

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 1/29/24 at 10:30 am, the following vehicle will be sold for towing & storage charges pursuant to F.S. 713.78:
1999 SER #SERF7583G900
Sale will be held at DIVECOM SERVICES LLC, 1323 20TH AVE N, PALMETTO, FL 34221. 813-321-3232. Lienor reserves the right to bid.
January 5, 2024 24-00014M

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 SANCHEZ'S PAINTING MAINTENANCE AND MORE : Located at 3107 25th St E : Manatee County in the City of Bradenton : Florida, 34208-7555 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Bradenton Florida, this December day of 26, 2023
BARAHONA CARLOS MOISES
January 5, 2024 24-00018M

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 Chris' Bargain Lawn Care located at 11225 Gallatin Trl, in the County of Manatee, in the City of Parrish, Florida 34219 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Parrish, Florida, this 28th day of December, 2023.
Christopher Baumbach
January 5, 2024 24-00019M

FIRST INSERTION

NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE at 115 Manatee Ave W, Bradenton, Florida, 34205 will sell the contents of the following units to satisfy a lien to the highest bidder on January 24th 2024 by 11:30 AM at WWW.STORAGETREASURES.COM. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.
Unit #3310 Rachael Trout - Furniture, Bins, Kids Toys, etc.
Unit #3114 Damaria Bell - Bins, Clothes, Furniture, Beds, etc.
Unit #4071 Amy Hoyte - Bins, Clothes, Boxes, Pet Carrier, Household, etc. Unit #4216 Jasmine Handy - Furniture, Décor, Storage, etc. Unit #4315 Keith Scurry - A.C. Units, Office Equipment, Photography, etc.
Unit #4245 Diamond Kalu - Bags, Clothes, Shoes, etc. Unit #4238 Shervon Bailey - Waters, Books, Laptop, Bike, etc.
January 5, 12, 2024 24-00021M

FIRST INSERTION

Notice is hereby given that HAIR SCIENCE LLC, OWNER, desiring to engage in business under the fictitious name of HAIR SCIENCE located at 5801 BRADEN RUN, BRADENTON, FLORIDA 34202 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
January 5, 2024 24-00005M

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 Westminster Bradenton located at 1700 21st St. Avenue W. in the City of Bradenton, Manatee County, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of December, 2023.
Presbyterian Retirement Communities, Inc.
Megan Faubel
January 5, 2024 24-00017M

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 Westminster Bradenton located at 1533 4th Avenue W. in the City of Bradenton, Manatee County, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of December, 2023.
Presbyterian Retirement Communities, Inc.
Megan Faubel
January 5, 2024 24-00016M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 CP 4223
Division Probate
IN RE: ESTATE OF
Marianne Ciuffo-Byrne
AKA Marianne C. Byrne
Deceased.

The administration of the estate of MARIANNE CIUFFO-BYRNE A/K/A MARIANNE C. BYRNE, deceased, whose date of death was October 17, 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.

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 23, 2024, 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 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690 Time: 10:00 AM
Sale to be held at www.storage-treasures.com.

0086 - watkins, Page; 0121 - Weniger, Joseph; 0321 - Phelan, Robert; 0537 - Lerner, Carl; 0547 - Baity, Tiara; 1041 - Crain, Alina; 1092 - Randall, Lakenyah; 2014 - Adkison, Steven; 2024 - Benjamin, Dexter; 2026 - Benjamin, Dexter; 2045 - Rolle, Lathario; 2079 - Rose, Jenna; 2152 - EDWARDS, DONNA ELIZABETH; 2160 - Yeomans, Krysta; 2217 - McNair, Demetrius; 2234 - Lopez, Dayana; 3091 - Bermudez, Gabriela; 3122 - Gardner, Sharnesha; 3147 - Adkison, Misty; 4111 - Baez, Carla; 4136 - Kresho, Brooke; 4160 - dumont, jessica; 4182 - Bazan, Juan; 4191 - Matalau, Farrah; 4227 - Vergara, Rumaldo

PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 11:00 AM
Sale to be held at www.storage-treasures.com.

0114 - Johnson, William; 0300 - pietri, Kenneth; 0309 - Schlipf, Derek; 0320 - irizarry, Christina; 0478 - noe m, perdomo; 0530 - Lovejoy, Harvey; 0531 - wiggins, Marybeth; 0609 - Byrd, Jewneathia; 0660 - Lawson, James; 0669 - McFate, James; 0711 - ayres-adams, Obediah; 0720 - Lopez, Samuel; 0725 - Carrier, Joanna; 0809 - Morgan, Jacob; 0821 - Ploss, Karen; 0824 - McCurley, Alicia; 0825 - Stroud, Leticia; 0831 - Daniels, Derrik; 0842 - Metzgar, Jason; 0848 - iglesias, angel; 0849 - Yacin, Charlene; 2003 - Ervin, Beverly; 2076 - Davis, Stephanie; 2087 - Souffrant, Regine; 2120 - Ponders, Carol

PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 11:45 AM
Sale to be held at www.storage-treasures.com.

B03CC - Haymond, Devin; B07CC - Snipes, Shakira; B16B17 - Murray, Patrick E.; C35 - Milks, Lynda; D07CC - Curry, Cynde; D11CC - Kreder, Nick; D14 - Nicholson, Austin; D17 - Crum, Jodie; D26CC - Urquhart, JTain; D33 - Turner, Calveana; D34CC - Trail, Tony; D36CC - clarke, Everoy; E24 - Lewis, Kourtney; E26 - choquette, gina; E36 - heilman, Casey; F02 - Ayala, Lydia; F13 - Hulley, Ashley; G03 - white, Tawan; G19 - Callaway, Quinton; G27 - King, Austin; G30 - Thompson, Melissa; H07 - Parsons, David; J11 - Glover, Courtney; K22 - Lavergne, Kevin; L05CC - Carter, Jay

PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 12:00 PM
Sale to be held at www.storage-treasures.com.

A019 - Abnar, Latisha; A020 - Knowels, Mauricio; A058 - Mong, Lovie; A072 - Deshawn, Laqulyon; A075 - Helmes, Richard; A081 - loudier, Michael; B005 - Flores, Evaristo; B023 - Flores, Evaristo; B031 - Ocean, Roseda; B032 - Wilson, Carlton; B038 - Warner, Denise; B039 - Valles, Onex; B047 - Wortham, Janice; C009 - lawton, dominique; C012 - McGruder, Joseph; C033 - Blakely, Tatiana; C046 - Smith, Christopher; C064 - Parham, Robbin; C069 - Ambriz, Leonard; C089 - Williams, Preston; C097 - Milton, Mercedes; D005 - Darrah, Martina; D044 - Gatling, Troy; D051 - BREWER, DESIREE; D057 - Galloway, Bobby; E002 - Negron, Idalis; E020 - Capps Cancel, Jose; E032 - adams, Jahyra; E046 - Hill, Latonya; E054 - Sirmons, Kristal; F002 - Collins, Audrey; F014 - Parker, Jessie; F016 - Hills, Eddie; F201 - Jackson, Jamica; G007 - Rafferty, Danielle; G014 - Novotny, Michael; G036 - Mendez, Elida; G040 - Thorpe, Dawn M; G050 - Marte, Yohan; H004 - Davis, Benita; H008 - courtney, Judy; H017 - Echevarria, Nancy; H022 - PITTMAN, BRUCE T; H028 - Donaldson, Susan; H030 - Smith, Cameron; J016 - Jastrzebski, Sarah; J031 - Brush, Michelle; J036 - Phelan, Robert

PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 03:30 PM
Sale to be held at www.storage-treasures.com.

1018 - Conwell, Tanja; 1036 - Dumont, Antonio; 1037 - Carpenter, Teila; 1043 - McRee, Clinton; 1105 - Saunders, Chantel; 1125 - Rivera, Carmen; 1207 - Weaver, Cyndi; 1228 - Lopez, Laura Farina; 1241 - Steele, Josiah; 1243 - Lenz, John; 1306 - christen, Mary; 1405 - Alpha Dog Defensive Training Johnson, Donald; 1436 - Nunez, Chad; 1446 - Culhane, William; 2004 - Lee, Jennifer; 2006 - Smith, Mike; 2010 - Hernandez, Jaqueline; 2159 - Cadet, Reneasha; 2520 - hagin, Todd; 3114 - AGUILAR, Andy

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
January 5, 12, 2024 24-00004M

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Florine Daniels / HUGOICORP will engage in business under the fictitious name BEACON PREPARATORY ACADEMY, with a physical address 1501 7th Ave E Bradenton, FL 34208, with a mailing address 6133 Tremeza Place Palmetto, FL 34221, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
January 5, 2024 24-00006M

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 Poppy & Verse located at 6527 Windjammer Place in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 26th day of December, 2023.
Alysa Quinn
January 5, 2024 24-00007M

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 Westminster Bradenton located at 1533 4th Avenue W. in the City of Bradenton, Manatee County, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of December, 2023.
Alysa Quinn
January 5, 2024 24-00016M

FIRST INSERTION

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 January 5, 2024.

