-00895T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT  
FOR THE TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CASE NO.: 23000895CP  
IN RE: ESTATE OF  
BONNIE LOU BALL,  
Deceased.

The administration of the estate of Bonnie Lou Ball, deceased, whose date of death was December 27, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is P.O. Box 511687, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 8, 2023.

**Personal Representative:**

**Kevin L. Ball**  
21614 Unbridled Avenue  
Parker, CO 80138

Attorney for Personal Representative:

/S/ Dawn Ellis, Esq.  
Attorney for Personal Representative  
E-mail Address:  
Dawn@MyFloridaProbate.com  
Florida Bar Number: 091979  
My Florida Probate, PA  
Dawn Ellis, Esq., for the firm  
PO Box 952  
Floral City, FL 34436 0952  
(352) 726 5444  
September 8, 15, 2023 23-00900T

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-000967 CP  
Division Probate  
IN RE: ESTATE OF  
DEBORAH M. AEH A/K/A  
DEBORAH AEH  
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Deborah M. Aeh a/k/a Deborah Aeh, deceased, File Number 23-000967 CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue - Punta Gorda, FL 33950; that the decedent's date of death was April 27, 2023; that the total value of the estate is \$54,505.22 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
William Aeh	11850 Dr. Martin Luther King Jr. St. North Apt. 5103 St. Petersburg, Florida 33716

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is 9/8/23.

**Person Giving Notice**

**William Aeh**  
11850 Dr. Martin Luther King Jr. St. North, Apt. 5103  
St. Petersburg, Florida 33716

Attorney for Person Giving Notice

Nicole S. Peet, Attorney  
Florida Bar Number: 1025612  
Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.  
237 Nokomis Avenue South  
Venice, FL 34285  
Telephone: (941) 488-7751  
Fax: (941) 497-7636  
E-Mail: npeet@farr.com  
Secondary E-Mail:  
jpainchaud@farr.com  
September 8, 15, 2023 23-00899T

## SUBSEQUENT INSERTIONS

## FOURTH INSERTION

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

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

YOU ARE NOTIFIED THAT AN ORDER DETERMINING SPOUSES ENTITLEMENT TO ELECTIVE SHARE, PETITION TO DETERMINE AMOUNT OF ELECTIVE SHARE and ELECTIVE ESTATE INVENTORY has been filed in this court. You are required to serve a copy of your written defenses,

if any, on petitioner's attorney, whose name and address are:

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

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

Signed on this 15th day of August, 2023.  
First publication on August 18, 2023.

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

Aug. 18, 25; Sept. 1, 8, 2023

23-00832T

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-000929-CP  
Division: PROBATE  
IN RE: ESTATE OF  
RICK L. HOY,  
Deceased.

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

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

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

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

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

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

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

**Personal Representative:**

**Jackelyn Hoy**  
67 Union Street, Apt. 2B  
Winooski, VT 05404

Attorney for Personal Representative:

Cheyenne R. Young  
Attorney for Personal Representative  
Florida Bar Number: 0515299  
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@wotitzky.com  
Secondary E-Mail:  
jackie@wotitzky.com  
September 1, 8, 2023 23-00885T

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-957  
Division Probate  
IN RE: ESTATE OF  
MICHELLE WEALL, A/K/A  
MICHELLE DIANE WEALL, A/K/A  
MICHELLE D. WEALL  
Deceased.

The administration of the estate of MICHELLE WEALL, a/k/a MICHELLE DIANE WEALL, a/k/a MICHELLE D. WEALL, deceased, whose date of death was August 1, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

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

**Personal Representative:**

**DocuSigned by:**  
**ANTHONY THOMAS WEBSTER**  
272 Balsamine Drive  
Powell, Ohio 43065

Attorney for Personal Representative:

Brandon R. Bytnar, Esq.  
Attorney  
Florida Bar Number: 66365  
The Law Office of Brandon R. Bytnar, P.L.  
9120 Galleria Court, Suite B  
Naples, Florida 34109  
Telephone: (239) 592-9211  
Fax: (239) 963-1479  
E-Mail: brandon@bytnarlaw.com  
September 1, 8, 2023 23-00875T

