

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2023 CA 004182 AX PARKWAY VILLAS CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. JOAN M. REINHARDT; UNKNOWN SPOUSE OF JOAN M. REINHARDT AND UNKNOWN TENANT(S) IN POSSESSION, DEFENDANTS.
 TO:
 Joan M. Reinhardt
 24638 Elmhurst Drive
 Elkhart, IN 46517
 Unknown Spouse of Joan M. Reinhardt
 24638 Elmhurst Drive
 Elkhart, IN 46517
 Joan M. Reinhardt
 3109 E. Bristol Street, Apt 209
 Elkhart, IN 46514-4372
 Unknown Spouse of Joan M. Reinhardt
 3109 E. Bristol Street, Apt 209
 Elkhart, IN 46514-4372
 Joan M. Reinhardt
 3717 Orders Rd., No. 129
 Grove City, OH 43123-8631
 Unknown Spouse of Joan M. Reinhardt
 3717 Orders Rd., No. 129
 Grove City, OH 43123-8631

Joan M. Reinhardt
 6003 Coral Way
 Bradenton, FL 34207
 Unknown Spouse of Joan M. Reinhardt
 6003 Coral Way
 Bradenton, FL 34207
YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:
 Villa 151, Parkway Villas Condominium Unit 5, Parcel ID #6136708911, Sec/Twp/Rge: 15-35S-17E, Condo Book 3, Page 5, Public Records of Manatee County, Florida.
 AKA: 6003 Coral Way, Bradenton, FL 34207-4722
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on:
CAROLYN C. MEADOWS, ESQ. (AEV)
 Plaintiff's attorney, whose address is:
BECKER & POLIAKOFF, P.A.
 1 East Broward Blvd., Suite 1700
 Fort Lauderdale, Florida 33301
 Primary:
 cofoservice@mail@beckerlawyers.com
 on or before 30 days from first publication, 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.
 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.legalaid-ofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may call 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 the seal of said Court 11/13/2023.
ANGELINA "ANGEL" COLONNESO
 AS CLERK OF SAID COURT
 (SEAL) By: Kris Gaffney
 As Deputy Clerk
 24133865v.1 P00740/411853
 November 17, 24, 2023 23-01793M

FIRST INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 177.101, FLORIDA STATUTES
 NOTICE IS HEREBY GIVEN pursuant to Section 177.101, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation of a plat either in whole or in part has been made by Judith A. Sestito to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2303-0002 and seeks to vacate certain platted easements located at 111 60th Street NW, Bradenton, Florida 34209 in the Century Estates Subdivision Plat.

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

**RESOLUTION R-23-199
 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN EASEMENTS WITHIN A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.**

The subject property of this vacation application is located at 111 60th Street NW, Bradenton, Florida 34209, and is 1,168 square feet (0.03 acres) more or less in size. The future land use map designation and zoning district of the property subject to the application is RES-6 and RSF-4.5, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 6016.

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

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.
 November 17, 24, 2023 23-01803M

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL MEETING OF THE WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
 In accordance with Chapters 170, 190 and 197, Florida Statutes, the Woodland Preserve Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE:	December 12, 2023
TIME:	10:30 a.m.
LOCATION:	Waterscapes Pools & Spas 8141 Lakewood Main Street, Suite 209A Lakewood Ranch, Florida 34202

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

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

The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within the District's boundaries, as set forth in the *Master Special Assessment Methodology*, dated October 10, 2023 ("Assessment Report"). Copies of the Engineer's Report and Assessment Report are attached hereto.

Proposed Debt Assessments

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

Product Type	EAU	Total Units	Maximum Total Debt Assessment Allocation per Unit**	Maximum Annual Debt Assessment per Unit*
Single Family 50'	1.0	270	\$64,560.69	\$5,316
Single Family 60'	1.2	143	\$77,472.83	\$6,379

*Includes estimated 7% early payment discount and collection fees, which may vary.
 **Excludes interest and collection costs.

The District's Project is expected to cost approximately **\$23,676,413**, and the District intends to collect no more than a total revenue of **\$28,510,000** (plus interest and collection costs). On an annual basis, the District intends to collect no more than **\$2,183,217** per year in debt assessments necessary for the District to make its principal and interest payments on the District's tax-exempt bonds.

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

The Debt Assessments constitute a lien against benefited property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The District consists of approximately 250 acres of land located within the Manatee County, Florida. The site is generally located north of Golf Course Road, east of Spencer Parrish Road, and west of Jim Davis Road. The lands within the District are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District Office" located at c/o Artemis Connected, LLC d/b/a BREEZE, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, (813)565-4663. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any

matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Office.
 District Manager

**RESOLUTION 2023-27
 [DECLARING RESOLUTION]**

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

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

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

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

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that *Master Special Assessment Methodology Report*, dated October 10, 2023, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o Artemis Connected, LLC d/b/a BREEZE, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, (813)565-4663 ("District Records Office");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

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

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

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

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

A. The total estimated cost of the Project is **\$23,676,413** ("Estimated Cost").
B. The Assessments will defray approximately **\$28,510,000**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than **\$2,183,217** per year (in addition to collect costs and early payment discounts), again as set forth in **Exhibit B**.

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

5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project

shall be levied on the lands within the District, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

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

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

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

NOTICE OF PUBLIC HEARINGS

DATE:	December 12, 2023
TIME:	10:30 a.m.
LOCATION:	Waterscapes Pools & Spas 8141 Lakewood Main Street, Suite 209A Lakewood Ranch, Florida 34202

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

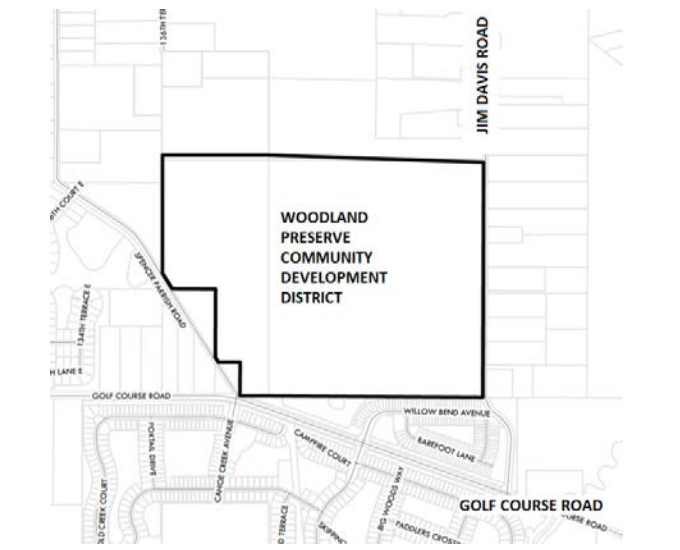
10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

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

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 10th day of October 2023
 ATTEST: **WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Asst. Secretary _____ Chairman _____
Exhibit A: *Engineer's Report, dated October 2023*
Exhibit B: *Master Special Assessment Methodology Report, dated October 10, 2023*
MAP OF DISTRICT BOUNDARIES:



FIRST INSERTION

WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Woodland Preserve Community Development District ("District") will hold a public hearing on Tuesday, December 12, 2023, at 10:30 a.m. at 8141 Lakewood Main Street, Suite 209A, Lakewood Ranch, FL 34202 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year ending September 30, 2024 ("Fiscal Year 2023/2024").

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting.

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

District Manager November 17, 24, 2023 23-01789M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 2016CA002456AX NATIONSTAR MORTGAGE, LLC, Plaintiff, vs. MICHAEL LEVINE A/K/A MICHAEL L. LEVINE; UNKNOWN SPOUSE OF MICHAEL LEVINE A/K/A MICHAEL L. LEVINE; BROOKRIDGE COMMUNITY PROPERTY OWNERS INC.; RIVER WILDERNESS OF BRADENTON FOUNDATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure bu Consent dated November 01, 2023 entered in Civil Case No. 2016CA002456AX of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein NATIONSTAR MORTGAGE, LLC is Plaintiff and MICHAEL LEVINE, et al, are Defendants.

22, PAGES 80 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Address: 3206 WILDERNESS BLVD. W, PARRISH, FL 34219 Parcel ID No.: 503903304 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. Todd 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 flservice@flvlaw.com 04-076754-F00 November 17, 24, 2023 23-01792M

FIRST INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 336.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 336.09, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel has been made by David and Kathleen Blatt to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2301-0003 and seeks to vacate a portion of a platted right-of-way known as 46th Avenue West in the Bay Lake Estates Subdivision Phase I plat, in Bradenton, Florida.

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

RESOLUTION R-23-193

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY A PORTION OF A PLATTED RIGHT-OF-WAY KNOWN AS 46TH AVENUE EAST IN THE PLAT OF BAY LAKE ESTATES SUBDIVISION, PHASE I, PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located north of 8804 46th Avenue West, Bradenton, FL 34210, and is 1,041 square feet (0.02 acres) more or less in size. The future land use map designation and zoning district of the property subject to the application is RES and RSF, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.

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

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

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. November 17, 2023 23-01786M

FIRST INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA

Case No. 2017-CA-004797 PERSONAL INVESTMENT, INC Plaintiff, vs. GEORGE CERRON, CARMEN R. CERRON; PNC BANK S/B/M TO NATIONAL CITY BANK; UNIVERSITY PLACE NEIGHBORHOOD ASSOCIATION, INC., ET. AL. Defendants,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated November 14, 2023, in the above-styled cause, Angelina "Angel" Colonnese, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com at 11:00 A.M. December 14, 2023, the following described property:

LOT 40, MAGNOLIA HAMMOCK AT UNIVERSITY PLACE, ACCORDING TO THE PLAT HTEROEF, AS RECORDED IN PLAT BOOK 41, PAGE(S) 84 THROUGH 90, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Commonly Known as: 7727 Heyward Circle, Bradenton, FL 34201 ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS 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.

Respectfully submitted this November 14, 2023 /s/Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office, PLLC 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991 Fla. Bar No.: 0057873 Attorney for Plaintiff mattw@wasingerlawoffice.com November 17, 24, 2023 23-01804M

FIRST INSERTION

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

Case No. 2022CA004710AX Division D BMO HARRIS BANK N.A. Plaintiff, vs.

CARLA S. HAFER A/K/A CARLA HAFER, RIDGEWOOD MEADOWS CONDOMINIUM ASSOCIATION, INC.; RIDGEWOOD HOMEOWNERS ASSOCIATION, INC.; BMO HARRIS BANK, N.A.; UNKNOWN SPOUSE OF CARLA S. HAFER A/K/A CARLA HAFER, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 26, 2023, in the Circuit Court of Manatee County, Florida, Angelina M. Colonnese, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as:

UNIT 141, RIDGEWOOD MEADOWS, A LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1068, PAGES 2601 THROUGH 2677, AS AMENDED, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 15, PAGES 110 THROUGH 118, AS AMENDED IN CONDOMINIUM BOOK 17, PAGE 64, AND CONDO-

MINIUM BOOK 19, PAGES 107 THROUGH 114, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

and commonly known as: 141 OSPREY CIR, ELLENTON, FL 34222; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on January 4, 2024 at 11:00 A.M.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 November 13, 2023 By: /s/ Ryan Sutton Ryan Sutton Attorney for Plaintiff Ryan Sutton (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 327486/2220255/CMF November 17, 24, 2023 23-01794M

FIRST INSERTION

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

CIVIL ACTION CASE NO.: 2022CA004152AX LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-15, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs.

ROSALIND RICHARDSON MASSIE AKA ROSALIND R. MASSIE AKA ROSALIND MASSIE, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated September 28, 2023, and entered in Case No. 2022CA004152AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-15, U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee, is the Plaintiff and Rosalind Richardson Massie aka Rosalind R. Massie aka Rosalind Massie, Walter Massie aka Walter A. Massie aka Walter A. Massie Jr., Mortgage Electronic Registration Systems, Inc., as nominee for Lehman Brothers Bank, FSB, a Federal Savings Bank, United States of America, Department of Treasury, Oakleaf Hammock Homeowners Association, Inc., are defendants, the Manatee

County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the December 7, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 27, OF OAKLEAF HAMMOCK, PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE(S) 131 THROUGH 136, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

A/K/A 6918 40TH CT E ELLENTON FL 34222

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 14 day of November, 2023. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar # 106621 Justin Ritchie, Esq. CT - 22-006743 November 17, 24, 2023 23-01808M

FIRST INSERTION

NOTICE OF VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY

Douglas E. and Donna G. Martin, hereby give notice, pursuant to Section 336.10, Florida Statutes, and Section 331 of the Manatee County Land Development Code, that in response to an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel having been made to the Board of County Commissioners of Manatee County, Florida, Resolution R-23-167 was adopted by the Board.

November 17, 2023 23-01785M

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 eMaid's of Manatee & Greater Brandon located at 6603 38th St E in the City of Sarasota, Manatee County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10 day of November, 2023. Expressa HR, LLC November 17, 2023 23-01802M

FIRST INSERTION

NOTICE OF BOARD MEETING WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Waters Edge Community Development District ("District") will hold a board of supervisor's meeting on November 30, 2023, at 6:00 PM at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at https://www.watersedgeccd-riversreach.org. These meetings may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gmstnn.com . Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Greenwood, District Manager Governmental Management Services - Tampa, LLC November 17, 2023 23-01788M

FIRST INSERTION

NOTICE OF PERMIT ISSUANCE

The Department of Environmental Protection gives notice of issuance of an individual permit No. 41-0390190-001-EI to River Property Land Trust c/o Margo Holeman to 8955 25th Street East Parrish, Florida 34219, Section 11, Township 34 South, Range 18 East in Manatee County, at latitude 27°32'02.2216"N / longitude -82°28'27.6472"W. The Department, as delegated by the Board of Trustees of the Internal Improvement Trust Fund, gives notice that this project also qualifies for a letter of consent to use sovereign submerged lands.

The application has been fully scanned and is available for public inspection via the Department's Information Portal: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERP_390190/facility/search. If you have any questions or are experiencing difficulty viewing the electronic application, please call Chris Chavez 941-359-9000.

This action is final and effective on the date filed with the Clerk of the Department unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding. The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department. November 17, 2023 23-01787M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
Case No. 2023 CP 3573
IN RE: ESTATE OF WALTER EDWARD SURKO, JR., Deceased.

The administration of the estate of WALTER EDWARD SURKO, JR., deceased, whose date of death was July 27, 2023 and whose Social Security Number ends in XXX-XX-4314, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED 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 November 17, 2023.