Personal Representative:
RICHARD A. BYRNE
447 63rd Street
Holmes Beach, FL 34217
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
January 5, 12, 2024 24-00023M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-004239
Division Probate
IN RE: ESTATE OF
DALE EDWIN DREGER
Deceased.

The administration of the estate of DALE EDWIN DREGER, deceased, whose date of death was August 17, 2023, 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 January 5, 2024.

Personal Representative:
JANE ANDREA DREGER
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:
jmelzter@blalockwalters.com
Secondary E-mail Address:
jschembri@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
January 5, 12, 2024 24-00009M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 CP 3770
IN RE: ESTATE OF
ELIJAH DANIELS, Deceased.
The administration of the estate of Elijah Daniels, deceased, whose date of death was September 17, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 3000, 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: January 5, 2024.
Signed on this 22nd day of December, 2023.

/s/ Jelani Daniels
Jelani Daniels
Personal Representative
1803 21st Ave E
Bradenton, FL 34208

/s/ Mary E. King
Mary E. King, Esq.
Attorney for Personal Representative
Florida Bar No. 987001
Law Office of Mary E. King
3389 Magic Oak Lane
Sarasota, FL 34232
Telephone: (941) 906-7585
Email: Tax@kinglawpl.com
January 5, 12, 2024 24-00025M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-004239
Division Probate
IN RE: ESTATE OF
DALE EDWIN DREGER
Deceased.

The administration of the estate of DALE EDWIN DREGER, deceased, whose date of death was August 17, 2023, 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 January 5, 2024.

Personal Representative:
JANE ANDREA DREGER
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:
jmelzter@blalockwalters.com
Secondary E-mail Address:
jschembri@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
January 5, 12, 2024 24-00009M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 CP 003113
IN RE: ESTATE OF
ROYX C. JUCKETTE,
Deceased.

The administration of the estate of Royx C. Juckette, deceased, whose date of death was July 31, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 3000, Bradenton, FL 34206. 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: January 5, 2024.
Signed on this 26th day of December, 2023.

Michael J. Hartnett
Personal Representative
445 S. Lakeview Dr
Billings, MT 59105

Mary E. King, Esq.
Attorney for Personal Representative
Florida Bar No. 0987001
Law Office of Mary E. King, P.L.
3389 Magic Oak Lane
Sarasota, FL 34232
Telephone: (941) 906-7585
Email: tax@kinglawpl.com
January 5, 12, 2024 24-00003M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO: 2023 CP 4039
IN RE: THE ESTATE OF:
KELLIE SUE BOLLETTIERI a/k/a
KELLIE BOLLETTIERI a/k/a
KELLIE BOLLETTIERI-
BENEFIEL,
Deceased.

The administration of the estate of KELLIE SUE BOLLETTIERI a/k/a Kellie Bollettieri a/k/a Kellie Bollettieri-Benefiel, deceased, whose date of death was October 10, 2023, and whose Social Security Number is xxx-xx-4151, is pending in the Circuit Court in and for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 1/5/24.

Personal Representative
s/ Nicole Kroenig
NICOLE KROENIG f/k/a
NICOLE ANNETTE BOLLETTIERI
c/o Richard Barton Ray,
Registered Agent
6108 26th Street West, Suite 2
Bradenton, Florida 34207
Attorney for Personal Representative
s/ Richard Barton Ray
RICHARD BARTON RAY, Esquire
6108 26th Street West, Suite 2
Bradenton, Florida 34207
(941) 755-3731
Florida Bar No: 0717381
January 5, 12, 2024 24-00013M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT PROBATE DIVISION
MANATEE COUNTY, FLORIDA
File No: 23-CP-4156
Division: Probate
IN RE: THE ESTATE OF
TIMOTHY G. WARE,
Deceased.

The Estate of TIMOTHY G. WARE, deceased, whose date of death was November 5, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, File No. 23-CP-4156 which address is: Manatee County Probate Court, 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. The date of first publication of this notice is January 5, 2024.

All creditors and those having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above-named court within the later of three (3) months after the date 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 having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, are required to file their claims with the above-named court within three (3) months after the date of the first publication of this notice.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Personal Representative:
Pamela Robin Ware
315 Sapphire Lake Drive, Unit 201
Bradenton, FL 34209
Attorney for Personal Representative:
Jennifer M. Neilson
Florida Bar No. 54986
NEILSON LAW, P.A.
829 SE 47th Terrace
Cape Coral, Florida 33904
Office: (239) 443-3866
Email: jn@nlaw.us
January 5, 12, 2024 24-00024M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-003915
Division Probate
IN RE: ESTATE OF
MARLAINE E. ORTIZ MANGELS
a/k/a MARLAINE E. MANGELS
a/k/a MARLAINE MANGELS
Deceased.

The administration of the estate of MARLAINE E. ORTIZ MANGELS, a/k/a MARLAINE E. MANGELS, a/k/a MARLAINE MANGELS, deceased, whose date of death was September 25, 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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO:
412023CP003015CPAXMA
IN RE: ESTATE OF SANDRA JEANNE FREESE a/k/a SANDRA FREESE a/k/a SANDRA J. FREESE, Deceased.

The administration of the estate of SANDRA JEANNE FREESE a/k/a SANDRA FREESE a/k/a SANDRA J. FREESE, deceased, File Number 412023CP003015CPAXMA is pending in the Probate Court, Manatee County, Florida, the address of which is:
 Clerk of Court
 Probate Division
 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 the decedent's estate on whom a copy of this notice has been served must file their claims with this court, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE 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 MONTHS (3) 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 YEARS (2) OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of the first publication of this notice is January 5, 2024.
 /s/ Kimberly Dawn Kitzmiller
KIMBERLY DAWN KITZMILLER
8-8-23
Date
Personal Representative
 5316 53rd Ave East # E10

Bradenton, FL 34203
 /s/Liz Moneymaker
ELIZABETH MONEYMAKER, ESQ.
 Liz Moneymaker, P.A.
 Florida Bar Number: 885851
 3833 Central Avenue
 St. Petersburg, FL 33713
 Phone: (727) 231-1540
 Fax: (941) 751-0127
 Email: liz@lizmoneymakerlaw.com
 Secondary:
 assistant@lizmoneymakerlaw.com
 January 5, 12, 2024 24-00012M

FIRST INSERTION

Notice of Public Auction for money due on storage units. Auction will be held on January 23, 2024 at 3602 14th street W Bradenton FL 34205 at or after 8:00am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows.

Naije Williams	2019	\$571.16
Lawrence Davis	2034	\$281.99
Jisella Figueroa	4106	\$532.01
Mona Welch	4048	\$430.39
Bertha Marie Canales Quinones	4144	\$238.60
Camille Sockwell	3027	\$260.09
Loretta Flowers	4167	\$223.16
Bobette Busbee	4126	\$378.09
William Clack	2119	\$207.80
Dorian Watson	3069	\$542.66

January 5, 12, 2024 24-00015M

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CA-005296
CARDINAL RUN LLC,
Plaintiff, vs.
KATHRYN GABRIELLE CHRISTMAS, UNKNOWN TENANT IN POSSESSION,
Defendant.

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.

NOTICE is hereby given that a civil action commenced on September 19, 2023, and is now pending as case number 2023-CA-005296 in the Circuit Court in the State of Florida, County of Manatee.

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.

The name of the unserved party to the action is:

WITNESS my hand and the seal of said court at MANATEE County, Florida on the 11TH day of DECEMBER, 2023.

KATHRYN GABRIELLE CHRISTMAS

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

3051 27th Court E.
 Palmetto, FL 34221

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

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

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

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.
412023CA004835CAAXMA
CITIMORTGAGE, INC.,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAUL A. WATKINS A/K/A PAUL WATKINS, DECEASED, et. al.
Defendant(s).

LINE OF SAID LOT 76.37 FEET, THENCE EAST TO THE POINT OF BEGINNING.

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAUL A. WATKINS A/K/A PAUL WATKINS, 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.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 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.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
 BEGIN 240 FEET SOUTH OF NE CORNER OF LOT "A", BLOCK 1, OF OVERSTREET PARK, THIRD ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 99, OF THE PUBLIC RECORD OF MANATEE COUNTY, FLORIDA, THENCE SOUTH ALONG EAST LINE OF SAID LOT 76.35 FEET TO SE CORNER OF SAID LOT, THENCE WEST ALONG SOUTH LINE OF SAID 141.24 FEET, THENCE NORTH LONG WEST

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 2ND day of JANUARY 2024

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
 ATTORNEY FOR PLAINTIFF
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 23-134054
 January 5, 12, 2024 24-00022M

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 2023-CA-3636
Paradise Bay Estates, Inc., a Florida not-for profit corporation,
Plaintiff, vs.
Gail Greco, Joseph Greco, Francis Piazza, Linda Pacella, Louis Greco, Jodi Ann Persichetti, Christine Rinaldi Greco, The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other claimants claiming by, through, under or against Jack Panfilii, deceased, United States of America Internal Revenue Service, Florida Department of Revenue,
Defendants.

whose address is Lutz, Bobo & Telfair, P.A., Two North Tamiami Trail, Suite 500, Sarasota, Florida 34236, 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.

TO: Defendant JOSEPH GRECO, Defendant, FRANCIS PIAZZA, and Defendant, GAIL GRECO
 YOU ARE NOTIFIED that Plaintiff, Paradise Bay Estates, Inc. has filed an action seeking to eject you, quiet title, and terminate a lease relative to the following property in Manatee County, Florida:
 Unit# 11-A, PARADISE BAY ESTATES, a Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 1446, Page 7204 through 7262, of the Public Records of Manatee County, Florida upon which lies the following single-wide mobile home:
 1954 NEWM VIN Number 4515488 Title Number 0021651587
 and on or before 30 days from the first date of publication of this Notice, you are required to serve a copy of your written defenses, if any, on Michael E. Schuchat, Esq., Plaintiff's attorney,

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

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

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

WITNESS my hand and the seal of this Court on this 12/27/2023.

Angelina "Angel" Colonnese
 Clerk of the Circuit Court
 (SEAL) By: Kris Gaffney
 Deputy Clerk

Michael E. Schuchat, Esq.
 Lutz, Bobo & Telfair, P.A.
 meschuchat@lutzboboto.com
 Jan. 5, 12, 19, 26, 2024 24-00002M

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.:
412023CA004323CAAXMA
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
STACY MARIE GRAY F/K/A STACY M. JOINER A/K/A STACY MARIE JOINER, FIESTA GROUP LLC, ET AL.,
DEFENDANT(S).

of Manatee County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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

TO: Stacy Marie Gray F/K/A Stacy M. Joiner A/K/A Stacy Marie Joiner
 Last Known Address: 715 Ixora Ave, El-lenton, FL 34222
 Current Residence: UNKNOWN
 TO: Stacy Marie Gray F/K/A Stacy M. Joiner A/K/A Stacy Marie Joiner
 Last Known Address: 3711 70TH St. E. Palmetto, FL 34221
 Current Residence: UNKNOWN
 TO: Stacy Marie Gray F/K/A Stacy M. Joiner A/K/A Stacy Marie Joiner
 Last Known Address: 6002 60th St. E, Palmetto, FL 34221
 Current Residence: UNKNOWN
 TO: Douglas T. Joiner A/K/A Douglas Joiner A/K/A Douglas T. Randolph Joiner
 Last Known Address: 715 Ixora Ave, El-lenton, FL 34222
 Current Residence: UNKNOWN
 TO: Douglas T. Joiner A/K/A Douglas Joiner A/K/A Douglas T. Randolph Joiner
 Last Known Address: 3711 70TH St. E. Palmetto, FL 34221
 Current Residence: UNKNOWN
 TO: Douglas T. Joiner A/K/A Douglas Joiner A/K/A Douglas T. Randolph Joiner
 Last Known Address: 6002 60th St. E, Palmetto, FL 34221
 Current Residence: UNKNOWN
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 Lot 8, Block A, TROPICAL HARBOR, SECTION NO. 3, according to the Plat thereof recorded in Plat Book 21, Pages 75 through 78, of the Public Records

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

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

WITNESS my hand and the seal of this Court this 29TH day of DECEMBER, 2023.

ANGELINA COLONNESO
 As Clerk of the Circuit Court
 (SEAL) BY: Kris Gaffney
 As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC
 Attorney for Plaintiff
 210 N. University Drive, Suite 900
 Coral Springs, FL 33071
 23FL373-0613
 January 5, 12, 2024 24-00011M

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case No: 23-CA-006205
BEINGCARRIED MEDIA LLC;
Plaintiffs, vs.
THE ESTATE OF ROBERT LEE CRANSTON (NOW KNOWN AS WILLIAM H. CRANSTON, JR., MARK A. CRANSTON, GENEVA MARGARET CALLEGARI, and ELLEN ROSTAD); and
THE SECOND BAYSHORE CONDOMINIUM ASSOCIATION, INC., a Florida Not For Profit Corporation;
Defendants,
STATE OF FLORIDA COUNTY OF MANATEE

ments thereto, together with its undivided share in the common elements.
 AKA: 5908 17TH ST W UNIT C36, BRADENTON, FL 34207-3905
 Parcel ID: 5952400009

TO: THE ESTATE OF ROBERT LEE CRANSTON (now known as WILLIAM H. CRANSTON, JR. and MARK A. CRANSTON)
 The last known address for THE ESTATE OF ROBERT LEE CRANSTON (now known as WILLIAM H. CRANSTON, JR., is 14716 HAROLD RD, SILVER SPRING, MD 20905, and the last known address for THE ESTATE OF ROBERT LEE CRANSTON (now known as MARK A. CRANSTON) is 42184 PATUXENT DR, MECHANICSVILLE, MD 20659, if they be dead and 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 herein.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALLIA OUELLETTE-GRICE, Plaintiff's attorney, whose address is LCO Law LLC 2901 W. Busch Blvd Ste 805, Tampa, FL 33618, on or before 2/8, 2024 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 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.

Apartment C36, Building C of The Second Bayshore Condominium, Section 13, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 376, Pages 608 through 622, inclusive, of the Public Records of Manatee County, Florida, and any amend-

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.

Done on this 28th day of December, 2023.

ANGELINA COLONNESO
 Manatee County
 Clerk of The Circuit Court
 (SEAL) Kris Gaffney
 Clerk of Court, Manatee County
 Secondary E-service:
 alexander.maldonado@lcolawfl.com
 L-2518
 Jan. 5, 12, 19, 26 2024 24-00010M

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**
 or email **legal@businessobserverfl.com**

Business Observer

FIRST INSERTION

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

File No. 2023-CP-004050AX IN RE: ESTATE OF PATRICIA M. MEISINGER a/k/a PATRICIA MEISINGER, Deceased.

The administration of the estate of PATRICIA M. MEISINGER a/k/a PATRICIA MEISINGER, deceased, whose date of death was October 6, 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 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 January 5, 2024

JAMES P. HINES, JR. Personal Representative 315 S. Hyde Park Avenue Tampa, FL 33606

James P. Hines, Jr. Attorney for Personal Representative Florida Bar No. 061492 Hines Norman Hines, P.L. 315 S. Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com Secondary Email: lmartinez@hnh-law.com January 5, 12, 2024 24-00026M

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 01/18/24 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Unit B3061 Lorenzo Guzman Velazquez Furniture, boxes, totes Unit C5066 Edgar Marez Furniture, Appliances, Boxes Unit D6073 David Wombold Tools, Furniture unit D 7036 Samantha Lopez Electronics, Furniture, Boxes Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (941)263-7814 December 29, 2023; January 5, 2024 23-02001M

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Lakewood Ranch located at 10810 Internet Pl., Bradenton, FL 34211 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 1/19/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Nayadeth Perez unit #4151; Wiley Bateman unit #6008. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Dec. 29, 2023; Jan. 5, 2024 23-01993M

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Bradenton - SR70 located at 8785 E State Rd 70, Bradenton, FL 34202 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 1/19/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. William J Arnold unit #429. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Dec. 29, 2023; Jan. 5, 2024 23-01994M

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Bradenton - Lena located at 5246 Lena Rd., Bradenton FL 34211 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 1/19/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Melissa Okeson unit #3194; Sherry Harrington Drayer unit #3197. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Dec. 29, 2023; Jan. 5, 2024 23-01996M

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Bradenton - Manatee located at 2330 Manatee Ave E/ 2305 9th St W Bradenton FL 34208 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 1/19/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Bonita Hernandez unit #A121; Michele R Dunnett unit #A126 & #D690; Jessica Whitfield unit #A138; Timothy Sakowich unit #A152; Midgard Self Storage Pos unit #B212; Sandra Gonzalez unit #B217; John W Tietjen unit #B231; Lashonda Nicholas unit #B244; Omar Celis-Velasquez unit #B246; Tabithia Daniels unit #B249; Demar Reid unit #B251; Jean Renald Dernier unit #B309; Tammy W Bennett unit #B316; Jermain Grooms unit #B325; Michelle Stanley unit #B332; Ashunti Marshall unit #B333; Chaz Smith unit #B341; Patricia Oliver units #B346 & #MF704; Julie Rindfleisch unit #B355; Donald E Engstrom/Sunshine Financial unit #B358; Jerissa Heaven unit #B370; India Lawrance unit #B372; Roselene M Joseph unit #B374; Jakiera Love unit #B387; Jermaine Reddick unit #B389; Kenton Holm unit #C419; Keyonda Waiters unit #C450; Emanuela Philippe units #C481 & #C484; Audrey S Wilson unit #D601; Eric Howard unit #D610; Shirley Jackson unit #D617; Florida Coast Surveying/Scott Crider unit #D619; Loria S Jones unit #D622; Lula Simmon unit #D630; Otilia Ziolkowski units #D646 & #D647; Dana Edwards unit #D672; Cynthia Custer unit #D692; Robert L Odum unit #MA113; Josh Batey unit #MA126; Akiven Thompson unit #MA258; Leslie Mullins unit #MA267; Riverfront Nursing / Reha units #MB312 & #MB316; Willie Lee Jackson unit #MB317; Kawanna Thurman unit #ME601; Renie Arc unit #ME603; Franklin Bartelmay unit #ME625; Angela Holloman unit #ME638; Stanley Yarn unit #ME650; Donna Spearmon unit #ME658; Frederick L Rodgers unit #MF718; Jose Rodriguez unit #MF748. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Dec. 29, 2023; Jan. 5, 2024 23-01995M

THIRD INSERTION

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

Case No.: 2023-CA-5343

Robert Davis and Suzanne Hough, Plaintiffs, vs. George Anair; Anke Hrastina; Amanda Thelen and Brittany Anair, Defendants.

TO: Amanda Thelen Brittany Anair ALL PARTIES CLAIMING BY OR THROUGH SAID DEFENDANT

And any unknown parties who are or may be interested in the subject matter of this action whose names and residences, after diligent search and inquiry, are unknown to Plaintiffs and which said unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants claiming by, through, under or against said Defendant(s), who are not known to be dead or alive.

YOU ARE HEREBY NOTIFIED that an action to enforce a foreclosure a lien and to foreclose any claims which are inferior to the right, title and interest of the Plaintiffs herein in the following-described property:

The E1/2 of Lot 35, and all of Lot 36, Block 33, of TRAILER ESTATES, as per plat thereof, as recorded in Plat Book 8, Pages 138 through 141, inclusive of the Public Records of Manatee County, Florida.

Property ID: 64224.0000/9 has been filed against you are you are required to serve a copy of your written defenses, if any, to it on: DAMIAN M. OZARK, ESQUIRE

1904 Manatee Avenue West, Suite 300 Bradenton, Florida 34205 WITHIN 30 DAYS OF FIRST PUBLICATION, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiffs' 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 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 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 on 12/19/2023.

ANGELINA "ANGEL" COLONNESO CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY (SEAL) By: Kris Gaffney Deputy Clerk Dec. 29, 2023; Jan. 5, 12, 2024 23-01982M

SECOND INSERTION

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

File No. 2023-CP- 4184 IN RE: ESTATE OF SUSAN M. ERWIN, Deceased.

The administration of the estate of SUSAN M. ERWIN, deceased, whose date of death was November 12, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: December 29, 2023.

ROBERT W. ERWIN Personal Representative 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Justin Najmy, Esq. Attorney for Personal Representative Florida Bar No. 1039816 Najmy Thompson, PL 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: jwnajmy@najmythompson.com Secondary Email: asamusko@najmythompson.com Dec. 29, 2023; Jan. 5, 2024 23-02010M

SECOND INSERTION

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

File No. 2023 CP 004351 AX Division Probate IN RE: ESTATE OF ERICA DARLENE COOPER Deceased.

The administration of the estate of ERICA DARLENE COOPER, deceased, whose date of death was July 5, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave West, Bradenton, FL 34205, P.O. Box 3000, Bradenton, FL 34206. 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 December 29, 2023.

Ray E. Oxendine, Petitioner 1302 11th Ave W. Palmetto, FL 34221 Virginia H. Oxendine, Petitioner 1302 11th Ave W. Palmetto, FL 34221 Whitney C. Glaser Attorney for Petitioners Florida Bar Number: 0059072 3027 Manatee Avenue West, Suite B Bradenton, FL 34205 Telephone: (941) 241-8266 Fax: (941) 241-8304 E-Mail: whitney@whitneyglaserlaw.com Secondary Email: paralegal@whitneyglaserlaw.com Dec. 29, 2023; Jan. 5, 2024 23-02008M

SECOND INSERTION

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

File No. 2023 CP 003713 Division Probate IN RE: ESTATE OF WILLIAM A. LANDES Deceased.

The administration of the estate of William A. Landes, deceased, whose date of death was May 31, 2023 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, 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 December 29, 2023.

Personal Representatives Richard W. Landes 6235 Columbia Drive Bradenton, Florida 34207 Email: rick@letsepr.com Attorney for Personal Representative: Neil T. Lyons, Esq Florida Bar No. 91826 Luhrs Goldberg, LLC 6954 Professional Parkway Lakewood Ranch, Florida 34240 Email Address: ntl@lawpoweredbywomen.com Dec. 29, 2023; Jan. 5, 2024 23-02009M

SECOND INSERTION

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

File No. 2023CP003425AX IN RE: ESTATE OF MYRTLE R. WILLIAMS Deceased.

The administration of the estate of Myrtle R. Williams, deceased, whose date of death was August 21, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 29, 2023.

Personal Representative: /s/ Roy M. Routh, Sr. Roy M. Routh, Sr. 4863 E. Rugby Trail Hernando, FL 34442 Attorney for Personal Representative: /s/ J. Stephen Pullum J. Stephen Pullum Florida Bar Number: 213993 Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. 420 S. Orange Avenue, Suite 700 Orlando, Florida 32802-2346 Telephone: (407) 841-1200 Fax: (407) 423-1831 E-Mail: spullum@deanmead.com Secondary E-Mail: probate@deanmead.com 4711634.v1 Dec. 29, 2023; Jan. 5, 2024 23-01999M

SECOND INSERTION

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

File No. 2023 CP 3650 IN RE: ESTATE OF P. THOMAS DENNY, Deceased.

The administration of the estate of P. THOMAS DENNY, deceased, whose date of death was September 10, 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: December 29, 2023.

Personal Representative: Charlotte E. Denny 5707 - 45th Street East Lot 213 Bradenton, FL 34203 Attorney for Personal Representative: Christopher C. Morrison, Esq. Christopher C. Morrison, P.A. 1432 First Street Sarasota, FL 34236 (941) 954-7750 cmorrison@morrisonsqlaw.com Florida Bar No. 0780308 Dec. 29, 2023; Jan. 5, 2024 23-02000M

SECOND INSERTION

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

PROBATE DIVISION Case No. 2023 CP 3147 IN RE: ESTATE OF CHARLES A. CASHMAN, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THIS ESTATE: You are notified that the administration of the Estate of Charles A. Cashman, deceased, case number 2023 CP 3147, is pending in the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, FL 34205; that the Decedent's date of death is May 22, 2021; and that the name and address to whom it has been assigned by such order is: Richard Cashman, c/o Esposito Law Group, P.A., 537 10th Street West, Bradenton, Florida 34205.

All interested persons are notified that: All creditors of the Decedent and other persons having claims or demand against Decedent's Estate, including unmaturred, 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 the 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 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 December 29, 2023.

/s/ Janelle L. Esposito Janelle L. Esposito, Esq., FBN 0035631 Attorney for Personal Representative Esposito Law Group, P.A. P. O. Box 9266, Bradenton, Florida 34206 (941) 251-0000 / (941) 251-4044 (Fax) janelle@espositolegal.com docreview@espositolegal.com Dec. 29, 2023; Jan. 5, 2024 23-02007M

Q&A

Who benefits from legal notices?

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

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

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023CP003562
IN RE: ESTATE OF
ALBERT A. STURDIVANT
Deceased.

The administration of the estate of Albert A. Sturdivant, deceased, whose date of death was May 26, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 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 December 29, 2023.

Personal Representative
Barbara C. Sturdivant
7643 Heathfield Court,
University Park, FL 34201
Attorney for Personal Representative
David S. Band, Esquire
BAND, GATES, DRAMIS, P.L.
2070 Ringling Boulevard
Sarasota, Florida 34237
Telephone (941) 366-8010
E-Mail: dband@bandgatesdramis.com
Florida Bar No. 3287
Dec. 29, 2023; Jan. 5, 2024
23-02006M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2022CA003364AX
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
ESTATE OF PATRI BLANCHETT,
et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 14, 2023, and entered in 2022CA003364AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and SHELLIE ANN TREVINO AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA ANN BLANCHETT; KEITH RICHARD AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA ANN BLANCHETT; SHAWN TREVINO are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on January 16, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 101 AND THE NORTH 25 FEET OF LOT 100, ROSEDALE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN

PLAT BOOK 1, PAGE 298, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Property Address: 608 37TH ST W, BRADENTON, FL 34205
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 22 day of December, 2023.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-100349 - NaC
Dec. 29, 2023; Jan. 5, 2024
23-02015M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.

412023CA000508CAAXMA MORTGAGE ASSETS MANAGEMENT, 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 BETTY JANE HAMILTON A/K/A BETTY HAMILTON, DECEASED, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 14, 2023, and entered in 412023CA000508CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, 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 BETTY JANE HAMILTON A/K/A BETTY HAMILTON, DECEASED; LATEISHA HAMILTON A/K/A LATEISHA DENISE HAMILTON; KIRKLAND P. HAMILTON A/K/A KIRKLAND PASTEL HAMILTON; ANGELA HAMILTON EDWARDS A/K/A ANGELA VIRGINIA DAVIS; STATE OF FLORIDA, DEPARTMENT OF REVENUE; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF KIRKLAND P. HAMILTON A/K/A KIRKLAND PASTEL HAMILTON; UNKNOWN SPOUSE OF ANGELA HAMILTON EDWARDS A/K/A ANGELA VIRGINIA DAVIS; CLERK OF COURT OF MANATEE COUNTY, FLORIDA are the Defendant(s).

Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on January 16, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 2, BLOCK 2, LAKE PARK UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 49, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
820 32ND STREET EAST, PALMETTO, FL 34221

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

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 22 day of December, 2023.
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
22-037658 - NaC
Dec. 29, 2023; Jan. 5, 2024
23-02016M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
Case No.: 2023 CA 6165
Agency Case No.: 2023-022023
IN RE: FORFEITURE OF:
2019 RED GMC ACADIA
VIN # 1GKKNMLS2KZ178607;
2022 SILVER GMC SIERRA
VIN # 3GTUPBEK9NG553158; AND
2020 SILVER TOYOTA CAMRY
VIN # 4T1G11AK0LU341263

TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: 2019 RED GMC ACADIA, VIN # 1GKKNMLS2KZ178607; 2022 SILVER GMC SIERRA, VIN # 3GTUPBEK9NG553158; AND A 2020 SILVER TOYOTA CAMRY, VIN # 4T1G11AK0LU341263, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be

entered against you for the relief demanded in the Complaint.

Publish dates: December 29, 2023 and January 5, 2024.

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.

DATED: 12/19/2023
ANGELINA COLONNESO,
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
(Seal) BY: Kris Gaffney
Deputy Clerk
Dec. 29, 2023; Jan. 5, 2024
23-01997M

SECOND INSERTION

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

CASE NO.:
412022CA001963CAAXMA
NATIONSTAR MORTGAGE LLC
D/B/A MR. COOPER,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
RICHARD TRUJILLO; UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at 11:00 AM on the 25 day of January, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 15, AND LOT 16 LESS THE SOUTH 5 FEET, BLOCK B, MAIN STREET SUBDIVISION TO PALMETTO FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE(S) 152 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 1011 16TH ST W, PALMETTO, FL 34221

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

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

Dated this 22 day of December 2023.
By: /s/ Pratik Patel
Pratik Patel, Esq.
Bar Number: 98057
Submitted by:
De Cubas & Lewis, P.A.
P.O. Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
22-00690
Dec. 29, 2023; Jan. 5, 2024
23-02004M

SECOND INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 2021CA004751
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, Plaintiff(s), vs. SANDRA KERWIN; JASON J. KERWIN; COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC. Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on November 7, 2023 in the above-captioned action, the Clerk of Court, Angelina "Angel" Colonneso, will sell to the highest and best bidder for cash at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 6th day of February, 2024 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 138, COVERED BRIDGE ESTATES PHASE 4A, 4B, 5A, & 5B, according to the plat thereof, recorded in Plat Book 44, page 195, of the Public Records of Manatee County, Florida.
Property address: 5914 Willows Bridge Loop, 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.
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILITIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE MANATEE COUNTY JURY OFFICE, P.O. BOX 25400, BRADENTON, FLORIDA 34206, (941) 741-4062, AT LEAST SEVEN (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN (7) DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.
Respectfully submitted,
/s/ Heather L. Griffiths
PADGETT LAW GROUP
HEATHER GRIFFITHS, ESQ.
Florida Bar # 91444
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettawgroup.com
Attorney for Plaintiff
TDP File No. 20-003928-1
Dec. 29, 2023; Jan. 5, 2024
23-02005M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
File No. 23-CP-001824
Division PROBATE
IN RE: ESTATE OF
RUTH F. TASSEL
Deceased.

The administration of the estate of Ruth F. Tassel, deceased, whose date of death was March 21, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 December 29, 2023.

Personal Representative:
Nadine P. Anderson
16535 County Road 675
Parrish, Florida 34219
Attorney for Personal Representative:
/s/ Robert S. Walton
Robert S. Walton
Attorney for Personal Representative
Florida Bar Number: 92129
Law Offices of Robert S. Walton, PL
3802 W. Bay to Bay Boulevard, Suite 11
Tampa, Florida 33629
Telephone: (813) 434-1960
Fax: (813) 200-9637
E-Mail: rob@attorneywalton.com
Secondary E-Mail:
eservice@attorneywalton.com
Dec. 29, 2023; Jan. 5, 2024
23-02011M

SECOND INSERTION

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

CASE NO.: 2018CA005717AX
HSBC BANK USA, N.A., AS
TRUSTEE ON BEHALF OF ACE
SECURITIES CORP. HOME
EQUITY LOAN TRUST AND FOR
THE REGISTERED HOLDERS OF
ACE SECURITIES CORP. HOME
EQUITY LOAN TRUST, SERIES
2007-HE4, ASSET BACKED
PASS-THROUGH CERTIFICATES,
Plaintiff, vs.
DAWN MARIE GRANDYS;
UNKNOWN SPOUSE OF DAWN
MARIE GRANDYS,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Mortgage Foreclosure dated August 8, 2019, and entered in Case No. 2018CA005717AX of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-HE4, ASSET BACKED PASS-THROUGH CERTIFICATES, is Plaintiff and DAWN MARIE GRANDYS; UNKNOWN SPOUSE OF DAWN MARIE GRANDYS, are Defendants, the Office of the Clerk, Manatee County Clerk of the Court will sell to the highest bidder or bidders via online auction at www.manatee.realforeclose.com at 11:00 a.m. on the 21st day of February, 2024, the following described property as set forth in said Uniform Final Judgment,

to wit:
LOT 6, BEND OF TERRA CEIA II, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGES 154 AND 155, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Property Address: 110 44th Court E., Palmetto, Florida 34221

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.
Any person claiming an interest in the surplus funds 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: 12/20/23
McCabe, Weisberg & Conway, LLC
By: /s/Craig Stein
Craig Stein, Esq.
FL Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 18-400740
Dec. 29, 2023; Jan. 5, 2024
23-01998M

SECOND INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 177.101, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 177.101, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation of a plat either in whole or in part has been made by Kathleen C. Alexander to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2304-0003 and seeks to vacate two separate portions of two separate platted easements located at 5129 19th Lane East, Bradenton, FL 34203 in the Groveland Subdivision plat.

On the 23rd of January, 2024, 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-24-019
A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING TWO SEPARATE PORTIONS OF A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject properties of this vacation application are located at 5129 19th Lane East, Bradenton, FL 34203, and are 1,477 square feet (0.03 acres) more or less and 631 square feet (0.01 acres) more or less, respectively, in size. The future land use map designation and zoning district of the property subject to the application is RES-9 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 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.
December 29, 2023; January 5, 2024
23-02003M

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

Notice of Public Auction for money due on storage units. Auction will be held on January 23, 2024 at 23950 Veterans Blvd Port Charlotte, FL 33954 at or after 8am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows:

Jessica Mendoza 2072 \$629.21
John Case 1089 \$286.86
Kaitlyn Reilly 1012 \$579.10
Jose Gonzalez 6024 \$1,003.50
Jeffrey Anderson 4010 \$1,396.10
John Case 2068 \$127.46
John Case 2060 \$127.46
Sasha Verworren 3231 \$1,657.89
Kim Smith 2133 \$764.61
Donald Rumph Jr 2136 \$2,158.95
Michelle Wrazien-Mailly 2004 \$169.99
Nakia Cuffie Rountree 2117 \$629.21
Robert Heaton 2050 \$824.83
Christian Morales 2002 \$169.99
Jamal Reid 1021 \$876.60
Stacey Schall 2073 \$597.36

January 5, 12, 2024

24-00010T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23001180CP
Division Probate
IN RE: ESTATE OF
DEBORAH J. MOLLER
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Deborah J. Moller, deceased, File Number 23001180CP, 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 July 10, 2023; that the total value of the estate is \$4,928.88, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
John E. Moller
5806 Callaway Street
Port Charlotte, Florida 33981
Kelly Pollock
82 Challenger Avenue
Hampton, Virginia 23665

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 January 5, 2024.

Person Giving Notice:
/s/ John E. Moller
John E. Moller
5806 Callaway Street
Port Charlotte, Florida 33981
Attorney for Person Giving Notice
/s/ T. Thomas Shirley
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
DUNKIN & SHIRLEY PA
170 West Dearborn Street
ENGLEWOOD, FL 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
January 5, 12, 2024 24-00003T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-1410-CP
Division Probate
IN RE: ESTATE OF
BRIAN M. OLTON
Deceased.

The administration of the estate of Brian M. Olton, deceased, whose date of death was September 4, 2020, 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 January 5, 2024.

Personal Representative:
Michelle M. Olton
94 Vivante Blvd., #9445
Punta Gorda, FL 33950
Attorney for
Personal Representative:
Guy S. Emerich
Attorney
Florida Bar Number: 126991
Farr, Farr, Emerich, Hackett,
Carr & Holmes, P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: gemerich@farr.com
Secondary E-Mail: mlavine@farr.com
and probate@farr.com
January 5, 12, 2024 24-00006T

FIRST INSERTION

FLORIDA SOUTHWESTERN STATE COLLEGE (FSW)
Request for Qualifications (RFQ) #24-02

Project Name: Architectural/Engineering (A/E) Services for Lee Campus Bldg. L Renovation

RFQ Submittal: PRIOR to 2PM ET Tuesday 1/30/24; Electronic submission via: <https://www.bidnetdirect.com/florida/floridasouthwestern>

Phase 1 Public Evaluation Team Meeting: Wednesday 2/7/24 at 11AM ET
Phase 2 Public Evaluation Team Meeting: Friday 2/16/24 Time TBD
Recommendation for intended award to be posted <https://www.bidnetdirect.com/florida/floridasouthwestern> on or about 2/19/24

FSW is accepting qualifications from professional qualified A/E firms to provide services for the Lee Campus Bldg. L Renovation. Interested vendors may obtain detailed information and related documents for RFQ #24-02 at <https://www.bidnetdirect.com/florida/floridasouthwestern>.

January 5, 12, 19, 2024

24-00001T

FIRST INSERTION

AMENDED
PUBLICATION SUMMONS
STATE OF WISCONSIN
CIRCUIT COURT
MILWAUKEE COUNTY
Case No. 23CV8044

DOUG HEIN,
Plaintiff, vs.
FERRUM IV,
MICHAEL COX,
JOSHUA ALLEN
ROBINSON S. ROWE, ESQ.,
ROWE WEINSTEIN & SOHN
PLLC,
ADAM AUSLOOS, and
ADVCEWORKS WEALTH
ADVISORS, LLC
Defendants.

THE STATE OF WISCONSIN
TO: ADAM AUSLOOS

4245 Spire St.
Port Charlotte, FL 33981

YOU ARE HEREBY NOTIFIED that the Plaintiff named above has filed a lawsuit or other legal action against you. The complaint, which is also served upon you, states the nature and basis of the legal action.

Within 40 days after January 5, 2024, you must respond with a written demand for a copy of the complaint. The demand must be sent or delivered to the court, whose address is Milwaukee County Courthouse, 901 N. 9th Street, Milwaukee, WI 53233, and to

Stephen M. Cox, Plaintiff's attorney, whose address is Halling & Cayo, S.C., 320 E. Buffalo Street, Suite 700, Milwaukee, WI 53202 You may have an attorney help or represent you.

If you do not demand a copy of the complaint within 40 days, the court may grant judgment against you for the award of money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 27th day of December, 2023.

HALLING & CAYO, S.C.
Electronically signed by

Stephen M. Cox
Sean M. Sweeney
State Bar No. 1063452
Stephen M. Cox
State Bar No. 1088607
Attorneys for the Plaintiff
320 E. Buffalo St., Suite 700
Milwaukee, WI 53202
Telephone: (414) 271-3400
Facsimile: (414) 271-3841
sms@hallingcayo.com
smc@hallingcayo.com
January 5, 12, 19, 2024 24-00008T

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
(PROPERTY)
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CASE NO. 23-003434-CA

BIG 3, LLC,
Plaintiff, vs.
SERGE R. FOULON, et al.,
Defendant.

To: Serge R. Foulon and Vanessa Foulon, 14216 SW 115 Terrace, Miami, FL 33186

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: Lots 13, Block 627, of PUNTA GORDA ISLES SECTION 20, according to the Plat thereof, as recorded in Plat Book 11, Page 2A, 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 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 February 2, 2024, 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 Dec 28, 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)
Jan. 5, 12, 19, 26, 2024 24-00012T

FIRST INSERTION

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

CASE NO. 2020-CA-000890
WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A
CHRISTIANA TRUST, AS OWNER
TRUSTEE ON BEHALF OF CSMC
2018-RPL12 TRUST,
Plaintiff, vs.
DAWN M. AYALA A/K/A DAWN
AYALA; KEVIN AYALA; SECTION
23, PROPERTY OWNER'S
ASSOCIATION, INC.; UNKNOWN
TENANT 1 AND UNKNOWN
TENANT 2, the names being
fictitious to account for parties in
possession,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on December 4, 2023, in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, Roger D. Eaton, the Clerk of Court will on January 17, 2024 at 11:00 a.m. EST, offer for sale and sell at public outcry to the highest and best bidder for cash at www.charlotte.realestate.com the following described property situated in Charlotte County, Florida:

LOT 7, BLOCK 631, PUNTA GORDA ISLES, SECTION TWENTY - THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK

12, PAGES 2-A THROUGH 2-Z-41, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 25075 SOUTH PALISADE ROAD, PUNTA GORDA, FL 33983

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

If 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:12/27/2023

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

Attorney for Plaintiff:
MCMICHAEL TAYLOR GRAY, LLC
3275 W. Hillsboro Blvd, Suite 312
Deerfield Beach, FL 33442
servicefl@mtglaw.com
January 5, 12, 2024 24-00007T

FIRST INSERTION

FLORIDA SOUTHWESTERN STATE COLLEGE (FSW)
Request for Qualifications (RFQ) #24-01

Project Name: Architectural/Engineering (A/E) Services for Collier Campus Bldg. E/F Renovation

RFQ Submittal: PRIOR to 2PM ET Monday 1/29/24; Electronic submission via: <https://www.bidnetdirect.com/florida/floridasouthwestern>

Phase 1 Public Evaluation Team Meeting: Tuesday 2/6/24 at 11AM ET
Phase 2 Public Evaluation Team Meeting: Thursday 2/15/24 Time TBD
Recommendation for intended award to be posted <https://www.bidnetdirect.com/florida/floridasouthwestern> on or about 2/19/24

FSW is accepting qualifications from professional qualified A/E firms to provide services for the Collier Campus Bldg. E/F Renovation. Interested vendors may obtain detailed information and related documents for RFQ #24-01 at <https://www.bidnetdirect.com/florida/floridasouthwestern>.

January 5, 12, 19, 2024

24-00002T

FIRST INSERTION

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

CASE NO.: 2023-CA-4357

SIGMA INFINITY LLC,
Plaintiff, v.
USA LAND EXPERTS, LLC;
MILDRED I. COON; AMERICAN
ESTATE AND TRUST FBO NYDIA
LEWIS IRA and INSIDER'S CASH,
LLC,
Defendants.

To MILDRED I. COON:

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

PCH 016 1065 0033 PORT
CHARLOTTE SEC 16 BLK 1065
LT 33 More commonly known as:
51 Mercer Street, 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 February 1, 2024 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 27 day of December, 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
Jan. 5, 12, 19, 26, 2024 24-00009T

FIRST INSERTION

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
NOTICE OF ISSUANCE OF AN ENVIRONMENTAL RESOURCE PERMIT

The Department of Environmental Protection has granted an Environmental Resource Permit, number 0417640-002 EI, to Joseph Weingates, c/o Hans Wilson & Associates, Inc., 1938 Hill Avenue, Fort Myers, FL 33901. The permit authorizes the following:

The permittee is authorized to construct 153 linear feet of new seawall that will extend approximately 13 feet waterward of the mean high-water line and to install 104 linear feet of rip rap in a canal, Class III Waters. The activities authorized by this permit are located at 3616 Colony Ct, Parcel ID 412318352004, Punta Gorda, Florida 33950, in Section 18, Township 41, Range 23, in Charlotte County.

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

Mediation is not available in this proceeding.

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. 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:

- The name and address of each agency affected and each agency's file or identification number, if known;
- 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;
- A statement of when and how the petitioner received notice of the agency decision;
- A statement of all disputed issues of material fact. If there are none, the petitioner must so indicate;
- 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;
- 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
- 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 21 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 21 days of publication of the notice or within 21 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 21 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.

January 5, 2024

24-00014T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23001421CP
Division Probate
IN RE: ESTATE OF THOMAS WILLIAM BOWEN Deceased.

The administration of the estate of Thomas William Bowen, deceased, whose date of death was March 12, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and oth-

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 January 5, 2024.

Personal Representative:
Sigrid Bowen
 1235 Gulf Blvd
 Englewood, Florida 34223
 Attorney for Personal Representative:
 James W. Mallonee Attorney
 Florida Bar Number: 0638048
 946 Tamiami Trail, #206
 Port Charlotte, FL 33953
 Telephone: (941) 9412062223
 Fax: (941) 206-2224
 E-Mail: jmallonee@jameswmallonee.com
 E-Mail: hchalmers@jameswmallonee.com
 January 5, 12, 2024 24-00004T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-001323
IN RE: ESTATE OF ROSALEE U. STILWELL A/K/A ROSALEE STILWELL Deceased.

The administration of the estate of Rosalee U. Stilwell A/K/A Rosalee Stilwell, deceased, whose date of death was August 17, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East 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 January 5, 2024.

Personal Representative:
Forrest A. Stilwell
 1801 Wynkoop Street Apt. 302
 Denver, Colorado 80202
 Attorney for Personal Representative:
 Jenny C. Hazel, Esquire Attorney
 Florida Bar Number: 0163562
 MCCROY LAW FIRM
 309 Tamiami Trail
 PUNTA GORDA, FL 33950
 Telephone: (941) 205-1122
 Fax: (941) 205-1133
 E-Mail: jenny@mccroylaw.com
 Secondary E-Mail: debbie@mccroylaw.com
 January 5, 12, 2024 24-00005T

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 2300138CP
Division: Probate
IN RE: ESTATE OF THOMAS ALBERT HAMMOND, Deceased.

The administration of the estate of Thomas Albert Hammond, deceased, whose date of death was October 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, 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 December 29, 2023.

Personal Representative:
Madline H. LaRocca
 117 Birchwood Drive
 Ithaca, NY 14850
 Attorney for Personal Representative:
 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
 Dec. 29, 2023; Jan. 5, 2024 23-01266T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-1373-CP
Division Probate
IN RE: ESTATE OF BARBARA R. GRAY a/k/a BARBARA ANN GRAY Deceased.

The administration of the estate of Barbara R. Gray a/k/a Barbara Ann Gray, deceased, whose date of death was October 7, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue - Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 29, 2023.

Personal Representative:
Mary Ellen Gray
 5 Glen Avenue
 Burlington, Massachusetts 01803
 Attorney for Personal Representative:
 Guy S. Emerich, Attorney
 Florida Bar Number: 126991
 Farr, Farr, Emerich, Hackett,
 Carr & Holmes, P.A.
 99 Nesbit Street
 Punta Gorda, FL 33950
 Telephone: (941) 639-1158
 Fax: (941) 639-0028
 E-Mail: gemerich@farr.com
 Secondary E-Mail: mlavine@farr.com
 and probate@farr.com
 Dec. 29, 2023; Jan. 5, 2024 23-01265T

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. 22001560CA
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. SUEANN SANDERS, AS PLEINARY 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 PLEINARY 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 January 17, 2024, 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 CONDOMINIUM

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.

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 12/21/2023.

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
 22-072557 - MaM
 Dec. 29, 2023; Jan. 5, 2024 23-01268T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, TWENTIETH JUDICIAL CIRCUIT, IN AND FOR ST. CHARLOTTE COUNTY, FLORIDA
CASE NO.: 23001413CP
IN RE: ESTATE OF JUDITH ALEXANDER, Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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

ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN SECTION 733.302, FLORIDA STATUTES,

WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The address of the court where this probate is pending is: Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33950.

The date of death of the decedent is: November 25, 2023.

The date of first publication of this notice is: December 29, 2023.

Petitioner:
Alexander Gross
 c/o Law Offices of
Mark F. Moss, PLLC
 12276 San Jose Blvd., Suite 520
 Jacksonville, FL 32223

/s/ Mark F. Moss
 Attorney for Petitioner
 MARK F. MOSS, ESQ.
 Florida Bar Number: 119573
 Law Offices of Mark F. Moss, PLLC
 12276 San Jose Blvd., Suite 520
 Jacksonville, FL 32223
 Telephone: (904) 329-7242
 E-Mail 1: Service@markmossllaw.com
 E-Mail 2: mark@markmossllaw.com
 Dec. 29, 2023; Jan. 5, 2024 23-01264T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23001372CP
Division: Probate
IN RE: ESTATE OF PHILIP F. BAMFORTH Deceased.

The administration of the estate of Philip F. Bamforth, deceased, whose date of death was October 30, 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 December 29, 2023.

Personal Representative:
 /s/ Robert L. Price
(Dec 22, 2023 15:30 EST)
Robert L. Price
 1753 Dunvegan Drive
 Port Charlotte, Florida 33980
 Attorney for Personal Representative:
 /s/ Ellie K. Harris
 Ellie K. Harris, Esq.
 Florida Bar Number: 0021671
 Elise V. Bouchard, Esq.
 Florida Bar Number 0109033
 Schwarz & Harris, P.A.
 17841 Murdock Circle
 Port Charlotte, Florida 33948
 Telephone: (941) 625-4158
 Fax: (941) 625-5460
 E-Mail: elise@schwarzllaw.net
 Secondary E-Mail: stephen@schwarzllaw.net
 Dec. 29, 2023; Jan. 5, 2024 23-01263T

SECOND INSERTION

ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE SECOND JUDICIAL CIRCUIT IN AND FOR LEON COUNTY, FLORIDA

CIVIL ACTION NO. 2023 CA 002447
VALIDATION OF NOT TO EXCEED \$5,000,000,000 FLORIDA LOCAL GOVERNMENT FINANCE COMMISSION REVENUE BONDS (PUBLIC PROJECTS), IN VARIOUS SERIES AND NOT TO EXCEED \$5,000,000,000 FLORIDA LOCAL GOVERNMENT FINANCE COMMISSION REVENUE BONDS (PRIVATE PROJECTS), IN VARIOUS SERIES
FLORIDA LOCAL GOVERNMENT FINANCE COMMISSION, a separate legal and administrative entity created pursuant to Section 163.01(7), Florida Statutes, Plaintiff, vs.
THE STATE OF FLORIDA, and all of the Property Owners, Taxpayers and Citizens of the State of Florida, including nonresidents owning property or subject to taxation therein and all others having or claiming any right, title or interest in property to be affected by the issuance of the bonds herein described, or to be affected in any way thereby, Defendants.

TO THE STATE OF FLORIDA, THROUGH THE STATE ATTORNEY FOR THE SECOND JUDICIAL CIRCUIT OF FLORIDA, AND THE PROPERTY OWNERS, TAXPAYERS AND CITIZENS OF THE STATE OF FLORIDA, INCLUDING SPECIFICALLY THOSE WITHIN LEON COUNTY, FLORIDA, BREVARD COUNTY, FLORIDA, CHARLOTTE COUNTY, FLORIDA, LEE COUNTY, FLORIDA, OSCEOLA COUNTY, FLORIDA, AND SARASOTA COUNTY, FLORIDA, INCLUDING NONRESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN AND ALL

OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED THEREBY:

You and each of you are hereby required to appear, in-person, on Monday, the 5th day of February, 2024, at 10:00 o'clock a.m. (ET), before the Circuit Court for the Second Judicial Circuit, in and for Leon County, Florida, at the Leon County Courthouse, 301 South Monroe Street, in Chambers, Room 365-D, Tallahassee, Florida 32301, and to show cause why the Complaint for Validation filed in this action should not be granted, and the Bonds herein described and the proceedings authorizing the issuance thereof validated and confirmed, said Bonds being designated "Not to Exceed \$5,000,000,000 Florida Local Government Finance Commission Revenue Bonds (Public Projects), in Various Series and Not to Exceed \$5,000,000,000 Florida Local Government Finance Commission Revenue Bonds (Private Projects), in Various Series," a more particular description of said Bonds being contained in the Complaint for Validation filed in this action.

This Order to Show Cause shall be published in the manner required by Section 75.06, Florida Statutes, as amended, in a newspaper published and of general circulation in Leon County, Florida, Brevard County, Florida, Charlotte County, Florida, Lee County, Florida, Osceola County, Florida, and Sarasota County, Florida, once each week for two consecutive weeks prior to the date of the hearing set forth in the preceding paragraph, the first publication to be at least twenty (20) days prior to said date.

DONE AND ORDERED on Monday, October 30, 2023.
 /s/ J. Lee Marsh
 J. Lee Marsh, Circuit Judge
 Dec. 29, 2023; Jan. 5, 2024 23-01260T

SECOND INSERTION

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

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

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **January 16th at 10AM**

Occupant Name	Unit	Description of Property
John William Vargo JR, John Vargo	10090	Household Items
Jeffrey Otis Anderson, Jeffrey Anderson	12025	Household Items
Charles William Edelen JR, Charles Edelen	05005	Household Items
Clyvens Salomon	05013	Household Items
Michael Richard Hawkins, Michael R Hawkins	12015	Household items
Latarsha Shawnta Cross-Wesley, Latarsha Cross-Wesley		
Latarsha Cross Wesley	11152	Household Items
Ashley Ann Parabak, Ashley Parabak	10032	Household Items

Dec. 29, 2023; Jan. 5, 2024 23-01258T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23001370CP
Division: Probate
IN RE: ESTATE OF ELI HALE, JR. Deceased.

The administration of the estate of Eli Hale, Jr., deceased, whose date of death was September 17, 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 December 29, 2023.

Personal Representative:
 /s/ Darrell S Hale
(Dec 10, 2023 15:02 EST)
DARRELL S. HALE
 7905 Shaw Ct.
 Louisville, Kentucky 40291
 Attorney for Personal Representative:
 /s/ Ellie K. Harris
 Ellie K. Harris, Esq.
 Florida Bar Number: 0021671
 Elise V. Bouchard, Esq.
 Florida Bar Number 0109033
 Schwarz & Harris, P.A.
 17841 Murdock Circle
 Port Charlotte, Florida 33948
 Telephone: (941) 625-4158
 Fax: (941) 625-5460
 E-Mail: ellie@schwarzllaw.net
 Secondary E-Mail: stephen@schwarzllaw.net
 Dec. 29, 2023; Jan. 5, 2024 23-01262T

IV20906_V11



SAVE TIME

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

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 2023003536CA SANDHILL PINES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. STEPHEN WAGNER, as an Heir of Stuart Allen Wagner, Deceased, et al., Defendants.

Notice is hereby given pursuant to a Final Summary Judgment of Foreclosure filed the 21st day of December, 2023 and entered in Case No. 2023003536CA in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein SANDHILL PINES CONDOMINIUM ASSOCIATION, INC. is the Plaintiff and STEPHEN WAGNER, as an Heir of Stuart Allen Wagner, Deceased, THE UNKNOWN PERSONAL REPRESENTATIVE of the Estate of Stuart Allen Wagner Deceased, THE UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST STUART ALLEN WAGNER, DECEASED, ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND

AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, SUCCESSORS, BENEFICIARIES, OR OTHER CLAIMANTS, AND THE UNKNOWN TENANT(S)/OCCUPANT(S) are the Defendants. That I will sell to the highest and best bidder for cash beginning at 11:00 a.m. at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes, on WEDNESDAY, FEBRUARY 14, 2024 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit:

UNIT 21C, SANDHILL PINES CONDOMINIUM, PHASE I, a Condominium subdivision, as shown in the survey, plot plan and graphic description of improvements thereof recorded in Condominium Book 3, Pages 31A through 31H, as amended in Condominium Book 3, Pages 34A through 34H and according to the Declaration of Condominium, recorded in O.R. Book 677, Pages 1619 through 1672, and any amendments thereto, of the Public Records of Charlotte County, Florida, together with an undivided interest in the common elements appurtenant

thereto Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031 before the Clerk reports the surplus as unclaimed.

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

Dated on this day of 12/21/2023.
ROGER D. EATON,
Clerk of the Circuit Court
By: (SEAL) D. Gerace Deputy Clerk
Keith H. Hagman, Esq.
PAVESE LAW FIRM
Attorneys for Plaintiff
P.O. Box 1507
Fort Myers, Florida 33902-1507
keithhagman@paveselaw.com
glendahaskell@paveselaw.com
Dec. 29, 2023; Jan. 5, 2024
23-01267T

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23003903CA

ZILTHAI O. SOTO, Plaintiff, v. MELVIN MORGAN and EMMA JEAN MORGAN, Defendants.

TO: MELVIN MORGAN
7090 LACEY BOULEVARD
HANFORD, CALIFORNIA 93230
EMMA JEAN MORGAN
7090 LACEY BOULEVARD
HANFORD, CALIFORNIA 93230

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

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

LOT 82, BLOCK 23, ROTANDA LAKES, ACCORDING TO THE MAP OR PLAT THEROF AS RECORDED IN PLAT BOOK 8, PAGE 22 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 18500 Murdock Circle, Port Charlotte, Florida 33948 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,

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

DATED this 18 day of December, 2023.
Clerk of the Circuit Court
By: (Seal) D. Gerace
As Deputy Clerk

The Law Office of
C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
Dec. 22, 29, 2023; Jan. 5, 12, 2024
23-01237T

THIRD INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION CASE NO.: 23003884CA

CMA PROPERTIES LLC, Plaintiff, vs. ESTATE OF ANTONIA BATISTA; UNKNOWN HEIRS OF ANTONIA BATISTA; STATE OF NEW JERSEY, DEPARTMENT OF HUMAN SERVICES, DIVISION OF MEDICAL ASSISTANCE AND HEALTH SERVICES; CARTER SY TIU; and VICTORIA CHUNG TIU, Defendants.

TO: VICTORIA CHUNG TIU, 37 7TH STREET, NEW MANILA, QUEZON CITY, PHILIPPINES
CARTER SY TIU, 37 7TH STREET, NEW MANILA, QUEZON CITY, PHILIPPINES

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

LOTS 24 AND 25, BLOCK 3016, 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.

Parcel ID: 402107204015 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before January 20, 2024, 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 or petition.

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

DATED on Dec 15, 2023.
ROGER D. EATON
CLERK OF THE CIRCUIT COURT
By: D. Gerace
DEPUTY CLERK
SOKOLOF REMTULLA, PLLC
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Dec. 22, 29, 2023; Jan. 5, 12, 2024
23-01240T

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023-33-CA

DONNA COLLOVA PLAINTIFF, v. SINGLETON I. SCHAUF, and JOHN DOE TENNANTS DEFENDANTS,

TO: SINGLETON I. SCHAUF, UNKNOWN SPOUSE OF SINGLETON I. SCHAUF

Last Known Address: Unknown
YOU ARE NOTIFIED, that an action to Foreclose a Mortgage on the following property in Charlotte County, Florida:

Unit 1100F, Cedar Woods II, Phase 9, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1078, Page

1347, and amendments thereto, and as per plat thereof recorded in Condominium Book 9, Pages 35-35D, and amendments thereto, in the Public Records of Charlotte County, Florida
Property Address: 22441 Westchester Blvd, Unit 1100F, Port Charlotte, FL 33980

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on KASSEBAUM AND BASILE, PA., Plaintiff's attorney, whose address is 150 West Flagler Street, Suite 1675, Miami, FL 33130, on or before 23 of January 2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,

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

DATED this 18 day of December, 2023
ROGER D. EATON
Clerk of the Court
By: (Seal) D. Gerace
As Deputy Clerk
KASSEBAUM AND BASILE, PA.,
Plaintiff's attorney,
150 West Flagler Street, Suite 1675,
Miami, FL 33130
Dec. 22, 29, 2023; Jan. 5, 12, 2024
23-01238T

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 01/18/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

713 Natasha Maute-Pelletier
639 Angela Leszcynski
124 Kelli Flaherty
561 Mark Kuldach
2310 James Davis
2423 Carol Fleres

Boxes, Totes
Boxes, Furniture
Boxes, Electronics, Furniture
Furniture, Tools
Tools, Boat Parts
Art, Tools, TV

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.
Dec. 29, 2023; Jan. 5, 2024

23-01259T

THIRD INSERTION

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

Case No.: 2023-CA-1374
STP HOLDINGS LLC, a Florida limited liability company, Plaintiff, v. MARY BOSTIC-FITZGERALD; et al.

Defendants.
TO: MARY BOSTIC-FITZGERALD; and any unknown heirs, devisees, grantees, creditors, successors in interest, and other unknown persons and unknown spouses claiming by, through or under Defendants

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

Lot 7, Block 1949, Port Charlotte Subdivision, Section Sixty,

according to the plat thereof as recorded in Plat Book 5, Page 74-A, 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 Attorney Francis M. King, PLLC, the plaintiff's attorney, whose address is 2944 10th Ave. N., St. Petersburg, Florida 33713 on or before Jan 24, 2024 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 or petition.

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

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

DATED: December 19, 2023
ROGER D. EATON
As Clerk of the Court
(SEAL) By: D. Gerace
As Deputy Clerk
Attorney Francis M. King, PLLC,
the plaintiff's attorney,
2944 10th Ave. N.,
St. Petersburg, Florida 33713
Dec. 22, 29, 2023; Jan. 5, 12, 2024
23-01243T

THIRD INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE (PROPERTY)

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

CASE NO. 23-002995-CA
ADD VALUE DEVELOPMENT, LLC, Plaintiff, vs. KIN CHOW, Defendant.

To: Kin Chow, 3045 Linden Place, 2d Floor, Flushing, NY 11354

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

Lots 13, Block 164, of Tropical Gulf Acres Unit 9, according to the Plat thereof, as recorded in Plat Book 4, Page 63, 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 January 23 2024, 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 Dec 18 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)
Dec. 22, 29, 2023; Jan. 5, 12, 2024
23-01236T

THIRD INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY

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

CASE NO.: 23003878CA
B & G REAL ESTATE INVESTMENT SOLUTIONS, LLC, Plaintiff, vs.

RUTH J. ROSENDALE; ESTATE OF NAOMI R. HEATWOLE; UNKNOWN HEIRS OF NAOMI R. HEATWOLE, Defendants.

TO: ESTATE OF NAOMI R HEATWOLE, UNKNOWN ADDRESS
UNKNOWN HEIRS OF NAOMI R HEATWOLE, UNKNOWN ADDRESS

YOU ARE NOTIFIED that an action to quiet title to the following properties in Charlotte County, Florida:
LOT 13, BLOCK 1157, PORT

CHARLOTTE SUBDIVISION, SECTION 30, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 23A THRU 23F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 402102202011

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before January 20, 2024, 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 or petition.

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

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

DATED on Dec 15, 2023.
ROGER D. EATON
CLERK OF THE CIRCUIT COURT
By: D. Gerace
DEPUTY CLERK
SOKOLOF REMTULLA, PLLC
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
Dec. 22, 29, 2023; Jan. 5, 12, 2024
23-01235T

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 22000381CA

PHH MORTGAGE CORPORATION, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES; SANDRA YOUNG, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ERIC W.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; SANDRA YOUNG; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 7, 2023 in Civil Case No. 22000381CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, PHH MORTGAGE

CORPORATION is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES; SANDRA YOUNG, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ERIC W.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; SANDRA YOUNG; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com on January 24, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 34, BLOCK 2930, PORT CHARLOTTE SUBDIVISION, SECTION FIFTY NINE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 73A TO 73F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

WITNESS my hand and the seal of the court on 12/20/2023.

CLERK OF THE COURT
Roger D. Eaton
(SEAL) D. Gerace
Deputy Clerk

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-5756B
Dec. 29, 2023; Jan. 5, 2024
23-01257T

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