## SECOND INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

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

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

**Metro Self Storage**  
**1231 Kings Highway**  
**Port Charlotte, FL 33980**

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

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



THIRD INSERTION

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

FOURTH INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
Case No.: 23002339CA  
LAURA SWEET,  
Plaintiff, vs.  
FREEPORT HOLDINGS, INC.,  
Defendants.  
TO: FREEPORT HOLDINGS, INC.  
c/o JAMES A. HOWZE, its Registered Agent  
1366 WHITFIELD AVE.  
SARASOTA, FL 34243  
YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:  
THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:  
Lot 1, 2, and 12 Block 13, TROPICAL GULF ACRES, UNIT 1, according to the map or plat thereof as recorded in Plat Book 3, Page(s) 8 Public Records of Charlotte County, Florida.  
has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the

original with the Clerk of this Court, at 350 E. Marion Ave., Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED this 16th day of August, 2023.  
Clerk of the Circuit Court  
By: (Seal) K. Rogers  
As Deputy Clerk  
The Law Office of  
C.W. Wickersham, Jr., P.A.,  
Plaintiff's attorney,  
2720 Park Street, Suite 205,  
Jacksonville, Florida, 32205,  
Phone Number: (904) 389-6202  
Aug. 18, 25; Sept. 1, 8, 2023  
23-00836T

FOURTH INSERTION

IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT IN  
AND FOR CHARLOTTE COUNTY,  
FLORIDA  
CASE NO.: 2023-002370-CA  
SUSTAINABLE L&S LLC, a Florida  
limited liability company,  
Plaintiff, v.  
FRANK RITA, SR. and CALISTA  
RITA,  
Defendants.  
TO: FRANK RITA, SR., 1/k/a 10 Banas Court, Norwich, CT 06360  
CALISTA RITA, Vida 10 Banas Court, Norwich, CT 06360  
YOU ARE HEREBY NOTIFIED that an action to quiet title of the following described property in Charlotte County, Florida:  
PCH 029 2598 0009 PORT CHARLOTTE SEC 29 BLK 2598 LT 9  
Parcel Id Number 402110303011  
Property Address: 1282 Pocket Ter or 15131 Cannell Ln, Port Charlotte, Florida 33953  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on LAW OFFICES OF JORDAN I. WAGNER, P.A., Plaintiff's attorneys, whose address 320 Southeast 18th Street, Fort Lauderdale, Florida 33316, Telephone 954-491-3277, Facsimile: 954-692-9186, [jiw@jordanwagnerlaw.com](mailto:jiw@jordanwagnerlaw.com), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, on or before

Sept. 21, 2023; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and the seal of said court in Charlotte County, Florida on DATED ON 8/16/2023  
AS CLERK OF THE COURT  
By: (Seal) K. Rogers  
As Deputy Clerk  
LAW OFFICES OF  
JORDAN I WAGNER, P.A.,  
Plaintiff's attorneys,  
320 Southeast 18th Street,  
Fort Lauderdale, Florida 33316,  
Telephone 954-491-3277,  
Facsimile: 954-692-9186,  
[jiw@jordanwagnerlaw.com](mailto:jiw@jordanwagnerlaw.com)  
Aug. 18, 25; Sept. 1, 8, 2023  
23-00840T

THIRD INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CASE NO.: 23002372CA  
MIKE WILSON and PEGGY MEAD,  
Plaintiffs, v.  
JOHN MALCOLM LEOPARD,  
ROTONDA SANDS TRUST, JOHN  
KEVIN LEOPARD, and MARIA K.  
LEOPARD  
Defendants.  
TO: JOHN MALCOLM LEOPARD  
10613 CORY LAKE DR  
TAMPA, FL 33647  
JOHN KEVIN LEOPARD  
2828 S MCCALL RD - 32  
ENGLEWOOD, FL 34224  
MARIA K. LEOPARD  
2828 S MCCALL RD - 32  
ENGLEWOOD, FL 34224  
ROTONDA SANDS TRUST  
c/o Executive Trustee  
105 WILDWOOD DR. STE 103-133  
GEORGETOWN, TX 78628  
YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:  
THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:  
RMD 000 0058 0026 Lot 26 Blk 58 51 CARNATION DR Rotonda Meadows Subdivision according to the plat thereof recorded in plat book 10, pages 15a through 15-z-18 of the Public Records of Charlotte County, Florida. Or as recorded in Book 2743, page 1795 of the Public Records of Charlotte County, Florida.