Personal Representative:

Lise A. Dellabianca
 5126 41st Street West
 Bradenton, Florida 34210

Attorney for Personal Representative:
 Brenden S. Moriarty, Esq.
 THE MORIARTY LAW FIRM, P.A.
 1001 3rd Avenue West, Suite 650
 Bradenton, FL 34205
 (941) 749-0075
 Florida Bar No. 0189863
 bmoriarty@suncoastlegalgroup.com
 pleadings@suncoastlegalgroup.com
 November 17, 24, 2023 23-01805M

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL ACTION
Case No.:
2023CA002160CAAXMA

FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. MARY LOU MASSEY, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 5, 2023, and entered in Case No. 2023CA002160CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Finance of America Reverse LLC, is the Plaintiff and Mary Lou Massey, United States of America Acting through Federal Housing Commissioner, Lakeside South Property Owners Association, Inc., are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at online at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the December 7, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 33, BLOCK A, THE VILLAS OF LAKESIDE SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 96, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

A/K/A 3910 40TH ST. W BRADENTON FL 34205

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 15 day of November, 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 - 23-001627
 November 17, 24, 2023 23-01807M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-3738
Division Probate
IN RE: ESTATE OF SANDRA A. LUSE, Deceased.

The administration of the estate of Sandra A. Luse, deceased, whose date of death was July 26th, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 17, 2023.

Eric Michael Luse

P.O. Address: 4 Heather Lane,
 Seabrook, NH 03874

Personal Representative

ROBERT W. DARNELL
 ATTORNEY AT LAW
 Attorneys for Personal Representative
 2639 FRUITVILLE ROAD
 SUITE 201
 SARASOTA, FL 34237
 Telephone: (941) 365-4950
 Florida Bar No. 0611999
 November 17, 24, 2023 23-01809M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-3306
Twelfth Judicial Circuit
IN RE: ESTATE OF STEVEN D. PUSATERI, 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 Steven D. Pusateri, deceased, Case No.: 2023-CP-3306, 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 July 25, 2023, and whose social security number is xxx-xx-9206; that the total value of the estate is \$36,150.00, and that the name and address of those to whom it has been assigned by such order is:

Theresa Pusateri
 1328 Gannet Run
 Virginia Beach, VA 23451
 Christopher S. Pusateri
 6257 N. Niagara Avenue
 Chicago, IL 60631

All creditors of the decedent and persons having claims or demands against decedent's estate 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 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 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 November 17, 2023.

Petitioners:

Theresa Pusateri
 1328 Gannet Run
 Virginia Beach, VA 23451
Christopher S. Pusateri
 6257 N. Niagara Avenue
 Chicago, IL 60631

John M. Compton (FL Bar #128058)

Attorney for Petitioners
 Primary Email:
 jcompton@nhslaw.com
 Secondary Email:
 tpayne@nhslaw.com
 Norton, Hammersley,
 Lopez & Skokos, P.A.
 1819 Main Street, Suite 610
 Sarasota, Florida 34233
 Telephone: (941) 954-4691
 November 17, 24, 2023 23-01796M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-3736
IN RE: ESTATE OF DONALD B. HAAKE, Deceased.

The administration of the estate of DONALD B. HAAKE, deceased, whose date of death was September 24, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS 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: November 17, 2023.

PATRICIA C. PHILLIPS

Personal Representative

6320 Venture Drive, Suite 104
 Lakewood Ranch, FL 34202
 JOSEPH L. NAJMY, ESQ.
 Attorney for Personal Representative
 Florida Bar No. 0847283
 Najmy Thompson, P.L.
 6320 Venture Drive, Suite 104
 Lakewood Ranch, FL 34202
 Telephone: (941) 907-3999
 Email: jnajmy@najmythompson.com
 Secondary Email:
 jbailey@najmythompson.com
 November 17, 24, 2023 23-01801M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2022-CP-1741
Twelfth Judicial Circuit
IN RE: ESTATE OF JENNIFER S. DAGHER (a/k/a Jennifer Sue Dagher), Deceased.

The administration of the estate of Jennifer S. Dagher a/k/a Jennifer Sue Dagher, deceased, whose date of death was August 5, 2021, and whose social security number is xxx-xx-1177, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 November 17, 2023.

Personal Representative:

Gregory L. Dagher
 3176 Quiet Hills Drive
 Escondido, CA 92029

Attorney for Personal Representative:
 John M. Compton
 (FL Bar #128058)

Attorney for Personal Representative
 Primary Email:
 jcompton@nhslaw.com
 Secondary Email:
 tpayne@nhslaw.com
 Norton, Hammersley,
 Lopez & Skokos, P.A.
 1819 Main Street, Suite 610
 Sarasota, Florida 34236
 Telephone: (941) 954-4691
 November 17, 24, 2023 23-01797M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 CP 002715
Division Probate
IN RE: ESTATE OF Brett Heroy Deceased.

The administration of the estate of Brett Heroy, deceased, whose date of death was October 14th, 2022, 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 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 Nov 17th, 2023.

Personal Representative:

Charles Cannavino
 7521 Sundial Ter
 Sarasota, FL 34231

Attorney for Personal Representative:
 Marc H. Feldman
 Feldman & Roback
 Email Addresses:
 mh@feldmanrobback.com
 Florida Bar No. 0276537
 3908 26th St W
 Bradenton, FL 34205
 Telephone: (941) 758-8888
 November 17, 24, 2023 23-01798M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-3438
IN RE: ESTATE OF HOWARD MAYER DROURR, a/k/a HOWARD M. DROURR, Deceased.

The administration of the estate of HOWARD MAYER DROURR, also known as HOWARD M. DROURR, deceased, whose date of death was April 24, 2023; is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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: November 17, 2023.

Michelle Rummel
Personal Representative

3714 Shimmering Oaks Drive
 Parrish, FL 34219
 Dave M. Evans, Jr., Esquire
 Attorney for Personal Representative
 Florida Bar No. 1013511
 LEE & EVANS, P.A.
 2601 Cattlemen Road, Suite 503
 Sarasota, Florida 34232
 Telephone: (941) 954-0067
 Facsimile: (941) 365-1492
 Email: devans@leeandevans.com
 Secondary Email:
 kristina@leeandevans.com
 November 17, 24, 2023 23-01790M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 CP 002710
Division Probate
IN RE: ESTATE OF Michael J. Heroy Deceased.

The administration of the estate of Michael J. Heroy, deceased, whose date of death was October 5th, 2022, 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 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 Nov 17th, 2023.

Personal Representative:

Charles Cannavino
 7521 Sundial Ter
 Sarasota, FL 34231

Attorney for Personal Representative:
 Marc H. Feldman
 Feldman & Roback
 Email Addresses:
 mh@feldmanrobback.com
 Florida Bar No. 0276537
 3908 26th St W
 Bradenton, FL 34205
 Telephone: (941) 758-8888
 November 17, 24, 2023 23-01799M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-003290
IN RE: ESTATE OF DAVID RICHARD ALLEY, JR., a/k/a DAVID R. ALLEY, JR. Deceased.

The administration of the estate of DAVID RICHARD ALLEY, JR, deceased, whose date of death was September 6, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 17, 2023.

Diane A. McArthur

P.O. Address: 94 Woodwind Dr.,
 Spartanburg, SC 29302
Jennifer Lyn DeMichele
 P.O. Address: 7281 N. Serenoa Dr.,
 Sarasota, FL 34241

Robert P. Scheb, Esq.
 Bowman, George, Scheb,
 Kimbrough, Koach & Chapman, PA
 2750 Ringling Blvd., Suite 3
 Sarasota, FL 34237
 (941) 366-5510
 Florida Bar No. 398519
 Email Addresses:
 rscheb@bowmangeorge.com
 Attorneys for Personal Representative
 November 17, 24, 2023 23-01795M

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 SP4Events located at 574 Planters Manor Way, in the County of Manatee, in the City of Bradenton, Florida 34212 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bradenton, Florida, this 9th day of November, 2023.
 StyleDriver, LLC
 November 17, 2023 23-01791M

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 KOALA INSULATION OF SOUTHWEST FLORIDA : Located at 1820 Whitfield Ave, Suite 101 : Manatee County in the City of Sarasota : Florida, 34243 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.


Dated at Sarasota Florida, this November day of 14, 2023
 INSULATIX, LLC
 November 17, 2023 23-01800M

FIRST INSERTION

NOTICE OF SELF STORAGE PUBLIC SALE
 Big Jim X, LLC
 15107 Garnet Trail
 Lakewood Ranch, FL 34211
 941-755-7575

NOTICE IS HEREBY GIVEN that Big Jim X, LLC intends to sell the Personal Property described below to enforce a lien imposed on said property stored under the Florida Self Storage Facility Act statutes (section 83.801-83.809). The sale will occur as an online auction via www.storage treasures.com on 12/01/2023 at 10:00am. The sale may be withdrawn at any time without further notice.

Frank Visconti - E108
 Unit appears to include: HHG / Furniture / Vacs / Grill / Ladders / Power Tools / Mach/Equip / Auto Jack / Boxes / Storage Containers / Persnl. & Bus. Itms
 November 17, 24, 2023 23-01806M




HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR E-MAIL:
 legal@businessobserverfl.com



SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of JOHN KEITH DUNIGAN, DEBORAH ANNE HUNTER and KELLY KAUFMAN, will, on November 22, 2023, at 10:00 a.m., at 5110 14th Street West, Lot #34, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1969 DELO MOBILE HOME, VIN: 21487, TITLE NO.: 0003243415, and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
November 10, 17, 2023

23-01755M

SECOND INSERTION

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued by the Manatee County Court of Manatee County, Florida, on the 16th day of December, 2022, in the cause wherein Palm Coast Recovery Corp a Florida Corporation was plaintiff and Maxine L Austin was defendant, being case number 2007SC004361 in said Court, I, Charles R. Wells, as Sheriff of Manatee County, Florida, have this 31st day of October, 2023, levied upon **all the right, title and interest of the DEFENDANT**, Maxine L Austin, in and to the following described personal property, to-wit:

2015 Nissan Rogue VIN: 5N1AT2ML3FC804775 and on the 13th day of December, 2023, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 202, Bradenton, Manatee County, Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, **SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES**, if any, to the highest and best bidder for **CASH IN HAND**, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution. Property may be seen at Elmer's Towing, 6732 15th St Ct W, Bradenton, FL 34207 between the hours of 8:00a.m. and 5:00p.m., Monday thru Friday.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Daniel Sanchez, Manatee County Sheriff's Office, 747-3011 ext. 2339, Monday through Friday, 8:00 a.m. to 5:00 p.m., not later than seven (7) days prior to the proceedings.

CHARLES R. WELLS, SHERIFF
MANATEE COUNTY, FLORIDA
BY: _____ D.S.

John Dickerman

Nov. 10, 17, 24; Dec. 1, 2023

23-01777M

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878_V14

SECOND INSERTION

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

File No. 2023-CP-003561 AX
Probate Division
IN RE: ESTATE OF
Constance P. Dunlap,
Deceased.

The administration of the estate of Constance P. Dunlap, deceased, whose date of death was January 8, 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 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 November 10, 2023.

Personal Representative:
Therese Wash
3012 Lonni Lane
Merrick, NY 11566

Attorney for Personal Representative:
James E. Johnson II

Email Address:

jjohnson@manateelegal.com

Email Address:

cgodfrey@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

November 10, 17, 2023 23-01780M

SECOND INSERTION

WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD
OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the Woodland Preserve Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on **Tuesday, December 12, 2023 at 10:30 a.m. at 8141 Lakewood Main Street, Suite 209A, Lakewood Ranch, FL 34202.**

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, landscape/hardscape/irrigation, offsite roadway improvements, offsite utility extensions, and any other lawful projects or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact Breeze 1540 International Parkway, Suite 2000, Lake Mary, Florida 32745, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Manager's Office.

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

Patricia Comings-Thibault
District Manager

November 10, 17, 24; December 1, 2023

23-01745M

SECOND INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.

412023CA005543CAAXMA
FINANCE OF AMERICA REVERSE
LLC, Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF EDITH EL
PUFFENBURGER, DECEASED,
et. al.

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

THE SOUTH HALF OF LOT 3, ALL OF LOTS 4 AND 5, BLOCK 6, MYAKKA CITY MAP NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 12, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 6TH day of November, 2023

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

ROBERTSON, ANSCHUTZ, AND
SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
23-145666
November 10, 17, 2023 23-01768M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/1/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1973 RITZ HS 13087025531A & 13087025531B . Last Tenants: LILLY ELIZABETH DUTTON and all unknown parties beneficiaries heirs . Sale to be at HAWAIIAN VILLAGE LLC, 104 63RD AVENUE WEST, BRADENTON, FL 34207. 813-241-8269.
November 10, 17, 2023 23-01778M

SECOND INSERTION

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

PROBATE DIVISION
File No. 2023CP3292
Division PROBATE
IN RE: ESTATE OF
PAUL R. OAKES,
Deceased.

The administration of the estate of Paul R. Oakes, deceased, whose date of death was September 5th, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is November 10, 2023.

Joshua Paul Oakes
P.O. Address: 3121 N. 109th Terrace,
Kansas City, KS 66109

Personal Representative
ROBERT W. DARNELL

ATTORNEY AT LAW
Attorneys for Personal Representative
2639 FRUITVILLE ROAD
SUITE 201

SARASOTA, FL 34237

Telephone: (941) 365-4950

Florida Bar No. 0611999

November 10, 17, 2023 23-01775M

SECOND INSERTION

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

PROBATE DIVISION
File No. 2023 CP 3362 AX
Division Probate
IN RE: ESTATE OF
CARL R. SWENSON, Deceased.

The administration of the estate of CARL R. SWENSON, deceased, whose date of death was June 23, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 10, 2023.

Personal Representative:
DELISA P. SWENSON
415 46th St NW
Bradenton, FL 34209

Attorney for Personal Representative:
JORDAN J. RICCARDI, ESQ.

E-Mail Addresses:

jriccardi@icardmerrill.com

kcapp@icardmerrill.com

Florida Bar No. 0100363

lcard, Merrill, Cullis, Timm,

Furen & Ginsburg PA

2033 Main St Ste 600

Sarasota, FL 34237

Telephone: (941) 366-8100

November 10, 17, 2023 23-01776M

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 25, 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.storageandtreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 21215, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690 Time: 10:00 AM

Sale to be held at www.storageandtreasures.com.

0131 - Brunner, Sarah; 015657 - Gonzales, Belkis; 1026 - Matthews, Desiree; 2002 - Toureau, Neil; 2045 - Rolfe, Lathario; 2068 - Moore, Judy; 2086 - Moore, Judy; 2224 - Dixon, Yolanda; 3013 - Keating, Danielle; 3106 - Wren, Debbie; 3148 - Vining, Amanda; 3225 - Talbot, Cameron; 3248 - Opsincs, Hannah; 4091 - Middleton, Jasmine; 4105 - Wren, Debbie; 4128 - Quinonez, Giselle; 4156 - Gibson, Ayoni

PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 11:30 AM

Sale to be held at www.storageandtreasures.com.