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

THIRD INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
Case No.: 23002342CA  
Division: Civil  
DEBRA CASELLA  
Plaintiff, vs.  
FAZEL G. BACHOOALI, SHABNAM  
FAZEL BACHOOALI, SUN  
ENTERPRISES, INC, a dissolved  
ILLINOIS CORPORATION, ALBIN  
E. POWALISH and IRENE L.  
POWALISH,  
Defendants  
TO: Fazel G. Bachooali, Shabnam Fazel Bachooali, Sun Enterprises, Inc, Albin E. Powalish, and Irene L. Powalish, Defendants, and to all parties claiming interest by, through, under or against Defendants, and all parties having or claiming to have any right, title or interest in the property herein described.  
YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for quieting title. The action involves real property in Charlotte County, Florida, more fully described as follows:

Lot 16, Block 1042, PORT CHARLOTTE SUBDIVISION, Section 14, a Subdivision according to the Plat thereof, as recorded in Plat Book 5, Pages 3A thru 3E, of the Public Records of Charlotte County, Florida  
The action was instituted in the Twentieth Judicial Circuit Court, Charlotte County, Florida, and is styled DEBRA CASELLA vs. FAZEL G. BACHOOALI, SHABNAM FAZEL BACHOOALI, SUN ENTERPRISES, INC, a Corporation, ALBIN E. POWALISH, and IRENE L. POWALISH.  
You are required to serve a copy of your written defenses, if any, to the action on James W. Mallonee, Plaintiff's attorney, whose address is 946 Tamiami Trail, #206, Port Charlotte, FL 33953-3108, on or before September 30, 2023, and file the original with the clerk of this court either before service on James W. Mallonee or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding,

you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.  
The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.  
DATED: 8/18/2023  
Roger D. Eaton  
Clerk of the Twentieth  
Judicial Circuit Court  
Charlotte County, Florida  
By B. Lackey (SEAL)  
Deputy Clerk  
James W. Mallonee, Plaintiff's attorney  
946 Tamiami Trail, #206,  
Port Charlotte, FL 33953-3108  
Aug. 25; Sept. 1, 8, 15, 2023  
23-00857T

FOURTH INSERTION

NOTICE OF ASSIGNMENT FOR  
THE BENEFIT OF CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
Case No. 2023-CA-003029  
In re: CARDIOLOGY ASSOCIATES  
OF CHARLOTTE COUNTY, P.A.,  
Assignor, to LARRY S. HYMAN,  
Assignee.  
TO: ALL CREDITORS AND OTHER  
INTERESTED PARTIES:  
1. PLEASE TAKE NOTICE that on or about August 8, 2023, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by CARDIOLOGY ASSOCIATES OF CHARLOTTE COUNTY, P.A., Assignor, with its principal place of business at 2300 Loveland Blvd, Punta Gorda, FL 33980, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Charlotte County.  
2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.  
3. YOU ARE HEREBY FURTHER NOTICED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before December 6, 2023.  
Aug. 18, 25; Sept. 1, 8, 2023  
23-00835T

FOURTH INSERTION

NOTICE OF CIVIL ACTION  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO. 2023-002600CA  
ROBERT RICE,  
Plaintiff, vs.  
ERIC BRINER, ROTONDA  
MEADOWS/VILLAS  
CONSERVATION ASSOCIATION,  
INC.; CHARLOTTE COUNTY,  
FLORIDA; STATE OF FLORIDA  
and CHARLOTTE COUNTY TAX  
COLLECTOR,  
Defendants.  
TO: ERIC BRINER (Address unknown)  
COMES NOW, the Plaintiff, ROBERT RICE, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Charlotte, on July 10, 2023, Case No: 2023-2600-CA  
1. Lot 444, Block 28, ROTONDA VILLAS, according to the plat thereof, recorded in Plat Book 12 Page 1A thru 1Z15, of the public records of Charlotte County, Florida.  
Parcel: 412133479005  
11504 Chimera Place, Placida,

FL 33946  
You are required to serve an Answer to this action upon: RICHARD M. RICCIARDI, JR., ESQUIRE, of POWELL, JACKMAN, STEVENS & RICCIARDI, P.A., Plaintiff's attorney, who address is 2050 McGregor Blvd., Fort Myers, FL 33901, on or before September 18, 2023, and file the original with the clerk of this court at Charlotte County Courthouse, 350 E. Marion Avenue, Punta Gorda, FL 33950, either before service on Plaintiff's attorney or immediately thereafter.  
You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired,

call 711.  
DATED THIS 11 DAY OF August, 2023.  
ROGER D. EATON  
Clerk of the Circuit Court  
(SEAL) By: D. Gerace  
Deputy Clerk  
The parties to the action are:  
ROBERT RICE, Plaintiff vs. ERIC BRINER, et al.  
The nature of the proceeding is for Quiet Title.  
Under the penalties of perjury, I declare that I have read the foregoing, and the facts stated are true, to the best of my knowledge and belief.  
Signed on August 2, 2023.  
Richard M. Ricciardi, Jr., Esq.  
Attorney for Plaintiff  
Richard M. Ricciardi, Jr., Esq.  
Printed Name  
Richard M. Ricciardi, Jr., Esq  
Richard M. Ricciardi, Jr., Esquire  
Florida Bar No. 90567  
Powell, Jackman, Stevens  
& Ricciardi, PA  
Attorney for Plaintiff  
2050 McGregor Blvd.  
Fort Myers, FL 33901  
(239) 689-1096 (Telephone)  
(239) 791-8132 (Facsimile)  
[rricciardi@your-advocates.org](mailto:rricciardi@your-advocates.org)  
Aug. 18, 25; Sept. 1, 8, 2023  
23-00815T

SECOND INSERTION

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

and best bidder for cash beginning at 11:00 a.m. at [www.charlotte.realforeclose.com](http://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 Declaration of Condominium thereof, recorded in O.R. Book 677, Page 1619, and all amendments thereto, and defined in the survey, plot plan 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 notification 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](mailto:keithhagman@paveselaw.com)  
September 1, 8, 2023 23-00886T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 2022-1328-CA  
NEW VISTA PROPERTIES, INC.,  
a Florida Corporation,  
Plaintiff, vs.  
KATHERINE P. JIMENEZ-YANCE,  
her devisees, 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  
in interest trustees, or any other  
persons claiming by through, under  
or against any corporation or other  
legal entity named as a defendant  
and all claimants, persons or parties  
natural or corporate whose exact  
status is unknown, claiming under  
any of the above named or described

defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF 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](http://www.charlotte.realforeclose.com), in accordance with Chapter 45 Florida Statutes, the following-described real property:  
Lot 35, Block 3061, Port Charlotte 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 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 08/23/2023.  
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



**SAVE TIME**

E-mail your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

9/10/23



## SECOND INSERTION

## NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 09/21/2023 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Marcia Wallace	2309	Boxes, Totes, Household Items
Krystal Brady	223	Boxes, Chair, Artwork
Tiffany Pringle	529	Chairs, Electronics, Drums, Toys

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.

September 1, 8, 2023

23-00884T

## SECOND INSERTION

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

The administration of the estate of JEAN M. SEARS, deceased, whose date of death was September 26, 2022, and whose social security number is XXX-XX-4932, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is, 350 E. Marion Ave., Punta Gorda, FL 33950, file number 23000903CP. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION  
**CASE NO.: 2022-CA-1434**

**NEW VISTA PROPERTIES, INC., a Florida Corporation,**  
**Plaintiff, vs.**

**JUAN P. AJO, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described**

**defendants or parties who are 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, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Monday, October 2, 2023, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 10, Block 3572, Port Charlotte Subdivision, Section 62, according to the map or plat thereof, as recorded in Plat Book 5, Pages 76A through 76E, inclusive, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2022-001434-CA, New Vista Properties, Inc., v. Ajo.