0106 - Estrada, Nicholas; 0115 - Blueprint Mechanical Contractor SUAREZ, ALEXANDER; 0465 - Pryor, Bridgette; 0480 - teague, Erin; 0495 - Cannon, Laquinda M; 0602 - Salaberrios, Krystal Gonzalez; 0612 - Williams, Michael; 0614 - fraiser, albrina; 0660 - Lawson, James; 0664 - Washington, David; 0711 - ayres-adams, Obediah; 0725 - Carrier, Joanna; 0825 - Stroud, Falcia; 0849 - Yacin, Charlene; 0850 - Willis, Doug; 2061 - Murat, Mehmet; 2076 - Davis, Stephanie; 2082 - Johnson, Jessica; 2120 - Ponders, Carol

PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 12:00 PM

Sale to be held at www.storageandtreasures.com.

A40 - Smith, Megan; C24CC - Pesiri, John; C34 - Desalvo, Pamela; D05CC - Griner, Emily; D36CC - clarke, Everoy; E23CC - Burkes, Vonn; E26 - choquette, gina; E30CC - Taulbee, David; F10 - Sanchez, Alejandro; G19 - Callaway, Quinton; H00cc - lee, alecia; K15CC - McClendon, Meika; K30 - LeValley, Vanessa; L08CC - Williams, Alexandria

PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 12:30 PM

Sale to be held at www.storageandtreasures.com.

1142 - Hudson, Kacie; 1324 - Mathews, Kevin; 1329 - Avila, Jefferson; 2009 - Johnston, Sarah; 2010 - Hernandez, Jaqueline; 2206 - Strohm, Nicole; 2343 - Jetter, Tara; 3114 - AGUILAR, Andy

PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 12:45 PM

Sale to be held at www.storageandtreasures.com.

A006 - rodriguez, nicole; A020 - Knowels, Mauricio; A060 - Henri, Tiya; A072 - Deshawn, Laquylon; B001 - Williams, Demetrius; B006 - Kahovec, Barbara; B039 - Valles, Onex; C012 - McGruder, Joseph; C018 - Charles, Sierra; C036 - Blacketer, John; C048 - Bames, Ja'keyla; C058 - WRIGHT, KENYETTA; C069 - Ambriz, Leonard; C087 - watson, dorian; D044 - Gatling, Troy; D055 - Fields, Camille; D060 - plunkett, michael; D070 - Arnold, William; D072 - Watson, Jordashia; E038 - Lazaro, Heriberto; G007 - Rafferty, Danielle; G023 - Louis, Camius; H004 - Davis, Benita; H012 - malaret, Christian; H018 - Bell, Stacey L; H022 - PITTMAN, BRUCE T; J045 - powell, Laura; K001 - Griffin, Ken

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.

November 10, 17, 2023

23-01754M

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION **Case No. 2023 CP 3344 Judge Diana Moreland IN RE: ESTATE OF LORRAINE A. PETERS 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 Lorraine A. Peters, deceased, Case No. 2023 CP 3344 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 May 20, 2023; that the total value of the estate is approximately \$36,400.00, and that the name of those to whom it has been assigned by such order is:

John A. Peters, 65 Colony Drive North, Ellenton, Florida 34222
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is November 10, 2023.

Personal Giving Notice:
JOHN A. PETERS
65 Colony Drive North
Ellenton, Florida 34222
Attorney for Person Giving Notice:
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
3815 US Highway 301 N
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
November 10, 17, 2023 23-01758M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION **File No. 2023CP3711 IN RE: ESTATE OF ELLEN J. FARBER Deceased**

The administration of the estate of ELLEN J. FARBER, 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 unmaturred, 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 unmaturred, 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: November 10, 2023.

Personal Representative:
JAMES WM. KNOWLES
2812 Manatee Ave W
Bradenton, FL 34205
Attorney for Personal Representative:
JAMES WM. KNOWLES
KNOWLES BOUZIANE & SHAFFER PLLC
Florida Bar No. 0296260
2812 Manatee Ave W
Bradenton, FL 34205
941-746-4454
November 10, 17, 2023 23-01760M

SECOND INSERTION

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

PROBATE DIVISION **Case No. 2022 CP 001327 IN RE: ESTATE OF MARION KAUFMAN, Deceased.**

The administration of the estate of MARION KAUFMAN, deceased, Case No. 2022CP001327, 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 served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 November 10, 2023.

Personal Representative:
Richard Toppel
5131 Creekside Trl
Sarasota, FL 34243
Personal Representative:
Tonya Willis Pitts, Esq.
Florida Bar No. 0489050
Pitts Law Firm
3034 University Parkway
Sarasota, FL 34243
Attorney for Personal Representative
November 10, 17, 2023 23-01753M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION **File No. 2023CP003002AX IN RE: ESTATE OF LAURENT DONALD MARCOUX Deceased.**

The administration of the estate of Laurent Donald Marcoux, deceased, whose date of death was June 20, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 10, 2023.

Personal Representative:
Trudy K. Morris
3910 39th Ave W
Bradenton, Florida 34205
Attorney for Personal Representative:
Shelly A. Gallagher
Attorney
Florida Bar Number: 46371
3411 Magic Oak Lane
Sarasota, FL 34232
Telephone: (941) 312-5202
Fax: (941) 952-1094
E-Mail: sgesq@shellygallagherlaw.com
November 10, 17, 2023 23-01750M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION **File No. 2023CP3375 Division PROBATE IN RE: ESTATE OF THOMAS OWEN LUXON, Deceased.**

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

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

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

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

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

The date of first publication of this notice is November 10, 2023.

Lynn Manning
P.O. Address: 606 South Cedar Street,
Urbana, IL 61801
Personal Representative
ROBERT W. DARNELL
ATTORNEY AT LAW
Attorneys for Personal Representative
2639 FRUITVILLE ROAD
SUITE 201
SARASOTA, FL 34237
Telephone: (941) 365-4950
Florida Bar No. 0611999
November 10, 17, 2023 23-01774M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION **File No: 2023CP003307AX Division PROBATE IN RE: ESTATE OF ERNEST WAMBACH Deceased.**

The administration of the estate of ERNEST WAMBACH, deceased, whose date of death was September 15, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P. O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is NOVEMBER 10, 2023.

Personal Representative:
STEPHEN K. BOONE
1001 AVENIDA DEL CIRCO
VENICE, Florida 34285
Attorney for Personal Representative:
STUART S. BOONE, ESQ.
Florida Bar Number: 119073
BOONE BOONE & BOONE, P.A.
1001 Avenida Del Circo
VENICE, FL 34285
Telephone: (941) 488-6716
Fax: (941) 488-7079
E-Mail: stuart.boone@boone-law.com
November 10, 17, 2023 23-01769M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION **File No. 2023-CP-003104 Division Probate IN RE: ESTATE OF GORDON R. KNIGHT Deceased.**

The administration of the estate of GORDON R. KNIGHT, deceased, whose date of death was August 9, 2020, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue, 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 November 10, 2023.

Personal Representative:
JENIFER S. SCHEMBRI
c/o Jenna Kyle Meltzer, Esquire
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Attorney for Personal Representative:
JENNA KYLE MELTZER
E-mail Address:
jmeltzer@blalockwalters.com
Secondary E-mail Address:
mhuckle@blalockwalters.com
Alternate Secondary E-mail Address:
alepper@blalockwalters.com
Florida Bar No. 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
November 10, 17, 2023 23-01756M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION **File No. 2023-CP-1289 Division "Moreland" IN RE: ESTATE OF NICHOLAS M. COMPOSTO, Deceased.**

The administration of the estate of NICHOLAS M. COMPOSTO, deceased, whose date of death was June 15, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 November 10, 2023.

Personal Representative:
/s/ Carmelo Composto Carmelo Composto
3 Rillstone Court
Freehold, NJ 07728
Attorney for Personal Representative:
/s/ Blake G. Bethel
Blake G. Bethel
E-mail Addresses:
blake.bethel@nelsonmullins.com,
elaine.hulen@nelsonmullins.com
Florida Bar No. 104896
Nelson Mullins Riley & Scarborough LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, FL 33431
Telephone: (561) 343-6900
November 10, 17, 2023 23-01752M

SECOND INSERTION

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

PROBATE DIVISION **File No. 2023-CP-3657 IN RE: ESTATE OF ROBERT BRUCE COLLIER, Deceased.**

The administration of the estate of ROBERT BRUCE COLLIER, deceased, whose date of death was August 31, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: November 10, 2023.

Phillip Ray Collier
Personal Representative
4520 Nassau Road
Bradenton, FL 34210
M. Brandon Robinson, Esq.
Attorney for Personal Representative
Florida Bar No. 0119364
BARNES WALKER, GOETHE, PERRON, SHEA, & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: brobinson@barneswalker.com
November 10, 17, 2023 23-01748M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION **File No. 2023-CP-003560AX Division Probate IN RE: ESTATE OF MARIA R. MOLNAR Deceased.**

The administration of the estate of MARIA R. MOLNAR, deceased, whose date of death was August 16, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 10, 2023

Personal Representative:
David M. Silberstein
1515 Ringling Blvd., Suite 860
Sarasota, FL 34236
Attorney for Personal Representative:
David M. Silberstein, Attorney
Florida Bar Number: 0436879
BCS - Wills, Trust, and Estates Attorney
BCS - Tax Law
1515 Ringling Blvd. #860
Sarasota, FL 34236
Telephone: (941) 953-4400
Fax: (941) 953-4450
E-Mail: david@silbersteinlawfirm.com
November 10, 17, 2023 23-01749M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION **File No. 2023 CP 3545 IN RE: ESTATE OF DANIELLE ALBRIGHT Deceased.**

The administration of the estate of DANIELLE ALBRIGHT, deceased, whose date of death was August 12, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 November 10, 2023.

Personal Representative:
ROBERT J. ALBRIGHT
7030 Greenbank Road
Middle River, Maryland 21220
Attorney for Personal Representative:
JOHN FERRARI, JR.
Attorney
Florida Bar Number: 111132
Ferrari, Butler & Money-maker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfirm.com
Secondary E-Mail:
polylyb@elderlegalfirm.com
November 10, 17, 2023 23-01759M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION **File No. 2023-CP-3492 IN RE: ESTATE OF VICKY SUE YARGER Deceased.**

The administration of the estate of VICKY SUE YARGER, deceased, whose date of death was August 27, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 10, 2023.

Connie Brumit
Personal Representative
3090 11th Ave. E.
Bradenton, Florida 34208
CHARLES J. PRATT, JR.
Attorney for Personal Representative:
Florida Bar Number: 319171
DYE HARRISON KIRKLAND
PETRUFF & PRATT PLLC
1206 Manatee Avenue West
BRADENTON, FL 34205
Telephone: (941) 746-1167
Fax: (941) 747-0583
E-Mail: cpratt@dveharrison.com
Secondary E-Mail:
mbr@dveharrison.com
November 10, 17, 2023 23-01757M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com Business Observer

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case #: 2022CA00337AX DIVISION: D

Trust Bank, successor by merger to SunTrust Bank Plaintiff, -vs.- Myria Cadle; Tyler Arway; Unknown Spouse of Myria Cadle; Unknown Spouse of Tyler Arway; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CA00337AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein Trust Bank, successor by merger to SunTrust Bank, Plaintiff and Myria Cadle are defendant(s), I, Clerk of Court, Angelina Colonnese, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.MANATEE.REALFORECLOSE.COM, AT 11:00 A.M. on December 13, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOT 17, BLOCK C, EDGEWOOD PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 92, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-

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

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 Telephone: (561) 998-6700 Ext. 66821 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: jhooper@logs.com By: /s/Jessica Hooper Jessica A. Hooper, Esq. FL Bar # 1018064 22-327177 FCOI SUT November 10, 17, 2023 23-01747M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2022 CP 003138 IN RE: ESTATE OF CHARLIE BOUIE, JR., Deceased.

The administration of the estate of Charles Bouie, Jr. deceased, Case No. 2022CP003138, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 November 10, 2023. Gloria J. Willis 11007 48th Street E. Parrish, FL 34219 Personal Representative Tonya Willis Pitts, Esq. Florida Bar No. 0489050 Pitts Law Firm 3034 University Parkway Sarasota, FL 34243 Attorney for Personal Representative November 10, 17, 2023 23-01772M

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2023 CA 731 DIVISION: B

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT, an independent special district of the State of Florida, Plaintiff, vs. BAY COLONY-GATEWAY, INC., a dissolved Delaware corporation, Defendant.

TO: BAY COLONY-GATEWAY, INC., a dissolved Delaware corporation, whose last known address is: c/o 2009 REAL ESTATE LLC PLAN TRUST, 2000 SOUTH BISCAYNE BLVD. 4900, MIAMI FL 33131-2353

YOU ARE NOTIFIED that an action to reform a deed for the property described below and located in Manatee County, Florida has been filed against you.:

Parcel ID: 542900199 Ownership: BAY COLONY-GATEWAY INC. Owner Type: CORPORATION Situs Address: FT HAMER RD, BRADENTON, FL 34212 Jurisdiction: UNINCORPORATED MANATEE COUNTY Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT Market Area: 06; EAST COUNTY SOUTH OF RIVER Sec/Twp/Rge: 17-34S-19E Neighborhood: 4530; WATERLEFE GOLF AND COUNTRY CLUB Short Description: BEG AT SW COR OF SEC 17; TH RUN S 85 DEG 27 MIN 44 SEC E ALG S LN OF SD SEC 17; 843.18 FT TO PT OF INTERSEC WITH N R/W LN OF UPPER MANATEE RIVER RD; TH RUN [Full Description available at: https://www.manateepao.gov/parcel/?parid=542900199]. Land Use: 9500; RIVERS.

LAKES, SUBMERGED LANDS Land Size: 39.5540 Acres or 1,722,972 Square Feet

You are required to serve a copy of your written defenses, if any, to it on LORI M. DORMAN, ESQ., PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, PA, whose address is 6853 Energy Court, Lakewood Ranch, FL 34240, plaintiff's attorney, on or before 12/18/2023, and file the original with the clerk of this court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED ON 11/6/2023.

Angelina Colonnese Clerk of the Court (SEAL) By: Kris Gaffney As Deputy Clerk LORI M. DORMAN, ESQ., PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, PA, 6853 Energy Court Lakewood Ranch, FL 34240 Nov. 10, 17, 24; Dec. 1, 2023 23-01763M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 3528 Division Probate IN RE: ESTATE OF Betty A. Danielson Deceased.

The administration of the estate of BETTY A. DANIELSON, deceased, whose date of death was August 27, 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 November 10, 2023.

Personal Representative: DANIEL G. KABAT 1044 Pinion Pine Drive Minden, NV 89423 Attorney for Personal Representative: Rodney D. Gerling, Esq. Florida Bar No. 0554340 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East, Bradenton, FL 34203 Telephone: (941) 756-6600 Email: rgerling@gerlinglawgroup.com November 10, 17, 2023 23-01783M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-3793 IN RE: ESTATE OF MICHAEL J. PAINO, Deceased.

The administration of the estate of MICHAEL J. PAINO, deceased, whose date of death was June 20, 2022, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: November 10, 2023.

Mary Josephine Paino Personal Representative P.O. Box 939 Quechee, VT 05059 Jeffrey S. Goethe Attorney for Personal Representative Florida Bar No. 0861420 BARNES WALKER, GOETHE, PERRON, SHEA, & ROBINSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: jgoethe@barneswalker.com Secondary Email: rbattle@barneswalker.com November 10, 17, 2023 23-01782M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-2763 IN RE: ESTATE OF: JOHN PAUL HULT, Deceased.

The administration of the estate of JOHN PAUL HULT, deceased, whose date of death was June 28, 2023; is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court 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: November 10, 2023.

Kristen L. Willis Personal Representative 11631 Sperry Road Chesterland, OH 44026 Dave M. Evans, Jr., Esquire Attorney for Personal Representative Florida Bar No. 1013511 LEE & EVANS, P.A. 2601 Cattlemen Road, Suite 503 Sarasota, Florida 34232 Telephone: (941) 954-0067 Facsimile: (941) 365-1492 Email: devans@leeandevans.com kristina@leeandevans.com November 10, 17, 2023 23-01770M

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No.: 21-CA-000330 CITY OF BRADENTON, Plaintiff, v. TNA HOLDINGS, LLC, UNKNOWN PERSON IN POSSESSION OF THE PROPERTY, NETON, INC., Defendant(s),

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated June 15, 2023 and entered in Case No. 21-CA-000330 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida where City of Bradenton, is the Plaintiff and TNA Holdings, LLC, Unknown Person in Possession of the Property, Neton, Inc. is/are the Defendant(s).

Angelina Colonnese will sell to the highest bidder for cash at www.manatee.realforeclose.com at 11:00 a.m. on December 14, 2023 the following described properties set forth in said Final Judgment to wit: Lot 12, Block G, White Bear Park, according to plat thereof as recorded in Plat Book 1, Page 225, of the Public Records of Manatee County, Florida. Property No.: 3432700209 Address: 2112 8th Ave W., Bradenton, FL 34205

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure 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.

Dated in Manatee County, Florida, on 11/6/2023. Weidner Law, P.A. Counsel for the Plaintiff 250 Mirror Lake Dr., N. St. Petersburg, FL 33701 Telephone: (727) 954-8752 Designated Email for Service: Service@MattWeidnerLaw.com By: s/ Matthew D. Weidner, Esq. Florida Bar No. 185957 November 10, 17, 2023 23-01764M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-003274-AX IN RE: ESTATE OF: DANIEL MILLER, II, Deceased.

The administration of the estate of DANIEL MILLER, II, deceased, whose date of death was September 3, 2023; is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: November 10, 2023.

/s/ Linda D. Miller LINDA D. MILLER Personal Representative 7613 Camden Harbour Drive Bradenton, Florida 34212 /s/ Dave Evans Dave M. Evans, Jr. Attorney for Personal Representative Email: DEvans@leeandevans.com Secondary Email: SKrauss@leeandevans.com Florida Bar No. 1013511 Lee & Evans, P.A. 2601 Cattlemen Road, Suite 503 Sarasota, FL 34232 Telephone: (941) 954-0067 November 10, 17, 2023 23-01751M

SECOND INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION AND NOTICE OF HEARING IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 23-DR-004936 Division: 3

IN THE MATTER OF THE ADOPTION OF: WILLOW ELIZABETH POMATTO, Adoptee TO: Kayla M. Garrison Last known address: 5411 E. 97th St., Kansas City, MO 64137

YOU ARE NOTIFIED that a Joint Petition for Termination of Parental Rights and Adoption by Stepparent (amended) and Notice of Final Hearing on January 23, 2024 at 11:00 a.m. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Mara Shaughnessy, Esquire, Petitioner's attorney, whose address is 618 E. Bloomingdale Avenue, Brandon, FL 33511, on or before DECEMBER 15, 2023, and file the original with the clerk of this Court at Manatee County Judicial Center, 1051 Manatee Avenue West Bradenton, Florida 34205 either before service on Petitioner's attorney or immediately thereafter; If you fail to do so, a default will be entered against you for the relief demanded in the Petition.

The minor children's DOB and place of birth are identified as follows: 6/16/11 in Wichita, KS. The physical description of Respondent: White female; age 35; blonde hair; 5'5; 120 lbs., tattoo sleeve on left arm, and whose present address is unknown. Under section 63.089 of the Florida Statutes, failure to file a written response to this notice with the court or to appear at this hearing constitutes grounds upon which the court shall end any parental rights you may have regarding minor children.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address/ Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

DATED this 2 day of NOVEMBER, 2023.

CLERK OF THE CIRCUIT COURT (SEAL) By: Connie Hoatland Deputy Clerk Nov. 10, 17, 24; Dec. 1, 2023 23-01743M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-3359-AX IN RE: ESTATE OF KENNETH G. KASSOUF Deceased.

The administration of the estate of KENNETH G. KASSOUF, deceased, whose date of death was December 26, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 10, 2023.

Personal Representative: KEITH G. KASSOUF 5465 Peachtree Lane Parma, Ohio 44134 Attorney for Personal Representative: TIMOTHY A. BOYKO, ESQ. Florida Bar Number: 832420 Mansour Gavin, LPA 6300 Rockside Road, Suite 303 Independence, OH 44131 Telephone: (216) 453-5907 E-Mail: tboyko@mgmlpa.com November 10, 17, 2023 23-01771M

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.:

412023CC004679CCAXMA ALLY BANK, Plaintiff, VS. ALLIGATOR LAWN AND TREE SERVICE, LLC; et al., Defendant(s).

TO: Alligator Lawn and Tree Service, LLC Last Known Residence: c/o Registered Agent John Conzo 1366 Daryl Drive Sarasota, FL 34232 TO: John Conzo Last Known Residence: 9712 58th Street E Parrish, FL 34219

YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Manatee County, Florida:

2017 Chevrolet Silverado 3500, VIN 1GB4CYCG3HF179955 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 12/14/2023, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated on 11/2, 2023.

Angelina Colonnese Manatee County Clerk of The Circuit Court (SEAL) By: Kris Gaffney As Deputy Clerk

ALDRIDGE PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1693-048B Ref# 5870 Nov. 10, 17, 24; Dec. 1, 2023 23-01744M

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 12/1/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1993 VILL travel trailer bearing vehicle identification number 1S9PT3527P1165881 and all personal items located inside the travel trailer. Last Tenant: Chris Holverson. Sale to be held at: Harbor Belle MHC, 3701 Baynard Drive, Punta Gorda, Florida 33950, 941-639-2010. November 17, 24, 2023 23-01104T

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 POWER ON SWFL : Located at 43249 Whitetail Path : Charlotte County in the City of Punta Gorda : Florida, 33982 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Punta Gorda Florida, this November day of 14, 2023
BURCH RODNEY J
November 17, 2023 23-01116T

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 MAGIC ELIXR : Located at 1443 Dinsmore St : Charlotte County in the City of North Port : Florida, 34288-6894 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at North Port Florida, this November day of 14, 2023
GAVRILYUK KRISTINA GENNADIY
November 17, 2023 23-01115T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-1242 CP
Division Probate
IN RE: ESTATE OF MARY BARBIERI A/K/A MARY ELLEN BARBIERI
Deceased.

The administration of the estate of Mary Barbieri a/k/a Mary Ellen Barbieri, deceased, whose date of death was October 24, 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 November 17, 2023.

Personal Representative:

/s/ Katherine Carrozza
Katherine Carrozza
24396 Westgate Blvd.
Port Charlotte, Florida 33980
Attorney for Personal Representative:
/s/ Nicole S. Peet
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 and
probate@farr.com
November 17, 24, 2023 23-01106T

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 Strong Tower Marketing located at 15133 McGraw Ave in the City of Port Charlotte, Charlotte County, FL 33953 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of November, 2023.
Natallya Girich
November 17, 2023 23-01122T

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 Coastal Marketing located at 15474 Ravine Ave in the City of Port Charlotte, Charlotte County, FL 33953 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of November, 2023.
Yelena Goretskiy
November 17, 2023 23-01121T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Judith Plante-Kibler will engage in business under the fictitious name NATUREINSPIREDBYJUDYPLANT, with a physical address 20419 Lorette Ave., House Port Charlotte, FL 33954, with a mailing address 20419 Lorette Ave. House Port Charlotte, FL 33954, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
November 17, 2023 23-01114T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2023-CP-001247
Division: Probate
IN RE: ESTATE OF HENRY O. WAGLEY, JR.
a/k/a HENRY OSBORN WAGLEY, JR.
Deceased.

The administration of the estate of Henry O. Wagley, Jr. a/k/a Henry Osborn Wagley, Jr., deceased, whose date of death was October 1, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 17, 2023.

Personal Representative:

/s/ Mary Wagley Belser
Mary Wagley Belser
21532 Seyburn Terrace
Port Charlotte, FL 33954
Attorney for Personal Representative:
Forrest J. Bass, Attorney
Florida Bar No.: 68197
Farr Farr Emerich Hackett Carr & Holmes, PA
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: fbass@farr.com
Secondary E-Mail:
msleeper@farr.com and
probate@farr.com
November 17, 24, 2023 23-01113T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23001176CP
IN RE: ESTATE OF Bonnie Mae Styer
Deceased.

The administration of the estate of Bonnie Mae Styer, deceased, whose date of death was December 28, 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 November 17, 2023.

/s/ Gordon H. Coffman

Gordon H. Coffman
Personal Representative
12651 McGregor Blvd. #104
Ft. Myers, FL 33919
/s/ Douglas E. Hoover
Douglas E. Hoover
Attorney for Personal Representative
Fla. Bar No. 177535
6660 N. High Street 2E
Worthington, OH 43085-2537
Telephone: 614-436-1001
Email: diggerhoov@aol.com
November 17, 24, 2023 23-01111T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-001277CP
Division Probate
IN RE: ESTATE OF JOHNNY EDWARD SAMUEL DONLEY
Deceased.

The administration of the estate of Johnny Edward Samuel Donley, deceased, whose date of death was May 30, 2022, 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 petitioner and the petitioner'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 November 17, 2023.

Petitioner:

/s/ Sharon Berkley
Sharon Berkley
11309 Searcy Ridge Rd
Patriot, Indiana 47038
Attorney for Petitioner:
/s/ Rachel M. Wagoner
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
November 17, 24, 2023 23-01118T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2023 CP 001171
IN RE: ESTATE OF WILLIAM M. HENNINGSEN
Deceased

The administration of the estate of William M. Henningsen, deceased, whose date of death was June 25, 2023, 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 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 November 17, 2023.

Personal Representative:

/s/ Jennifer L. Hamey
JENNIFER L. HAMEY (PR)
3815 US Highway 301 N
Ellenton, FL 34222
Attorney for Personal Representative:
/s/ Jennifer L. Hamey
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
3815 US Highway 301 N
Ellenton, FL 34222 (941) 932-6217
jenniferhamey@gmail.com
November 17, 24, 2023 23-01110T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2023-CP-00126
Division: Probate
IN RE: ESTATE OF RICHARD L. TREWORGY
a/k/a RICK TREWORGY Deceased.

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

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

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

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

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

The date of first publication of this notice is November 17, 2023.

Personal Representative:

/s/ James Weir
April Patchell
5601 Taylor Road
Punta Gorda, FL 33950
Attorney for Personal Representative:
Brett H. Sifrit, Attorney
Florida Bar No.: 105564
Farr, Farr, Emerich, Hackett, Carr & Holmes, PA
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
Secondary E-Mail:
msleeper@farr.com and
probate@farr.com
November 17, 24, 2023 23-01108T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-001216CP
Division Probate
IN RE: ESTATE OF Jack E. Hoffman
Deceased.

The administration of the estate of Jack E. Hoffman, deceased, whose date of death was September 14, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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: November 17, 2023.

Signed on this 8th day of November, 2023.

/s/ Joye H. Cole

Joyce H. Cole
Personal Representative
/s/ Mark Martella
Mark Martella, Esq.
Florida Bar No. 0024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Telephone: 941-867-6865
Fax: 941-867-8949
E-mail: mark@martellalaw.com
Secondary: tara@martellalaw.com
Attorney for Petitioner
November 17, 24, 2023 23-01107T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-0928
Division PROBATE
IN RE: ESTATE OF ZACHARY WEIR,
Deceased.

The administration of the estate of Zachary Weir, deceased, whose date of death was July 10, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 17, 2023.

/s/ James Weir

James Weir
901 S. Broadway, Apt. B
Englewood, Florida 34223
O'BRIEN & BENNETT, P.A.
/s/ Gerald F. O'Brien
Gerald F. O'Brien, Esquire
Attorney for Personal Representative
Florida Bar No.: 768820
2750 Ringling Boulevard, Suite 3
Sarasota, Florida 34237
Telephone: (941) 316-9200
Fax: (941) 308-0202
E-Mail: gerald@obrienbennett.com
Secondary:
service@obrienbennett.com
November 17, 24, 2023 23-01119T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-1168
IN RE: ESTATE OF PETER JOSEPH PIRRI JR.
Deceased.

The administration of the estate of Peter Joseph Pirri Jr., deceased, whose date of death was September 26, 2023, 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 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 November 17, 2023.

Personal Representative:

/s/ Niena Piedrahita-Pirri
Niena Piedrahita-Pirri
43298 Greenway Blvd.
Punta Gorda, Florida 33982
Attorney for Personal Representative:
/s/ Scott Kuhn
Scott Kuhn, Esq.
E-mail Addresses:
pleadings@kuhnlegal.com
Florida Bar No. 555436
Kuhn Law Firm PA
6720 Winkler Rd
Fort Myers, Florida 33919
Telephone: (239) 333-4529
November 17, 24, 2023 23-01112T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23001173CP
Division Probate
IN RE: ESTATE OF WILLIAM E. ARTHUR
Deceased.

The administration of the estate of William E. Arthur, deceased, whose date of death was September 2, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 November 17, 2023.

Personal Representative:

/s/ Marie Strubbe
Marie Strubbe
847 Highland Drive
Whiteland, IN 46184
Attorney for Personal Representative:
/s/ T. Thomas Shirley
T. Thomas Shirley
Attorney
Florida Bar Number: 0154581
DUNKIN & SHIRLEY PA
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
November 17, 24, 2023 23-01105T

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF RULEMAKING PUBLIC HEARINGS FOR ADOPTION OF THE AMENDED AND SUPPLEMENTED UTILITY RATES AND SOLIDS WASTE RATES AND REGULAR BOARD MEETING

The Governing Board (“Board”) of the Babcock Ranch Community Independent Special District (“District”) will hold a rulemaking hearing and a regular meeting at the following date, time and place:

Date and Time: December 21, 2023 at 1:00 p.m.
 Place: The Hatchery
 East Conference Room, Second Floor
 42881 Lake Babcock Drive
 Punta Gorda, Florida 33982

The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address the proposed amended and supplemented Utility Rates and Solid Waste Rates. The purpose and effect of the proposed changes to the rules, rates, fees, and charges is to update such rules, rates, fees, and charges as provided below and to provide for efficient and effective District operations and to provide sufficient revenues to meet expenses and provide services within the boundaries of the District. Prior notice of rule development and rulemaking for this rulemaking hearing was published in the Florida Administrative Register on November 16, 2023 and November 17, 2023, respectively. The proposed rules, rates, fees and charges are as follows:

POTABLE WATER, WASTEWATER AND IRRIGATION QUALITY WATER RATES AND FEES SCHEDULE Effective January 1, 2024

A. INITIAL FEES – CONNECTION FEES/AFPI, DEPOSIT FEES, TAP IN, ROAD PUSH

The below fees and rates are applicable to all Customers of the Utility at the time of an initial connection to the Utility System, depending on whether residential or non-residential.

Please consult the **ERC Calculation Tool** for an approximate ERC calculation. Final ERC calculation and meter sizing will be determined by the District.

Residential

Account Set Up Fee	\$47.00
Potable Water Connection Fee/AFPI	\$2,899.46 (per calculated # of ERC)
Meter Installation Fee	
3/4" "	\$558.99
1" "	\$675.97
1 1/2" "	\$1,607.21
2" "	\$1,785.67
Greater than 2" "	Actual Cost*
Customer Deposit	\$45.00
Tap In Fee (if service not currently available)	\$1,606.31 (or Actual Cost*, whichever is greater)
Road Push (if service not currently available at property line)	\$2,524.20 (or Actual Cost*, whichever is greater)

Private Fire Protection¹ (if separate meter/connection)

Connection Fee/AFPI (based upon fire flow)	
0-50 GPM	\$4,808.10
51-100 GPM	\$6,256.60
01-150 GPM	\$7,291.23
151-300 GPM	\$9,470.10
301-500 GPM	\$11,372.66
501-750 GPM	\$13,382.31
751-1000 GPM	\$14,917.25
1001-1500 GPM	\$17,382.15
1501-3000 GPM	\$22,579.77
3001-4500 GPM	\$26,311.80
Meter Installation Fee	
3/4" "	\$558.99
1" "	\$675.97
1 1/2" "	\$1,607.21
2" "	\$1,785.67
Greater than 2" "	Actual Cost*
Customer Deposit	\$45.00
Tap In Fee (if service not currently available)	\$1,606.31 (or Actual Cost*, whichever is greater)
Road Push (if service not currently available at property line)	\$2,524.20 (or Actual Cost*, whichever is greater)

Wastewater

Connection Fee/AFPI	\$3,044.32 (per calculated # of ERC)
Customer Deposit	\$50.00
Tap In Fee (if service not currently available)	\$1,606.31 (or Actual Cost*, whichever is greater)
Road Push (if service not currently available at property line)	\$2,524.20 (or Actual Cost*, whichever is greater)

Irrigation Quality Water²

Connection Fee/AFPI	\$2,292.06 (per connection, regardless of meter size)
Meter Installation Fee	
3/4" "	\$558.99
1" "	\$675.97
1 1/2" "	\$1,607.21
2" "	\$1,785.67
Greater than 2" "	Actual Cost*
Customer Deposit	\$40.00
Tap In Fee (if service not currently available)	\$1,606.31 (or Actual Cost*, whichever is greater)
Road Push (if service not currently available at property line)	\$2,524.20 (or Actual Cost*, whichever is greater)

Non-Residential

Account Set Up Fee	\$47.00
Potable Water Connection Fee/AFPI	\$2,899.46 (per calculated # of ERC)
Meter Installation Fee	
3/4" "	\$558.99
1" "	\$675.97
1 1/2" "	\$1,607.21
2" "	\$1,785.67
Greater than 2" "	Actual Cost*
Customer Deposit	Two times estimated monthly charge (not less than Residential Customer Deposit fee)
Tap In Fee (if service not currently available)	\$1,606.31 (or Actual Cost*, whichever is greater)
Road Push (if service not currently available at property line)	\$2,524.20 (or Actual Cost*, whichever is greater)

Private Fire Protection¹ (if separate meter/connection)

Connection Fee/AFPI (based upon fire flow)	
0-50 GPM	\$4,808.10
51-100 GPM	\$6,256.60
101-150 GPM	\$7,291.23
151-300 GPM	\$9,470.10
301-500 GPM	\$11,372.66
501-750 GPM	\$13,382.31
751-1000 GPM	\$14,917.25
1001-1500 GPM	\$17,382.15
1501-3000 GPM	\$22,579.77
3001-4500 GPM	\$26,311.80
Meter Installation Fee	
3/4" "	\$558.99
1" "	\$675.97
1 1/2" "	\$1,607.21
2" "	\$1,785.67
Greater than 2" "	Actual Cost*

Customer Deposit	\$45.00
Tap In Fee (if service not currently available)	\$1,606.31 (or Actual Cost*, whichever is greater)
Road Push (if service not currently available at property line)	\$2,524.20 (or Actual Cost*, whichever is greater)
Wastewater Connection Fee/AFPI	\$3,044.32 (per calculated # of ERC)
Customer Deposit	Two times estimated monthly charge (not less than Residential Customer Deposit fee)
Tap In Fee (if service not currently available)	\$1,606.31 (or Actual Cost*, whichever is greater)
Road Push (if service not currently available at property line)	\$2,524.20 (or Actual Cost*, whichever is greater)

Irrigation Quality Water²

Connection Fee/AFPI	\$2,292.06 (per connection, regardless of meter size)
Meter Installation Fee	
3/4" "	\$558.99
1" "	\$675.97
1 1/2" "	\$1,607.21
2" "	\$1,785.67
Greater than 2" "	Actual Cost*
Customer Deposit	Two times estimated monthly charge (not less than Residential Customer Deposit fee)
Tap In Fee (if service not currently available)	\$1,606.31 (or Actual Cost*, whichever is greater)
Road Push (if service not currently available at property line)	\$2,524.20 (or Actual Cost*, whichever is greater)

Master Meter Irrigation Quality Water Service

Account Set Up Fee	\$45.00
Irrigation Quality Water ² Connection Fee/AFPI	\$2,292.06 (per calculated # of ERC)
Meter Installation Fee	
3/4" "	\$558.99
1" "	\$675.97
1 1/2" "	\$1,607.21
2" "	\$1,785.67
Greater than 2" "	Actual Cost*
Customer Deposit	Two times estimated monthly charge (not less than Residential Customer Deposit fee)
Tap In Fee (if service not currently available)	\$1,606.31 (or Actual Cost*, whichever is greater)
Road Push (if service not currently available at property line)	\$2,524.20 (or Actual Cost*, whichever is greater)

B. MONTHLY USE AND COMMODITY FEES – WATER, WASTEWATER AND IRRIGATION

Residential – Applicable to single-family Customers or multi-family Customers which are individually metered.

Potable Water Monthly Base Facility Charge (based upon meter size)	
3/4" "	\$31.20
1" "	\$77.98
1 1/2" "	\$155.97
2" "	\$249.54
Over 2" "	\$31.20 (per calculated # of ERC)
Commodity Charge (per 1000 gallons)	
0 to 6,000 gallons	\$6.18
6,001 gallons and above	\$9.03

Temporary Water Service (<2")	\$337.65 Deposit plus Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge
-------------------------------	------------------------------------------------------------------------------------------------

Private Fire Protection Service ¹ Monthly Base Facility Charge	
2" or less	\$20.80
3" "	\$41.58
4" "	\$65.00
6" "	\$129.99
8" "	\$207.98
Commodity Charge (per 1000 gallons)	\$6.18

Wastewater Monthly Base Facility Charge	\$36.50 (all meters)
Commodity Charge	\$6.48 (per 1,000 gallons, to max 10,000 gallons)

Temporary Wastewater Service	\$354.54 Deposit plus Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge
------------------------------	------------------------------------------------------------------------------------------------

Irrigation Quality Water ² Monthly Base Facility Charge (all meters)	\$10.03
Commodity Charge (per 1000 gallons)	\$3.00

Temporary Irrigation Service (<2")	\$327.82 Deposit plus Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge
------------------------------------	------------------------------------------------------------------------------------------------

Multi-Family Residential - Applicable to multi-family Customers as defined in the Babcock Ranch Water Utilities Policies Manual.

Account Set Up Fee	\$45.00
--------------------	---------

Potable Water Monthly Base Facility Charge (per calculated # of ERC)	\$31.20
Commodity Charge (per 1,000 gallons)	
0 to 6,000 gallons	\$6.18
6,001 gallons and above	\$9.03

Temporary Water Service (<2")	\$337.65 Deposit plus Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge
-------------------------------	------------------------------------------------------------------------------------------------

Private Fire Protection Service Monthly Base Charge	
2" or less	\$20.80
3" "	\$41.58
4" "	\$65.00
6" "	\$129.99
8" "	\$207.90
Commodity Charge (per 1000 gallons)	\$6.18

Wastewater Monthly Base Facility Charge (per unit in building)	\$36.50
Commodity Charge	\$6.48 (per 1,000 gallons to max. 10,000 gallons per unit in the building)

Temporary Wastewater Service (<2")	\$354.54 Deposit plus Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge
------------------------------------	------------------------------------------------------------------------------------------------

Irrigation Quality Water ² Monthly Base Facility Charge (per meter)	\$10.03
Commodity Charge (per 1000 gallons)	\$3.00

Temporary Irrigation Service (<2")	\$337.65 Deposit plus Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge
------------------------------------	------------------------------------------------------------------------------------------------

Commodity Charge

Non-Residential - Applicable to non-residential commercial, industrial, office, civic, or other Customers for which no other rate schedule applies. Tiered rates are based on total gallons used.

Potable Water Monthly Base Facility Charge	
3/4" "	\$31.20
1" "	\$77.98
1 1/2" "	\$155.97
2" "	\$249.54
Over 2" "	\$31.20 (per calculated # of ERC)
Commodity Charge (per 1,000 gallons)	
0 to 6,000 gallons	\$6.18
6,001 gallons to 20,000	\$9.03
20,001 and above	\$12.11

Temporary Water Service (Potable or Irrigation Quality) (<2")	\$337.65 Deposit plus Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge
---------------------------------------------------------------	------------------------------------------------------------------------------------------------

Private Fire Protection Service ¹ Monthly Base Charge	
2" or less	\$20.80
3" "	\$41.58
4" "	\$65.00
6" "	\$129.99
8" "	\$207.98
Commodity Charge (per 1000 gallons)	\$6.18

Wastewater Monthly Base Facility Charge	\$36.50 (all meters)
Commodity Charge (per 1000 gallons)	\$7.77

Temporary Wastewater Service (<2")	\$354.54 Deposit plus Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge
------------------------------------	------------------------------------------------------------------------------------------------

Irrigation Quality Water ² Monthly Base Facility Charge (all meters)	\$10.03
Commodity Charge (per 1000 gallons)	\$3.00
IQ on a Bulk Basis (Golf Course Only, per 1000 gallons)	\$0.69

Temporary Irrigation Service (<2")	\$327.82 Deposit plus Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge
------------------------------------	------------------------------------------------------------------------------------------------

Raw Water Monthly Base Facility Charge	\$25.59
Commodity Charge (per 1000 gallons)	\$3.30

Master Meter Irrigation Quality (IQ) Water Service – Applicable to Single-Family Residential Customers, Multi-Family Residential Customers, and other non-residential Customers.

Irrigation Quality Water ² Monthly Base Facility Charge (per calculated # of ERC)	\$10.03
Commodity Charge (per 1000 gallons)	\$3.00

C. MISCELLANEOUS FEES

Violation of District policies may lead to discontinuation of Utility Service, assessment of fees and fines, as well as inspection charges and fees to reconnect services once the violation has been resolved. Any work performed between 3:00PM and 8:00AM shall be considered after normal working hours.

Disconnection of Services	
Normal disconnect working hours	\$37.35
Normal disconnect after working hours	\$74.69
Due to Violation	\$74.69 plus violation fine
Premise Visit in Lieu of disconnection	\$36.27 during normal working hours
	\$72.51 after normal working hours

Reconnection of Services	
Normal reconnect during working hours	\$56.02
Normal reconnect after working hours	\$68.47
Due to Violation	\$74.69 plus violation fine

Service Relocation Fees	Actual Cost*
Trip Charge (per visit)	\$51.27
Late Payment (up to \$133 past due)	\$2.29
Late Payment (greater than \$133 past due)	1.50%
Returned Checks ⁵	\$27.85
	(Face Value does not exceed \$50.00)
	\$33.42
	(Face Value is more than \$50.00, but does not exceed \$300.00)
	\$44.56
	(Face Value more than \$300)

Customer Account Transfer Fee	\$29.55
Unauthorized Water Use Fee	\$59.09 per violation per day
Unauthorized Tampering ⁶	
Single-Family	\$300.00 per violation
Multi-Family	\$580.00 per violation
Non-residential	\$1,155.00 per violation
Fire suppression, hydrant, fire line	\$580.00 per violation

Copy of Check Fee	\$6.00
Document Recording Fee	\$12.00 first page, \$10.00 each additional page
	\$180.00

Fire Flow Test	
Request for Third Party Meter Testing (up to 1 1/2")	\$84.00
Request for Third Party Meter Test Testing (2" and above)	Actual Cost*
Request for Field Meter Testing (up to 1 1/2")	\$38.50
Request for Field Meter Test Testing (2" and above)	Actual Cost*
Backflow Prevention- Device Repair and/or Certification	Actual Cost*
Cross-Connection	Actual Cost*
Service Policy Related Fees	\$42.00 per visit
Non-Compliant Irrigation System Fine	\$60.44 to \$181.30
	per day as determined by District
Non-Compliant Industrial Discharge Fine	\$60.44 to \$181.30
	per day as determined by District

Grease Trap Inspections	Actual Cost*
Grease Trap Violations (within 10-year period)	
(1st Occurrence)	\$240.00 + Actual Cost*
(2nd Occurrence)	\$470.00 + Actual Cost*
(3rd Occurrence)	\$690.00 + Actual Cost*
(4th Occurrence)	Service Disconnection
Lien Search Request Fee	\$57.50
Utility Relocations Fee	Actual Cost*
Traffic Bearing Meter Box	Actual Cost*
Televising Sewer Laterals	\$2.35 per Linear Foot + Equipment Fee
Private Lift Station/Grinder Station Inspection and	
Routine Preventative Maintenance	\$262.50 per month
	per Lift Station/Grinder Station

Private Lift Station/Grinder Station Corrective Maintenance	Actual Cost*
-------------------------------------------------------------	--------------

The District reserves the right to impose additional fees for the following to the extent not covered above, including cost for rental of any equipment not otherwise listed in the Tariff, plus a 10% markup.

Labor Classification	Regular Working Hours	After Working Hours
Unskilled Laborer per hour	\$75.73	\$113.58
Plant / System Operator (Class A) per hour	\$94.67	\$138.83
Plant / System Operator (Class B) per hour	\$88.35	\$132.51

Ad Continues on next page

Ad Cont'd from previous page

Plant / System Operator (Class C) per hour	\$82.04	\$123.05
Skilled Maintenance per hour	\$82.04	\$123.05
Foreman per hour	\$88.35	\$132.51
Manager per hour	\$132.51	\$145.14
Electrician per hour	\$88.35	\$132.51
Inspector per hour	\$79.65	\$119.47
Controls Technician per hour	\$94.67	\$141.99
Administrative per hour	\$73.52	\$110.28

Equipment Type	Regular Working Hours	After Working Hours
Backhoe with Operator per hour	\$157.76	N/A
Loader with Operator per hour	\$157.76	N/A
Track-hoe with Operator per hour	\$220.87	N/A
Dump Truck with Operator per hour	\$126.21	N/A
Utility Vehicle with Operator per hour	\$82.04	N/A
Flat Bed Truck with Operator per hour	\$108.34	N/A
Portable Pump (4" trash) per hour	\$44.16	N/A
Generator (35-45 kw) per hour	\$50.48	N/A
Factor Truck with One Operator per hour	\$392.58	N/A
TV Truck with Operator per hour	\$252.43	N/A

D. INDUSTRIAL DISCHARGE AND APPROVAL FEES

Industrial Wastewater Discharge Approval Application Fee	\$93.38
Transfer Fee	\$90.65

Industrial Wastewater Discharge Approval Annual Fees	Flow Rate (per gpd)	Minor	Significant
Up to 1,999	\$124.49	\$280.10	
2,000 to 4,999	\$217.85	\$466.84	
5,000 to 9,999	\$311.23	\$529.07	
10,000 to 24,999	\$404.59	\$715.82	
25,000 to 49,999	N/A	\$778.05	
50,000 to 99,999	N/A	\$964.79	
Over 100,000	N/A	\$1,027.04	

High Strength Industrial Wastewater Surcharge Minimum Monthly Charge	\$19.30
Biochemical Oxygen Demand (BOD) Concentration in excess of 400 mg/L	\$0.1913 (per pound)

Total Suspended Solids (TSS) Concentration in excess of 400 mg/L	\$0.1814 (per pound)
------------------------------------------------------------------	----------------------

Oil and Grease (O&G) concentration In excess of 50 mg/L	\$0.1381 (per pound)
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Chemical Oxygen Demand (COD) in Excess of 2 times BOD and greater than 800 mg/L	\$0.1905 (per pound)
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Waste Hauler Charges ⁶	
Annual Fee per Hauler	\$248.99
Waste Disposal Fee (normal hours - per 1000 gallons)	\$68.47
Waste Disposal Fee (after hours - per 1000 gallons)	\$168.06
Mixed Load Fee (per 1000 gallons)	\$43.56
Violations Process Charge (per appeal)	\$121.78
Remediation (handling fee plus Actual Cost*)	\$248.99

E. NOTES

1. Automatic Cost Escalation. In the absence of Board action, the District's rates, fees and charges shall be automatically increased without further action five percent (5%) per year. Upon application of this automatic cost escalation provision, the District Manager shall submit to the District Board of Supervisors a report detailing the amount of the escalation and the new rates as revised. The Rate Schedule shall be adjusted pursuant to this section as required.

2. Utility Cost Pass-Through. The District's rates, fees and charges shall be automatically increased without further action of the Board based upon the implementation of a rate increase to the District Utility System by any utility which provides service to the District, or upon implementation or increase of any taxes levied by a governmental authority against the District, or upon an increase of costs incurred for water quality, wastewater or irrigation quality water quality testing required by the Department of Environmental Protection, or other unfunded mandates imposed by a controlling governmental agency. Upon application of this cost pass-through provision, the District Manager shall submit to the Board of Supervisors a report detailing the amount of the escalation and the new rates as revised. The Rate Schedule shall be adjusted pursuant to this section as required.

3. Water Use Restriction Surcharge. Commodity charges may be adjusted from time to time temporarily by up to twenty five percent (25%) to reflect a water use restriction surcharge rate adjustment that may be implemented in response to and for the duration of general water use restrictions imposed by the South Florida Water Management District (SFWMD).

4. Prorations. Base Facility Charges will be pro-rated for any partial month of service.

¹ In the event that a new single-family Customer requests a meter up-sizing to support a fire sprinkler system for a residence, then the Customer will be required to pay for the cost of the meter to be installed. The Customer will be required to pay Base Facility Charges based on the size of meter installed. The Customer must also install a reduced pressure backflow prevention device on the fire sprinkler line. The backflow prevention device shall be registered with the District. The Customer will be required to perform annual inspections of the backflow prevention device and provide certified inspection reports to the Utility.

If a Customer has only a single meter that also provides Private Fire Protection Service, then potable water charges apply, subject to the meter size as detailed in the prior paragraph. If a Customer has a separate meter for the Private Fire Protection Service, Customer will pay according to both meters, i.e. a monthly potable water facility charge and a monthly Private Fire Protection Service facility charge.

² Customers shall not have private irrigation wells nor utilize lake/pond water for irrigation purposes.

³ Tampering includes unauthorized connections or disconnections to potable water, wastewater, or irrigation water lines/services, and removal of wastewater cleanout caps for the purpose of draining rainwater or disposal of any other substances.

⁴ Actual Cost= Labor + Material (+10% markup) + Cost for Rental of any Equipment Not Otherwise Listed in the Tariff (+10% markup) + professional time incurred on behalf of Babcock Ranch Water Utilities or its Lessor or Operator.

⁵ All returned checks subject to service charge not to exceed the service fees authorized under Florida Statutes 832.08(5) or an amount of up to five percent (5%) of the face amount of the check, whichever is greater.

⁶ Waste refers to bio-solids, wastewater treatment plant effluent disposal, septage and bio-diesel. References to gallonage refers to "per 1,000 gallons of truck capacity".

⁷ Applicable for non-phased projects. For projects with more than one phase, all additional phases are charged at Actual Cost*.

Babcock Ranch Community Independent Special District
Waste Collection Rates and Fees Schedule ¹

A. RESIDENTIAL SERVICES:

The below fees and rates are applicable to all residential Customers of the District upon the commencement of Waste Services to the Customer's property.

Fees and Charges:

Bulk item pick-up (furniture or white goods)	
1 item	\$20.29
2 items	\$28.98
3+ items (each)	\$11.60
Loose limbs/brush/vegetative waste	\$17.39 (one cubic yard)
2 or more cubic yards	\$14.50 (per cubic yard)
Extra pick up (normal route day)	\$6.96
Special pick up (not on normal route day)	\$17.39
Extra cart (normal collection day)	\$83.65 (per year)
Move-in waste (boxes/packing material, with boxes flattened and next to recycle container)	No charge
Additional Services:	
Can Sanitize	\$19.00 (each)
Cart replacement 65 gallon residential	\$60.00 (each)
Lid replacement 65 gallon residential	\$21.00 (each)
Wheel axle replacement 65 gallon residential	\$21.00 (each)
Grab bar replacement 65 gallon residential	\$11.70 (each)

B. NON-RESIDENTIAL SERVICES:

The below monthly fees and rates are applicable to all Non-Residential (including multi-family) Customers of the District upon the commencement of Waste Services and Recycling Services to the Customer's property.

Size/Frequency:

Can/Container Size/Service	1 x week	2 x week	3 x week	4 x week	5 x week	1x Extra
2 Yard Waste or Recycle	\$203.01	\$407.00	\$611.00	\$720.00	\$1,019.00	\$22.61
4 Yard Waste or Recycle	\$284.00	\$550.00	\$800.00	\$1,035.00	\$1,254.00	\$45.21
6 Yard Waste or Recycle	\$360.00	\$669.00	\$1,018.00	\$1,370.00	\$1,592.00	\$67.82
8 Yard Waste or Recycle	\$407.00	\$789.00	\$1,148.00	\$1,483.00	\$1,796.00	\$90.41
96 Gallon Waste or Recycle	\$76.00	NA	NA	NA	NA	\$33.04

Can/Container Size/Service	Haul Rate	Disposal (per ton)	Delivery	Liner	Emergency	Relocate
30 Yard Compactor	\$478.00	\$78.20	\$128.70	\$159.00	\$565.75	\$164.25
20 Yard Waste	\$396.50	\$78.20	\$128.70	\$159.00	\$565.75	\$164.25
30 Yard Waste	\$478.00	\$78.20	\$128.70	\$159.00	\$565.75	\$164.25
20 Yard Metal Recycle	\$396.50	\$62.25	\$128.70	NA	\$565.75	\$164.25
30 Yard Metal Recycle	\$478.50	\$62.25	\$128.70	NA	\$565.75	\$164.25

Additional Services:

Enclosure opening/closure	\$6.96 (per occurrence)
Container roll out-in/close enclosure	\$13.91 (per occurrence)
Extra pick up, regular service day while on site	\$5.21 (per yard)
Extra pick up, return or on-call	\$13.91 (per yard)
Deodorize spray while on site	\$9.26 (per occurrence)
Cart replacement 95-gallon cart	\$70.00 (each)
Lid replacement 2-yard container	\$57.96 (per pair)
Lid replacement 95-gallon cart	\$21.00 (each)
Wheels/casters on 2-yard container	\$86.94 (one-time charge)
Wheels & axels 95-gallon cart	\$21.00 (per assembly)
Wheel replacement 2-yard container	\$28.98 (each)
Grab bar 95-gallon cart	\$11.70 (each)

C. COMMUNITY PARK SERVICES:

Can Collection	\$23.18 (per month/can)
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D. MISCELLANEOUS:

Late payment (up to \$133 past due)	\$2.12
Late payment (greater than \$133 past due)	1.5% of past due amount
Credit card processing fee	max of 4%
Restoration of Waste Service	\$79.57 (per occurrence)

E. NOTES:

1. Waste Services are mandatory for all properties within the District. No Customer shall refuse to receive and/or pay for Waste Services.

2. Automatic Cost Escalation. In the absence of Board action to the contrary, the District's rates, fees and charges shall be automatically increased, without further action, five percent (5%) per year. Upon application of this automatic cost escalation provision, the District Manager shall submit to the District Governing Board a report detailing the amount of the escalation and the new rates as revised. The Rate Schedule shall be adjusted pursuant to this section as required.

3. Prorations. Monthly charges will be pro-rated for any partial month of service.

4. All returned checks will be subject to a service fee, as per Section 832.07, Florida Statutes, equal to the greater of five percent (5%) of the face amount of the returned check, or \$25.00 if the face value is less than \$50.00; \$30.00 if the face value is greater than \$50.00, but less than \$300.00; or \$40.00 if the face value is greater than \$300.00. Dishonored checks shall be handled in accordance with Section 68.065, Florida Statutes.

Specific legal authority for the rules includes Chapter 120, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice.

A Board meeting of the District will also be held where the Board may consider any other District business that may come before the Board. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting and public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting and public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. A copy of the proposed rules may be obtained by contacting the District Manager, Craig Wrathell, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or by visiting the District's website at the following address: <http://www.babcockranchliving.com/153/Independent-Special-District>.

Craig Wrathell, District Manager
November 17, 2023
23-01120T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 22001560CA BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. SUEANN SANDERS, AS PLENARY GUARDIAN OF THE PERSON AND PROPERTY OF BEVERLY A. HARRAR, THE WARD, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 13, 2023, and entered in 22001560CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and SUEANN SANDERS, AS PLENARY GUARDIAN OF THE PERSON AND PROPERTY OF BEVERLY A. HARRAR, THE WARD; UNKNOWN SPOUSE OF BEVERLY A. HARRAR; SANDPIPER KEY CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on December 11, 2023, the following described property as set forth in said Final Judgment, to wit: UNIT 404, BUILDING 8, SANDPIPER KEY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CON-

DOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 685, PAGE 49, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 3, PAGE 42A - X, AS AMENDED PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 1751 BEACH RD. UNIT 404, ENGLEWOOD, FL 34223 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated this day of 11/14/2023. ROGER D. EATON As Clerk of the Court By: (SEAL) D. Gerace As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 22-072557 - MaM November 17, 24, 2023 23-01124T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23003737CA U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE COLT 2021-5 MORTGAGE LOAN TRUST, A NEW YORK COMMON LAW TRUST, Plaintiff, vs. MAI THI KIM PHAM; ROYAL HOANG DUONG; UNKNOWN SPOUSE OF MAI THI KIM PHAM; UNKNOWN SPOUSE OF ROYAL HOANG DUONG; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al. Defendant(s). TO: MAI THI KIM PHAM (Current Residence Unknown) (Last Known Address(es)) 205 WEST WOOD STREET TAMPA, FL 33604 461 SHARON CIRCLE PORT CHARLOTTE, FL 33952 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 461 SHARON CIRCLE PORT CHARLOTTE, FL 33952 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 101, BLOCK 36, PORT CHARLOTTE SUBDIVISION, SECTION 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3,

PAGE 87-A, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. A/K/A: 461 SHARON CIRCLE, PORT CHARLOTTE, FL 33952. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before December 21, 2023, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 15 day of November, 2023. ROGER D. EATON As Clerk of the Court and/or Comptroller By: D. Gerace (SEAL) As Deputy Clerk Brian L. Rosaler, Esquire POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 23-50563 November 17, 24, 2023 23-01127T

FIRST INSERTION

NOTICE OF ACTION UPSTATE ENTERPRISES, LLC v. JAMES EDWARDS, et al. IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 23-003424CA Judge: Geoffrey H. Gentile UPSTATE ENTERPRISES, LLC, a Florida limited liability company, Plaintiff, v. JAMES EDWARDS, an individual; JAMIE EDWARDS, an individual; CHARLOTTE EDWARDS, an individual; JAMES CLINTON BEASLEY A/K/A JAMES BEASLEY, an individual; LYNZEE NICOLE BEASLEY, an individual; MORGAN DAWN TAYLOR, an individual; MADISON JEAN BEASLEY, an individual; BROCK THOMAS BEASLEY, an individual; CYNTHIA WELLS, an individual; THOMAS K. WELLS, an individual; JESSE LOVELL BLEVINS a/k/a JESSE BLEVINS, an individual; CHARLOTTE COUNTY, a political subdivision of the State of Florida; all others claiming by, through or under the foregoing Defendants, Defendants. TO: JAMIE EDWARDS Last Known Addresses: 20298 Xita Avenue, Port Charlotte, FL 33952-1235 CHARLOTTE EDWARDS Last Known Addresses: 2121 Mark Avenue, Punta Gorda, FL 33950 CYNTHIA WELLS Last Known Addresses: 3281 Milwaukee Street, Punta Gorda, FL 33980 THOMAS K. WELLS Last Known Addresses: 1619 34th Avenue E., Bradenton, FL 34208-4645 YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida: LOT 28, MARIAN TERRACE SUBDIVISION OF BLOCK 17 SOLANA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT

BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Commonly known as: 2121 Mark Avenue, Punta Gorda, Florida 33950 Parcel ID: 412305235002 (the "Property"). has been filed against you and you are required to serve a copy of your written defenses by the Charlotte County Clerk of Court's scheduled default date of December 21, 2023 on Bradley W. Butcher, Plaintiff's attorney, whose address is 6830 Porto Fino Circle, Ste. 2, Fort Myers, Florida 33912 and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a week for four (4) 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. Dated this 15 day of November, 2023. CLERK OF THE CIRCUIT COURT (SEAL) ROGER D. EATON Charlotte County Clerk of Court By: D. Gerace As Deputy Clerk Butcher & Associates, P.L. 6830 Porto Fino Circle, Ste. 2 Fort Myers, Florida 33912 Nov. 17, 24; Dec. 1, 8, 2023 23-01126T

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 Rental Refreshers located at 110 Ferdon Circle in the City of Port Charlotte, Charlotte County, FL 33954 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of November, 2023.

Carrie Andrade
November 17, 2023

23-01109T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No: 23 CP 1286
IN RE: ESTATE OF
WILLADENE RUTH MARCHESE
Deceased.

The administration of the Estate of Willadene Ruth Marchese, deceased, File Number 23 CP 1286 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 petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is November 17, 2023.

Petitioner:
Kimberly Dawn Conley
1735 3rd Ave.
East Bank, WV 25067

Attorney for Petitioner:

Nathan Dougherty, Esquire
Florida Bar No. 118632

P.O. Box 380984

Murdock, FL 33938

Tel: (941) 270-4489

Email:

contact@nathandoughertylaw.com
November 17, 24, 2023 23-01131T

FIRST INSERTION

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

CASE NO.: 2023-CA-4181
SIGMA INFINITY LLC,
Plaintiff, v.
AMERICAN ESTATE AND TRUST
FBO LAURA STRATER IRA;
PAULINE MCCARTHY,
Defendants.

To PAULINE MCCARTHY:

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

PCH 027 1462 0018 PORT
CHARLOTTE SEC 27 BLK 1462
LT 18 More commonly known as:
1089 Decatur Street, Port Char-
lotte, FL 32052

has been filed by Plaintiff, SIGMA INFINITY LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before December 21, 2023 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default

and judgment will be entered against you for the relief demanded.

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

Witness my hand and the seal of this court on this 15 day of November, 2023.

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

Alisa Wilkes, Esq.
Wilkes & Mee, PLLC
13400 Sutton Park Dr., S, Suite 1204
Jacksonville, FL 32224
Nov. 17, 24; Dec. 1, 8, 2023

23-01125T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-915
IN RE: ESTATE OF
MARGARET L. HARRISON,
Deceased.

The administration of the estate of MARGARET L. HARRISON, deceased, whose date of death was April 23, 2023, is pending in the Circuit Court for Charlotte County, Florida, the address of which is 18500 Murdock Circle, 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 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: November 17, 2023.

Personal Representative:
/s/ Shannon Arlene Washel
SHANNON ARLENE WASHL
613 SW 9th Ave
Cape Coral, Florida 33991

Attorney for Personal Representative:

/s David G. Jones
David G. Jones, Esq.

Florida Bar No. 1010525

O'Halloran Legal Group, PLLC
2080 McGregor Blvd., Suite 300
Fort Myers, FL 33901

Telephone: (239) 334-7212

Email:

David@ohalloranlegalgroup.com

Email: Eve@ohalloranlegalgroup.com

November 17, 24, 2023 23-01132T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-001207
IN RE: ESTATE OF
WENDELL NEAL REDDEN A/K/A
WENDELL N. REDDEN
Deceased.

The administration of the estate of Wendell Neal Redden A/K/A Wendell N. Redden, deceased, whose date of death was October 6, 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 November 17, 2023.

Personal Representative:
Christopher N. Redden
Lysalleen 9B
4000 Roskilde, Denmark

Attorney for Personal Representative:

Jenny C. Hazel, Esquire
Attorney

Florida Bar Number: 0163562

MCCRORY LAW FIRM
309 Tamiami Trail

Punta Gorda, FL 33950

Telephone: (941) 205-1122

Fax: (941) 205-1133

E-Mail: jenny@mccrorylaw.com

Secondary E-Mail:

debbie@mccrorylaw.com

November 17, 24, 2023 23-01129T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File Number: 23001177CP
IN RE: ESTATE OF
DENNIS R. DORAN,
Deceased.

The administration of the Estate of Dennis R. Doran, Deceased, whose date of death was April 11, 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 for said Estate and the Attorney for said Personal Representative are respectively set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 November 17, 2023.

Personal Representative:
Cheryl Doran
5096Norseman Circle
Marietta, GA 30068

Attorney for Personal Representative:

/s/ Barry A. Diamond
BARRY A. DIAMOND, #471770

LAW OFFICES OF

BARRY A. DIAMOND, P.A.
Coral Springs Professional Campus
5541 N. University Drive, Suite 103
Coral Springs, Florida 33067

Telephone: (954) 752-5000

November 17, 24, 2023 23-01128T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23001148CP
Division Probate
IN RE: ESTATE OF
JUDY D. DAVIS,
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of JUDY D. DAVIS, deceased, File Number 23001148CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was April 22, 2023; that the total value of the estate is \$800.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:
Stacy Davis
510 Palmetto Dr. NE,
Port Charlotte, FL 33952
Kristopher Davis
3607 Harbor Blvd.,
Port Charlotte, FL 33952
David Davis
983 Osborne Dr.,
Sarasota, FL 34234

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 November 17, 2023.

Person Giving Notice:
Stacy Davis
510 Palmetto Dr NE
Port Charlotte, FL 33952

Attorney for Person Giving Notice:

Ariana R. Fileman, Esq.
Florida Bar No. 0990612

Fileman Law Firm, P.A.

201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950

Tel. (941) 833-5560

Email address:

affleman@filemanlaw.com

November 17, 24, 2023 23-01130T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-001990
WHELESS PROPERTIES, LLC,
Plaintiff, vs.

H50375 BROOKS TRUST,
PINNACLE TRUST SERVICES AS
TRUSTEE AND ANY AND ALL
KNOWN OR UNKNOWN PARTIES
CLAIMING BY, THROUGH,
UNDER OR AGAINST ANY OF THE
HEREIN NAMED INDIVIDUAL
DEFENDANTS,
Defendants.

TO: H50375 BROOKS TRUST,
PINNACLE TRUST SERVICES AS
TRUSTEE
2401 U.S. Highway 70 Southwest
Hickory, NC 28602

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:

Lot 924 and 925, South Punta Gorda Heights, 3rd Addition, according to plat thereof as recorded in Plat Book3, Page 96-B, of the Public Records of Charlotte County, Florida.

a/k/a: 26201 Brooks Rd, Punta Gorda, FL 33955

Parcel ID Number:

41233330005

has been filed against you and that you

are required to serve a copy of your written defenses, if any, to it on Florida Consumer Lawyers, Plaintiffs attorney, at PO Box 341499, Tampa, FL 33694, Phone Number: (813) 282-9330, not less than 28 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 Charlotte County Justice Center 350 E. Marion Avenue Punta Gorda, FL 33950, with 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 13th day of Sept 2023.

Clerk of Circuit Court
(SEAL) B. Lackey
As Deputy Clerk

Florida Consumer Lawyers,
Plaintiffs attorney,
PO Box 341499,
Tampa, FL 33694,
Phone Number: (813) 282-9330
Nov. 17, 24; Dec. 1, 8, 2023

23-01117T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 19000725CA

DITECH FINANCIAL LLC,
Plaintiff, vs.

THOMAS A. YAMASHITA, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 09, 2021, and entered in 19000725CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein DITECH FINANCIAL LLC is the Plaintiff and THOMAS A. YAMASHITA; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; MARY YAMASHITA are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on December 14, 2023, the following described property as set forth in said Final Judgment, to wit:

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

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

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

IMPORTANT

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

Dated this day of 11/14/2023.

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

Submitted by:
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
19-279129 - MaM
November 17, 24, 2023 23-01123T

SUBSEQUENT INSERTIONS

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT
IN AND FOR THE TWENTIETH
JUDICIAL CIRCUIT IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
CIVIL ACTION
Case No. 23CA3160

MICHAEL A. AGOSTINELLI,
Plaintiff, vs.

ANDREW A. SACCENTE,
MARLENE M. SACCENTE,
WILLIAM J. LAUFER, BARBARA
H. AGOSTINELLI, SANDRA
WHITE
Defendants,

TO: BARBARA H. AGOSTINELLI
97 Arcadia Parkway
Rochester, New York 14612
any unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, Leona Wiltrout, who is dead or not known to be dead or alive, or otherwise as the case may be.

YOU ARE NOTIFIED that an action to Partition to the following property has been filed in Charlotte County, Florida:

Golden Ranches of Florida Tract #11, the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 40 South, Range 27 East, Charlotte County Florida
Parcel #4027282000010
Street Address: 50634 Belmont Avenue, Punta Gorda, Florida

33982

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before December 2, 2023 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the 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 October 27, 2023.

Roger D. Eaton
As Clerk of the Court
(SEAL) By D. Gerace
As Deputy Clerk

Payne Ryan, PLLC
25073 Marion Avenue
Punta Gorda, FL 33950
November 3, 10, 17, 24, 2023

23-01072T

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 23-1221-CP Division: PROBATE IN RE: ESTATE OF LESTER P. YANOWITZ Deceased.

The administration of the estate of LESTER P. YANOWITZ, deceased, whose date of death was July 9, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 10, 2023.

Personal Representative:
IRWIN YANOWITZ
2 Saint Paul Street
Apt. 106

Brookline, Massachusetts 02446
Attorney for Personal Representative:
MARY A. BYRSKI
Attorney
Florida Bar Number: 0166413
25086 Olympia Ave.
Suite 310
Punta Gorda, Florida 33950
Telephone: (941) 833-9262
Fax: (941) 833-9264
E-Mail: mary@byrskilaw.com
Secondary E-Mail:
kaye@byrskilaw.com
November 10, 17, 2023 23-01094T

THIRD INSERTION

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

CASE NO.: 2023-CA-2605
SIGMA INFINITY LLC, Plaintiff, v. JOSEPHINE M GRABOW; ET AL., Defendants.

To JOSEPHINE M GRABOW; SONIA MARTINEZ LOZANO; HUMBERTO TOVAR RIVERA; and DANIEL GRABOW:

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

PORT CHARLOTTE SEC78 BLK4405 LT 23 More commonly known as: 9307 Clyclem Street, Port Charlotte, FL 33981 AND/OR PORT CHARLOTTE SEC14 BLK1011 LT 29 More commonly known as: 18379 Jefferson Avenue, Port Charlotte, FL 33954

has been filed by Plaintiff, SIGMA INFINITY LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or

before December 7, 2023 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

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

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

Deputy Clerk

Alisa Wilkes, Esq.
Wilkes & Mee, PLLC
13400 Sutton Park Dr. S, Suite 1204
Jacksonville, FL 32224
Nov. 3, 10, 17, 24, 2023 23-01086T

SECOND INSERTION

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

Case No. 23-983-CP
In re: the Estate of TERRANCE SYNNOTT, Deceased;

PAULA HURLEY, Petitioner

The administration of the intestate estate of TERRANCE SYNNOTT, deceased, whose date of death was June 29, 2023, and the last four digits of whose social security number are 6977, is pending in the 20th Judicial Circuit Court in and For Charlotte County, Florida, the address of which is 350 E. Marion Ave., Punta Gorda, FL, 33950. The name of the personal representative is PAULA HURLEY. The name and address of the personal representative's attorney and registered agent 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 ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS 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 is November 10, 2023.

DATED this 6th day of November, 2023.
/s/ RAYMOND S. GRIMM, ESQ.
3189 Bobcat Village Center Road
North Port, FL 34288
941-423-7897
raygrimm@outlook.com
FLA. BAR NO. 0488798
Attorney and Registered Agent for
Personal Representative
November 10, 17, 2023 23-01100T

SECOND INSERTION

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

File No. 23-1182-CP
Division: Probate
IN RE: ESTATE OF DEVERE A. FADER a/k/a DEVERE ARTHUR FADER Deceased.

The administration of the estate of DEVERE A. FADER, a/k/a DEVERE ARTHUR FADER, deceased, whose date of death was March 25, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

file their claims with this court 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 November 10, 2023.

Personal Representative:
/s/ Carrie L. Kintz
(Nov 4, 2023 10:53 PDT)
Carrie L. Kintz
2311 Illion St.

San Diego, California 92110
Attorney for Personal Representative:
/s/ Ellie K Harris
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: ellie@schwarzlaw.net
Secondary E-Mail:
Stephen@schwarzlaw.net
November 10, 17, 2023 23-01097T

THIRD INSERTION

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

CIVIL ACTION
Case No. 23-3160CA
MICHAEL A. AGOSTINELLI, Plaintiff, vs.

ANDREW A. SACCENTE, MARLENE M. SACCENTE, WILLIAM J. LAUFER, BARBARA H. AGOSTINELLI, SANDRA WHITE

Defendants,
TO: WILLIAM J. LAUFER

1721 Southeast 43rd Terrace, Apt 43
Ocala, Fl. 34471

any unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, Leona Wiltrout, who is dead or not known to be dead or alive, or otherwise as the case may be.

YOU ARE NOTIFIED that an action to Partition to the following property has been filed in Charlotte County, Florida:

Golden Ranches of Florida Tract #11, the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 40 South, Range 27 East, Charlotte County Florida Parcel #4027282000010
Street Address: 50634 Bermont Avenue, Punta Gorda, Florida 33982

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before December 2, 2023 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the 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 October 27, 2023.

Roger D. Eaton
As Clerk of the Court
(SEAL) By D. Gerace
As Deputy Clerk

Payne Ryan, PLLC
25073 Marion Avenue
Punta Gorda, FL 33950
November 3, 10, 17, 24, 2023
23-01073T

SECOND INSERTION

NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the North Loop Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on **TUESDAY, DECEMBER 12, 2023, at 1:30 p.m.**, at the **Sleep Inn** located at **806 Kings Highway, Port Charlotte, FL 33980**.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, landscape/hardscape/irrigation, offsite roadway improvements, offsite utility extensions, and any other lawful projects or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact Patricia Comings-Thibault ("District Manager's Office"), at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Manager's Office.

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

Patricia Thibault
District Manager
Nov. 10, 17, 24; Dec. 1, 2023 23-01093T

FOURTH INSERTION

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

CIVIL DIVISION
CASE NO. 23-CA-3530
PAWS, LLC a Florida limited liability company, Plaintiff, v.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTY CLAIMING BY, THROUGH, UNDER, OR AGAINST DONALD E. GRAHAM, DECEASED, et. al., Defendants.

TO: The Unknown Heirs, Devisees, Assignees, Lienors, Creditors, Trustees, and any other party claiming by, through, under, or against Donald E. Graham, deceased, and The Unknown Heirs, Devisees, Assignees, Lienors, Creditors, Trustees, and any other party claiming by, through, under, or against Dorothy E. Graham, deceased, both of whose current address is unknown.

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

Lot 2, Block 5307, First Replat of Port Charlotte Subdivision, Section 96, according to the map or plat thereof as recorded in Plat Book 15, Page 52-A, Public Records of Charlotte County, Florida.

has been filed against you. You are required to serve a copy of your written defenses, if any, to it on KRISTOPHER

E. FERNANDEZ, ESQUIRE, whose address is 114 S. Fremont Avenue, Tampa, Florida 33606, on or before November 24, 2023, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. Otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and return it to jembury@ca.cjis20.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact Jon Embury, Admin. Svc. Mgr., phone (941) 637-2110, e-mail jembury@ca.cjis20.org.
Dated: October 19, 2023.

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

KRISTOPHER E. FERNANDEZ,
ESQUIRE,
114 S. Fremont Avenue,
Tampa, Florida 33606
Oct. 27; Nov. 3, 10, 17, 2023
23-01054T

SECOND INSERTION

Notice of Public Sale Pursuant to Ch 715.109 FS and/or 83.801 and/or 677.210 FS etal United American Lien & Recovery as agent w/ power of attorney will sell at public auction the following property(s) to the highest bidder; owner/lienholder may redeem property(s) for cash sum of lien; all auctions held in reserve

Inspect 1 week prior @ lien facility; cash or cashier check; any persons interested ph (954) 563-1999

Sale Date November 24, 2023 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

3245 2012 Buick
VIN#: 2G4GS5EV3C9196211
Tenant: William S Fink
November 10, 17, 2023 23-01092T

THIRD INSERTION

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

CIVIL ACTION
Case No. 23CA3160
MICHAEL A. AGOSTINELLI, Plaintiff, vs.

ANDREW A. SACCENTE, MARLENE M. SACCENTE, WILLIAM J. LAUFER, BARBARA H. AGOSTINELLI, SANDRA WHITE

Defendants,
TO: ANDREW A. SACCENTE

100 Glenbrook Road
Rochester, New York 14616
any unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, Leona Wiltrout, who is dead or not known to be dead or alive, or otherwise as the case may be.

YOU ARE NOTIFIED that an action to Quiet title to the following property has been filed in Charlotte County, Florida:

Golden Ranches of Florida Tract #11, the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 40 South, Range 27 East, Charlotte County Florida Parcel #4027282000010
Street Address: 50634 Bermont Avenue, Punta Gorda, Florida 33982

Dated October 27, 2023.

Roger D. Eaton
As Clerk of the Court
(SEAL) By D. Gerace
As Deputy Clerk

Payne Ryan, PLLC
25073 Marion Avenue
Punta Gorda, FL 33950
November 3, 10, 17, 24, 2023
23-01071T

THIRD INSERTION

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

CIVIL ACTION
Case No. 23CA3160
MICHAEL A. AGOSTINELLI, Plaintiff, vs.

ANDREW A. SACCENTE, MARLENE M. SACCENTE, WILLIAM J. LAUFER, BARBARA H. AGOSTINELLI, SANDRA WHITE

Defendants,
TO: MARLENE M. SACCENTE

3851 Wynn Road, Apartment 112
Las Vegas, Nevada 89103
any unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, Leona Wiltrout, who is dead or not known to be dead or alive, or otherwise as the case may be.

YOU ARE NOTIFIED that an action to Partition to the following property has been filed in Charlotte County, Florida:

Golden Ranches of Florida Tract #11, the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 40 South, Range 27 East, Charlotte County Florida Parcel #4027282000010
Street Address: 50634 Bermont Avenue, Punta Gorda, Florida 33982

SECOND INSERTION

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

PROBATE DIVISION
File No. 23-1032-CP
Division Probate
IN RE: ESTATE OF SHARON MATTHEW A/K/A SHARON ROSE MATTHEW 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 SHARON MATTHEW A/K/A SHARON ROSE MATTHEW, deceased, File Number 23-1032-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 August 4, 2023; that the total value of the estate is \$0.00 (Exempt) and that the names and addresses of those to whom it has been assigned by such order are:
Donald Patrick Mathew
1210 Rizzo St.
Port Charlotte, FL 33952
David James Matthew
2321 Dallas St.
Port Charlotte, FL 33952
Sheryl Lynne Page
1210 Rizzo St.
Port Charlotte, FL 33952

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before December 2, 2023 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the 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 October 27, 2023.

Roger D. Eaton
As Clerk of the Court
(SEAL) By D. Gerace
As Deputy Clerk

Payne Ryan, PLLC
25073 Marion Avenue
Punta Gorda, FL 33950
November 3, 10, 17, 24, 2023
23-01074T

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 November 10, 2023.

Personal Giving Notice:
Donald Patrick Mathew
1210 Rizzo St.
Port Charlotte, FL 33952

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
November 10, 17, 2023 23-01101T

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. 23003832CA
USAA FEDERAL SAVINGS BANK, Plaintiff, vs. JOEL O. LEDERER A/K/A JOEL LEDERER, et. al. Defendant(s).

TO: UNKNOWN SPOUSE OF JOEL O. LEDERER A/K/A JOEL LEDERER, whose residence is unknown 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(S) 3, BLOCK A OF CHAR SHORES, UNIT 1 AS RECORDED IN PLAT BOOK 620, PAGE 2207, ET SEQ. 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 Avenue, Suite 100, Boca Raton, Florida 33487 on or before December 8, 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 demanded 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 2 day of November, 2023.

CLERK OF THE CIRCUIT COURT (SEAL) BY: D. Gerace DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@rasg.com 23-133908

Nov. 10, 17, 24; Dec. 1, 2023

23-01089T

SECOND INSERTION

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

CASE NO. 23002136CA
NATIONS LENDING CORPORATION, AN OHIO CORPORATION, Plaintiff, vs. NORMA K. COLLINS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 28, 2023, and entered in 23002136CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein NATIONS LENDING CORPORATION, AN OHIO CORPORATION is the Plaintiff and NORMA K. COLLINS; JAMES F. COLLINS; are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on November 29, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 7, VILLAGE OF HOLIDAY LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGES 5A THROUGH 5F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 1981. PACE, IDEN-

TIFICATION NUMBER GDC-FL45807337, MOBILE HOME SITUATED THEREON.

Property Address: 7384 HESTON ST, 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this day of 11/03/2023.

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-112877 - MaM November 10, 17, 2023 23-01091T

SECOND INSERTION

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

CASE NO. 23001483CA
CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. KATHLEEN KLINGSTEN; 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 NANCY B. BROWN, DECEASED; BENJAMIN THOMAS BROWN; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).

To the following Defendant(s): 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 NANCY B. BROWN, DECEASED (LAST KNOWN ADDRESS) 602 RIVERSIDE DR ORMOND BEACH, FLORIDA 32176 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 137, BLOCK 3006, PORT CHARLOTTE SUBDIVISION, SECTION 55, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 69A THRU 69G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. AND LOT 138, BLOCK 3006, PORT CHARLOTTE SUBDIVISION, SECTION 55, ACCORDING TO THE PLAT THEREOF, RE-

CORDED IN PLAT BOOK 5, PAGES 69A THRU 69G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. a/k/a 1162 BEEKMAN CIRCLE, 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 Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before December 13, 2023, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 7th day of November, 2023.

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

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-00304 CLNK November 10, 17, 2023 23-01103T

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE (PROPERTY)

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

CASE NO. 23-003967-CA
ADD VALUE DEVELOPMENT, LLC, Plaintiff, vs. JAMAL SAMO ALDARBAS, Defendant.

To: Jamal Samo Aldarbas was Al Sharraf Tower Floor 6, Ahmad Al Jaber St., Sharq, State of Kuwait or P.O. Box Number 214, State of Kuwait, 13003

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: Lots 1152A and 1153, of South Punta Gorda Heights 1st Addition, according to the Plat thereof, as recorded in Plat Book 5, Page 17, Public Records of Charlotte County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Dane T. Stanish, Esq., attorney for Add Value Development, LLC, whose address is 3475 Sheridan St., Suite 209, Hollywood, FL 33021, and file the original with the Clerk of the above-styled Court on or before December 8, 2023, otherwise a default will be

entered against you for the relief prayed for in the complaint or petition.

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

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

WITNESS my hand and seal of said Court at Punta Gorda, Florida, on this November 2, 2023.

ROGER D. EATON As Clerk of said Court

(SEAL) By D. Gerace Deputy Clerk Dane T. Stanish, Esq., 3475 Sheridan St., Suite 209, Hollywood, FL 33021 (954-923-0524, stanishd@gmail.com)

Nov. 10, 17, 24; Dec. 1, 2023

23-01088T

SECOND INSERTION

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

Case No. 08-2023-CA-003021
SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF PAUL EDWARD ETHIER A/K/A PAUL E. ETHIER, DECEASED, DREW DADDONO, PERSONAL REPRESENTATIVE OF THE ESTATE OF PAUL EDWARD ETHIER A/K/A PAUL E. ETHIER, DECEASED, MICHAEL EDWARD ETHIER, KNOWN HEIR OF THE ESTATE OF PAUL EDWARD ETHIER A/K/A PAUL E. ETHIER, DECEASED, et al. Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF PAUL EDWARD ETHIER A/K/A PAUL E. ETHIER, DECEASED CURRENT RESIDENCE UNKNOWN

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

UNIT O-107, OF THE OAKS IV, A CONDOMINIUM ACCORDING TO THE DELCARATION OF CONDOMINIUM EXECUTED JUNE 5, 1985 AND RECORDED JUNE 21, 1985 IN OFFICIAL RECORDS BOOK 821, PAGES 2073 THROUGH 2177, INCLUSIVE, AND AS AMENDED, OF THE PUBLIC RECORDS OF CHAR-

LOTTE COUNTY, FLORIDA. commonly known as 19505 QUESADA AVENUE UNIT OO-107, PORT CHARLOTTE, FL 33948 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before December 13, 2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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: November 7, 2023. CLERK OF THE COURT Honorable Roger D. Eaton 350 E. Marion Avenue Punta Gorda, Florida 33950-011150/2322541/and By: D. Gerace (COURT SEAL) Deputy Clerk

Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 011150/2322541/and November 10, 17, 2023 23-01102T

SECOND INSERTION

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

CASE NO. 22001044CA
REVERSE MORTGAGE FUNDING 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 CAROL J. STEELY, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 28, 2023, and entered in 22001044CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC 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 CAROL J. STEELY, DECEASED; BRUCE DEMARS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on November 27, 2023, the following described property as set forth in said Final Judgment, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHARLOTTE, STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 2407, AT PAGE 1629, AND IS DESCRIBED AS FOLLOWS: LOT(S) 734, ROTONDA WEST, OAKLAND HILLS, ACCORDING TO THE PLAT THEREOF,

RECORDED IN PLAT BOOK 8, PAGE(S) 15A THROUGH 15K, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, LIMITATIONS, EASEMENTS AND AGREEMENTS OF RECORD, IF ANY, AND TO ALL APPLICABLE ZONING ORDINANCES AND/OR RESTRICTIONS AND PROHIBITION IMPOSED BY GOVERNMENTAL AUTHORITIES, IF ANY.

Property Address: 7 OAKLAND HILLS PLACE, ROTONDA WEST, FL 33947

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

IMPORTANT

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

Dated this day of 11/02/2023. ROGER D. EATON As Clerk of the Court By: (SEAL) D. Gerace As Deputy Clerk

Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 22-036833 - MaM November 10, 17, 2023 23-01090T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23001185CP Division Probate

IN RE: ESTATE OF RUTH ANN SANCHEZ, Deceased.

The administration of the estate of RUTH ANN SANCHEZ, deceased, whose date of death was August 29, 2023, and the last four digits of whose social security number is 5727, 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 November 10, 2023.

Personal Representative:

Anita Marie Brazell 11 Pittman Rd. Lyle, WA 98635

Attorney for Personal Representative:

Ariana R. Fileman Florida Bar No.0990612 Fileman Law Firm, P.A. 201 W. Marion Ave., Suite 1208 Punta Gorda, FL 33950 Telephone: 941-833-5560 Email address: afileman@filemanlaw.com November 10, 17, 2023 23-01099T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000898 IN RE: ESTATE OF WILLIAM C. MACKKEY, Deceased.

The administration of the estate of WILLIAM C. MACKKEY, deceased, whose date of death was July 4, 2003, 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 November 10, 2023.

Personal Representative:

DocuSigned by: /s/ Eric Jonsgaard **Eric Jonsgaard, as authorized representative of First Fiduciary Corporation**

4120 Lexington Way Eagan, Minnesota 55123 Attorney for Personal Representative:

/s/ Alvaro C. Sanchez ALVARO C. SANCHEZ Attorney for Petitioner 1714 Cape Coral Parkway East Cape Coral, Florida 33904 Tel 239/542-4733 FAX 239/542-9203 FLA BAR NO. 105539 Email: alvaro@capecoralattorney.com Email: courtfilings@capecoralattorney.com November 10, 17, 2023 23-01095T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-001079-CP Division: Probate

IN RE: ESTATE OF JOHN JOSEPH AKUSIS

a/k/a JOHN J. AKUSIS Deceased.

The administration of the estate of John Joseph Akusis a/k/a John J. Akusis, deceased, whose date of death was July 12, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 November 10, 2023.

Personal Representative:

William Akusis 504 Strasburg Drive Port Charlotte, Florida 33954

Attorney for Personal Representative: Jeffrey Briscoe

Florida Bar No. 127501 3440 Conway Blvd., Suite 1-A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 Email: jeff@jeffbriscoe.com November 10, 17, 2023 23-01098T

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23001224CP Division Probate IN RE: ESTATE OF BARBARA C. STALMANN, 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 BARBARA C. STALMANN, deceased, File Number 23001224CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was September 2, 2023; that the total value of the estate is \$358,000; and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS Robin Vazquez as Trustee of The Stalmann Family Trust Agreement

Dated March 20, 2018 c/o Estate and Guardianship Management Services, Inc. 6230 Scott Street, Suite 211 Punta Gorda, FL 33950 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is November 10, 2023.

Person Giving Notice

Jason Monroe c/o Estate and Guardianship Mgmt Services, Inc.

6230 Scott Street, Suite 211 Punta Gorda, FL 33950

Attorney for Person Giving Notice: Katharine W. Payne

Florida Bar Number: 0873411 Payne Ryan, PLLC

25073 Marion Avenue Punta Gorda, FL 33950

Telephone: (941) 655-8970/ Fax: (941) 655-8973

E-Mail: kpayne@payneryan.com November 10, 17, 2023 23-01096T