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

Attorney for Personal Representative:

/s/ Richard J. Cole, III  
Richard J. Cole, III, Esq.  
46 N. Washington Blvd., Ste. 24  
Sarasota, FL 34236

(941) 365-4055

(941) 365-4219 (Fax)

Rc3@colecocolelaw.com

Florida Bar No.: 0059708

September 1, 8, 2023 23-00873T

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

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

Dated this day of 08/23/2023.

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 23-00871T

## SECOND INSERTION

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, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATES OF LOIS I. CONSIDER, AND ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATES OF RALPH W. CONSIDER, Defendants.**

TO: ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LOIS I. CONSIDER

last known address 1049 East 5th Street, Erie, PA 16507

ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RALPH W. CONSIDER last known address 1049 East 5th Street, Erie, PA 16507

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

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

has been filed against and you are required to serve a copy of your written defenses, if any, to it on LAW OFFICES OF JORDAN I. WAGNER, P.A., Plaintiff's attorneys, whose address is 320 Southeast 18th Street, Fort Lauderdale, Florida 33316, Telephone 954-491-3277, Facsimile: 954-692-9186, jiw@jordanwagnerlaw.com, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, on or before Sept. 30, 2023; otherwise a default will

be entered against you for the relief demanded in the complaint or petition.

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

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

WITNESS my hand and the seal of said court in Charlotte County, Florida on 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

## SECOND INSERTION

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

**CASE NO. 23002980CA**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**

**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, 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, GRANTEEES, 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,

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 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 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 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

demand in the complaint or petition filed herein.

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

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: fmail@raslg.com  
23-091534

September 1, 8, 2023 23-00878T

## SECOND INSERTION

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

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

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

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

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

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

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

**Personal Representative:**  
**James S. Everhart**  
3120 Tyler Drive  
Joliet, Illinois 60431

Attorney for Personal Representative:

Ellie K. Harris, Esq.  
Florida Bar Number: 0021671  
Elise V. Bouchard, Esq.  
Florida Bar Number: 0109033

17841 Murdock Circle  
Port Charlotte, Florida 33948  
Telephone: (941) 625-4158  
Fax: (941) 625-5460

E-Mail: e-service@schwarzlaw.net  
Secondary E-Mail:  
mackenzie@schwarzlaw.net

September 1, 8, 2023 23-00888T

## SECOND 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.

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

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

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

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

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

**Personal Representative:**  
**Dawn 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

## SECOND INSERTION

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

The administration of the estate of David E. Woll, deceased, whose date of death was March 26, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

**Personal Representative:**  
**Gina M. Teixeira**  
168 Glendale Road  
Attleboro, Massachusetts 02703

Attorney for Personal Representative:

T. Thomas Shirley  
Attorney  
Florida Bar Number: 154581  
DUNKIN & SHIRLEY PA

170 West Dearborn Street  
Englewood, Florida 34223  
Telephone: (941) 474-7753

Fax: (941) 475-1954  
E-Mail: tom@dunkinshirley.com

September 1, 8, 2023 23-00880T

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No.: 2023-CP-000781**  
**Division: Probate**  
**IN RE: ESTATE OF IRENE C. GANAS-SHORTS a/k/a IRENE GANAS Deceased.**

The administration of the estate of 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.

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

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

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

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

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

**Personal Representative:**  
**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

September 1, 8, 2023 23-00881T

## SECOND INSERTION

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

The administration of the estate of Mary Ann Hock, a/k/a Mary A. Hock, deceased, whose date of death was July 29, 2022 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

**Personal Representative:**  
**Jonathan Hock**

Attorney for Personal Representative:

Robert C. Benedict  
Florida Bar No: 0361150  
rbenedict@bigwlaw.com

Wideikis, Benedict & Berntsson, LLC  
THE BIG W Law Firm  
3195 S. Access Road  
Englewood, FL 34224

(941) 627-1000 Telephone  
September 1, 8, 2023 23-00874T

## SECOND INSERTION

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

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

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

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

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

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

The date of first publication of this notice 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) 957-0080

Attorney for Personal Representative: