SECOND INSERTION

AMENDED NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 Amended to correct Publishing Newspaper
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

CIRCUIT CIVIL DIVISION CASE NO.: 2023-CA-000554 NC U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LB-IGLOO SERIES IV TRUST,

NICHOLAS J. CONTOS, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated December 26, 2023 issued in and for Sarasota County, Florida, in Case No. 2023-CA-000554 NC, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LB-IGLOO SERIES IV TRUST is the

Plaintiff, and NICHOLAS J. CONTOS, NOTTINGHAM HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT #1 N/K/A ARTAVIOUS CURRY and UNKNOWN TENANT #2 N/K/A SAVANNAH STARR are the Defendants.

The Clerk of the Court, KAREN RUSHING, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on February 21, 2024, at electronic sale beginning at 9:00am, at www.sarasota. realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT 35, NOTTINGHAM, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 27, PAGE 9, PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA. Property Address: 4220 King Richard Court, Sarasota, FL

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 UN-CLAIMED.

SARASOTA 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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, 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 27th day of December, 2023. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com

January 5, 12, 2024

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY.

FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2022 CA 001012 NC U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, **SERIES 2007-4**, Plaintiff, vs.

DEDE M. BUCKMASTER, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 03, 2023, and entered in 2022 CA 001012 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE MER-RILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORT-GAGE LOAN ASSET-BACKED CER-TIFICATES, SERIES 2007-4 is the Plaintiff and JAMES F. BUCKMAS-

SECOND INSERTION

TER; DEDE M. BUCKMASTER; STEVEN WOJDULA; REBECCA WOJDULA; SIMPLICITY SALON AND SPA, LLC are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota. realforeclose.com, at 09:00 AM, on January 25, 2024, the following described property as set forth in said Final Judgment, to wit:

LOTS 4, BLOCK 171, 2ND ADDITION TO PORT CHAR-LOTTE SUBDIVISION, AC-CORDING TO THE PLAT THERE OF, RECORDED IN PLAT BOOK 11, PAGES 30, 30A THRU 30G, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

4752 CRANBERRY B NORTH PORT, FL 34286 BLVD,

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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, 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,

Dated this 2 day of January, 2024. 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 Bv: \S\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com

22-009167 - NaC January 5, 12, 2024 24-00025S

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

24-00002S

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 Valencia Stone located at 2651 Whitfield Ave in the City of Sarasota, Manatee County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of January, 2024. M & M Countertop Solutions LLCC

Mario Muthe

January 12, 2024

24-00035M

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 The Mobile App Studio located at 14515 Leopard Creek 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 10th day of January, 2024.

Steven Askin

January 12, 2024

24-00057M

FIRST INSERTION

INVITATION TO NEGOTIATE

(ITN) Number 24-001 Invitation to Negotiate (ITN) for the Sale and Development of all the property located at 1707 Lena Road, Bradenton, Florida 34211.

Manatee County will receive sealed proposals at 1112 Manatee Avenue West, Suite 800, Bradenton, Florida.

The Due Date and Time for submission of Proposals in response to this ITN is February 20, 2024 at 2:00 PM at the Manatee County Administration Building, 8th Floor, Suite 800.

https://mymanatee.org/departments/ property_management/property_ acquisition/surplus_property 24-00048M January 12, 2024

FIRST INSERTION INVITATION TO NEGOTIATE

(ITN) Number 24-002 Invitation to Negotiate (ITN) for the sale and development of the property located at 500 15th Street West, Bradenton, Florida 34205

Manatee County will receive sealed proposals at 1112 Manatee Avenue West, Suite 800, Bradenton, Florida.

The Due Date and Time for submission of Proposals in response to this ITN is February 12, 2024 at 2:00 PM at the Manatee County Administration Building, 8th Floor, Suite 800

https://mymanatee.org/departments/ property_management/property_ acquisition/surplus_property

January 12, 2024 24-00049M

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

PROBATE DIVISION File No. 2023CP4308 Division PROBATE IN RE: ESTATE OF MARK EDMUND PAGE, Deceased.

The administration of the estate of Mark Edmund Page, deceased, whose date of death was November 2nd, 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.

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

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

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

> The date of first publication of this notice is January 12, 2024.

Susanne Page
P.O. Address: 4920 Linsey Court,

Sarasota, FL 34243 Personal Representative ROBERT W. DARNELL ATTORNEY AT LAW Attorneys for Personal Representative

2639 FRUITVILLE ROAD SUITE 201 SARASOTA, FL 34237 Telephone: (941) 365-4950

Florida Bar No. 0611999 January 12, 19, 2024 24-00056M

Last Known Address: 10349 Myakka Boulevard Myakka City, Florida 34251 Terry Webb Matt Whitaker (et al.) Respondent

Matt Whitaker

Whereabouts Unknown

NOTICE OF SERVICE BY

IN THE SEVENTH JUDICIAL.

DISTRICT FOR THE STATE OF

TENNESSEE CHANCERY DIVISION

AT CLINTON, TENNESSEE

Case No. 23CH4772

PUBLICATIONIt appears from the pleadings filed in this cause that Matt Whitaker whereabouts are unknown. In compliance with the provisions of T.C.A. 21-1-204 and the Order of Publication of this court entered Dec. 4, 2023, service of process will be made by publication.

Matt Whitaker IS THEREFORE,

HEREBY REQUIRED TO APPEAR

ON OR BEFORE THIRTY (30) DAYS AFTER THE LAST DATE OF PUBLICATION before the Clerk and Master of Chancery Court, located at 100 N. Main Street, Suite 308, Clinton, Tennessee 37716 and make defense to the complaint filed in the foregoing case styled above. Otherwise, said complaint will be taken for confessed, and a Judgment by Default entered. Matt Whitaker is required to file responsive pleadings with the court and Petitioner's Attorney, H. Daniel Forrester, III, 224 N. Main Street, Clinton, TN 37716. It is further ordered that this Notice be published in The Business Observer for four consecutive weeks

This Dec. 27, 2023. Harold P. Cousins Jr. Clerk and Master By: Blake Williams

Deputy Clerk Jan. 12, 19, 2; Feb. 2, 2024

24-00043M

FIRST INSERTION

FOUND AND ABANDONED PROPERTY POST DATE: January 4, 2024

The Manatee County Sheriff's Office is holding the below listed found or abandoned property. The Sheriff's Office will retain custody of the listed property for 90 days from the date the property was submitted to the Property and Evidence section of the Sheriff's Office. Items that are not claimed by the rightful owner after 90 days may be donated to a charitable organization, traded to another local government or state agency, sold at auction or retained for use by the Sheriff's Office.

If you wish to claim any of the below listed property, please contact the Property and Evidence Section of the Manatee County Sheriff's Office at (941) 747-3011 ext. 1130 to make an appointment.

Note: You will be required to clearly identify your property and present valid

MAKE - MODEL	MCSO CASE # 22-24929		
Diamond			
Money	23-5781		
Money	23-4182		
Money	23-7529		
Money	23-11223		
Money	23-14577		
Money	23-18182		
Money	23-17501		
January 12, 19, 2024	24-00045M		

FIRST INSERTION NOTICE OF BOARD MEETING

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that the Board of Supervisors ("Board") of the Waters Edge Community Development District ("District") will hold a board of supervisor's meeting on January 25, 2024, at 6:00 PM at the Parrish Fire Station #2 Training Room,

3804 N Rye Road, Parrish, FL 34219.

January 12, 2024

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

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

Pursuant to the provisions of the Americans with Disabilities Act, any person re-

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

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

Governmental Management Services - Tampa, LLC

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 Nelson Pool Company located at 26219 82nd Ave E in the City of Myakka City, Manatee County, FL 34251 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 9th day of January, 2024. Blucoast Pools and Pavers LLC

Anthony Wilson 24-00050M January 12, 2024

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 KLASS PARTY RENTALS : Located at 5810 18th St W: Manatee County in the City of Bradenton: Florida, 34207-3909 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bradenton Florida, this January day of 04, 2024 SALGADO LORENA

January 12, 2024 24-00034M

FIRST INSERTION

NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE WOODLAND PRESERVE COMMUNITY DEVELOPMENT

DISTRICT The Board of Supervisors of the Woodland Preserve Community Develop-ment District will hold an Audit Committee Meeting on <u>Tuesday</u>, <u>February</u> 13, 2024, at 10:30 a.m., at 8141 Lakewood Main Street, Suite 209A, Lakewood Ranch, FL 34202. The Audit Committee will review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any and all business which may properly come before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained by contacting the District Manager, c/o Breeze via email at $\underline{\mathtt{patricia@breezehome.com}}$ or via telephone at (813) 565-4663.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager.

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

Patricia Thibault District Manager 24-00033M January 12, 2024

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 Floor Design Group located at 8324 HAVEN HARBOUR WAY, in the County of Manatee, in the City of Bradenton, Florida 34212 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee,

Dated at Bradenton, Florida, this 3rd day of January, 2024. FLORIDA INNOVATION PARTNERS

January 12, 2024 24-00036M

FIRST INSERTION

UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION

IN ADMIRALTY Case No.: 8:23 cv--02890

PETITION OF FREEDOM MARINE SALES LLC, as titled owner, and FREEDOM BOAT CLUB LLC, as owner pro hac vice of and for the M/V TIMELESS, a 2023 Crownline E235XS, hull identification number KIS89500C323, her engines, tackle, and appurtenances, Petitioners.

NOTICE OF PETITION FOR EXONERATION FROM OR LIMITATION OF LIABILITY

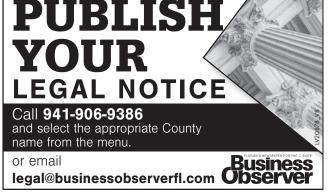
NOTICE is hereby given that Petitioners FREEDOM MARINE SALES LLC, as titled owner, and FREEDOM BOAT CLUB LLC, as owner *pro hac vice* of and for the *M/V TIMELESS*, a 2023 Crownline E235XS, hull identification number KIS89500C323, her engines, tackle, and appurtenances (the "Vessel"), have filed a Petition claiming the benefit of exoneration from and/or limitation of liability according to law and as provided in Section 30501 et seq. of Title 46, United States Code, Rule F of the Supplemental Rules for Certain Admiralty and Maritime Claims of the Federal Rules of Civil Procedure, and the statutes supplemental thereto and amendatory thereof, and also contesting liability independently of the limitation of liability claimed in said Petition for any loss, damage or injury occurring on or about July 30, 2023, in navigable waters in the area of Holmes Beach, Manatee County, Florida as described in the Petition and said Petition also stating the facts and circumstances upon which exoneration from and/or limitation or liability is claimed.

All persons or corporations having claims arising out of the events mentioned above and as more particularly described in the Petition must present them as provided in Rule F of the Supplemental Rules for Certain Admiralty and Maritime Claims of the Federal Rules of Civil Procedure, to the Clerk, United States District Courthouse for the Middle District of Florida located at 801 North Florida Avenue, Tampa, FL 33602 and serve on or mail copies thereof to the Petitioners' attorneys, CHARLES S. DAVANT, ESQUIRE and BRANDON BUSHWAY, ESQUIRE, DAVANT LAW, P.A., 12 Southeast 7th Street, Suite 601, Fort Lauderdale, Florida 33301, on or before *February* 12, 2024 or be defaulted. Personal attendance is not required.

Any claimant desiring to contest the allegations of the Petition shall file and serve on counsel for Petitioners an Answer to the Petition on or before the aforesaid date unless the Claim includes an Answer so designated or be defaulted.

Jan. 12, 19, 26; Feb. 2, 2024

24-00032M



FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2023-CP-4240

IN RE: ESTATE OF

JACQUELINE PEPKA

Deceased.

The administration of the estate of

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Mary J. Vingelli

306 47th Street W

Bradenton, FL 34209

Attorney for Personal Representatives:

Stewart & St. Paul Estate Law, PLLC

Alexander A. Stewart, Attorney

1201 6th Avenue West, Suite 100

E-Mail: stewart@sspestatelaw.com

24-00054M

Florida Bar Number: 122110

Bradenton, Florida 34205

Telephone: (941) 217-7654

January 12, 19, 2024

DATE OF DEATH IS BARRED.

notice is January 12, 2024.

NOTWITHSTANDING THE TIME

BARRED.

OF THIS NOTICE ON THEM.

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

FLORIDA PROBATE DIVISION CASE NO: 2023 CP 3280 In Re: THE ESTATE OF

Jacqueline Pepka, deceased, whose Deceased. date of death was October 30, 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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been 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 TIME OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and oth-

this Notice is January 12, 2024.

Personal Representative Rebecca Connelly

Kennesaw, GA 30144 E. Blake Melhuish, Esquire Florida Bar No. 0825972 E. Blake Melhuish, P.A. 522 12th Street West Bradenton, Florida 34205 (941) 748-1976 January 12, 19, 2024 24-00031M

FIRST INSERTION

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

Case No. 2023CA003117AX Citizens Bank NA f/k/a RBS Citizens NA, Plaintiff, vs. Antonio C. Mesquita a/k/a Antonio Carlos Mesquita, et al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA003117AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Citizens Bank NA f/k/a RBS Citizens NA is the Plaintiff and Antonio C. Mesquita a/k/a Antonio Carlos Mesquita; Unknown Spouse of Antonio C. Mesquita a/k/a Antonio Carlos Mesquita; Allegheny Casualty Company; River Landings Bluff Owners Association, Inc. are the Defendants, that Angelina Colonneso, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose. com, beginning at 11:00 AM on the 8th day of February, 2024, the following described property as set forth in said

Final Judgment, to wit:

LOT 5, BLOCK C, RIVER LANDINGS BLUFFS, PHASE I, A SUBDIVISION ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 120, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee 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 8th day of January, 2024. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brock and scott.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 Case No. 2023CA003117AX File # 23-F00172 January 12, 19, 2024 24-00042M

JOHN C. CONNELLY, JR.,

The administration of the Estate of John C. Connelly, Jr., deceased, whose date of death was February 16, 2023 File Number 2023 CP 3280 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.

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

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

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

The date of the first publication of

4306 Brighton Way N.W.

Attorney for Personal Representative

FIRST INSERTION

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

PROBATE DIVISION File No. 2024-CP-0003 IN RE: ESTATE OF ARLENE FRANCES JURKSCHEIT, formerly known as ARLENE F. JURKSCHEIT, and ARLENE F. ORTH,

Deceased. The administration of the estate of AR-LENE FRANCES JURKSCHEIT, also known as ARLENE F. JURKSCHEIT, and ARLENE F. ORTH, deceased, whose date of death was September 7, 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 de mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: January 12, 2024.

> **Nelson Shively Orth** Personal Representative 4802 51st Street W., Apt. 611 Bradenton, FL 34210

Jeffrey S. Goethe Attorney for Personal Representative Florida Bar No. 0861420 BARNES WALKER, GOETHE. PERRON, SHEA, & ROBINSON, 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: jgoethe@barneswalker.com

24-00055M

Secondary Email: rbattle@barneswalker.com

January 12, 19, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. CP-2023-4331

IN RE: ESTATE OF CYD C. CALAMIA, Deceased.

The administration of the estate of CYD C. CALAMIA, deceased, whose date of death was November 28, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: January 12, 2024. ALICE BROWNE

Personal Representative 6320 Venture Drive, Suite 104

Lakewood Ranch, FL 34202 Justin Najmy, Esq. Attorney for Personal Representative Florida Bar No. 1039816 Najmy Thompson P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: jwnajmy@najmythompson.com

Secondary Email:

January 12, 19, 2024

FIRST INSERTION

asamusko@najmythompson.com

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

File No. 2023-CP-3412 IN RE: ESTATE OF STEPHEN WILLIAM BARTELS, also known as STEPHEN W. BARTELS, Deceased.

The administration of the estate of STEPHEN WILLIAM BARTELS, also known as STEPHEN W. BARTELS, deceased, whose date of death was August 18, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 12, 2024.

Amy L. Lawrence-Bartels Personal Representative 5266 Asher Ct.

Sarasota, FL 34232 Erin M. Hinsberg, Esq. Attorney for the Personal Representative Florida Bar No. 1049059 BARNES WALKER, GOETHE, PERRON, SHEA, & ROBINSON, 3119 Manatee Avenue West

Bradenton, FL 34205 Telephone: (941) 741-8224 Email: ehinsberg@barneswalker.com January 12, 19, 2024 24-00029M FIRST INSERTION

MANATEE COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 4127 **Division Probate** IN RE: ESTATE OF

John Mathews

Deceased. The administration of the estate of JOHN MATHEWS, deceased, whose date of death was February 26, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 12, 2024.

> **Personal Representative:** MARIE MATHEWS

11335 77th Street East Parrish, FL 34219 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 12, 19, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 23 CP 001711 **Division Probate** IN RE: ESTATE OF

LARRY ROGERS NIEMAN A/K/A LARRY NIEMAN Deceased.

The administration of the estate of Larry Rogers Nieman a/k/a Larry Nieman, deceased, whose date of death was March 31, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 12, 2024. Tanva M. Rannev

Personal Representative 3025 10th Street W. Palmetto, Florida 34221 MICHAEL T. HEIDER, CPA Attorney for Personal Representative Florida Bar Number: 30364 MICHAEL T. HEIDER, P.A. 2629 McCormick Drive, Suite $102\,$ Clearwater, Florida 33759 Telephone: (727) 235-6005 Fax: (888) 615-3326 E-Mail: michael@heiderlaw.com Secondary E-Mail: probate@heiderlaw.comJanuary 12, 19, 2024 24-00052M FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 23 CP 004363 IN RE: ESTATE OF ELEANOR L. YATES

Deceased. The administration of the estate of Eleanor L. Yates, deceased, whose date of death was November 5, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 12, 2024.

Personal Representative: **Graem Cornel Yates** PO Box 116034 Bradenton, Florida 34211 Attorney for Personal Representative: John A. Moran, Esq.

Florida Bar Number: 0718335 Dunlap & Moran, P.A. 22 South Links Ave, Suite 300 Sarasota, Florida 34236 Telephone: (941) 366-0115 Fax: (941) 365-4660 Email: jmoran@dunlapmoran.com Secondary Email: dmprobate@dunlapmoran.com January 12, 19, 2024 24-00040M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-4277 **Division Probate** IN RE: ESTATE OF ROBERT P. IMPERATA

Deceased. The administration of the estate of Robert P. Imperata, deceased, whose date of death was August 16, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 12, 2024. Personal Representative:

Concetta Del Signore c/o Boyer & Boyer, P.A. 46 N Washington Blvd, Ste 21 Sarasota, FL 34236 Attorney for Personal Representative: Edwin M. Boyer, Esq. Florida Bar Number: 252719 BOYER & BOYER, P.A. 46 N Washington Blvd, Ste 21 Sarasota, FL 34236 Telephone: (941) 365-2304 Fax: (941) 364-9896 Email: emboyer@boyerboyer.com Secondary Email: service@boyerboyer.com

24-00044M

January 12, 19, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANTEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-4244 IN RE: ESTATE OF HARRY R. SHEETS (DECEDENT)

Deceased. The administration of the estate of Harry R. Sheets, deceased, whose date of death was September 29, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, FL 34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this

notice is January 12, 2024. Personal Representatives: William Sheets & Catherine Kuhn c/o MACKEY LAW GROUP P.A. 1402 3RD AVE W

BRADENTON, FL 34205 Telephone: (941) 746-6225 Fax: (941) 748-6584 Attorney for Personal Representative: Catherine Z. Mackey Florida Bar Number: 657123 MACKEY LAW GROUP P.A. 1402 3RD AVE W

BRADENTON, FL 34205 Telephone: (941) 746-6225 Fax: (941) 748-6584 January 12, 19, 2024 24-00030M

TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2023CP003448

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

IN RE: ESTATE OF PAUL L. CABRAL. Deceased.

The administration of the estate of PAUL L. CABRAL, deceased, Case Number 2023CP003448, 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. The fiduciary lawyer-client privilege in s. 90.5021, Fla. Stat. applies with respect to the personal representative and any attorney employed by the personal representative.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR $30~\mathrm{DAYS}$ AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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 12, 2024. Paula Cabral-Baughns

136 Worthy Drive McDonnough, GA 30252 Petitioner

Tonya Willis Pitts, Esq. Florida Bar No. 0489050 Pitts Law Firm 3034 University Parkway Sarasota, FL 34243 Attorney for Petitioner 24-00041M January 12, 19, 2024

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386** or email legal@businessobserverfl.com



FIRST INSERTION

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

Case No.: 2023-CC-2327 COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC., a Florida non-profit corporation, ALAIN ZERBINI: UNKNOWN SPOUSE OF ALAIN ZERBINI; DISCOVER BANK; and UNKNOWN PARTY IN POSSESSION.

Defendants. NOTICE is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on December 27, 2023, in this cause, in the County Court of Manatee County, Florida, the Office

of Angelina "Angel" Colonneso, Clerk of the Court, shall sell the property situated in Manatee County, Florida, described as:

LOT 162, COVERED BRIDGE ESTATES PHASE 6C, 6D & 6E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 117, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. ALSO KNOWN AS 4222 DAY BRIDGE PLACE, ELLENTON, FL 34222.

PARCEL ID: 746535409 at public sale, to the highest and best bidder, for cash, online at www. manatee realforeclose com, on January

30, 2024, beginning at 11:00 AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be pub-

lished as provided herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, 1501 Manatee Avenue west, Bradenton, FL 34205, 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. Additional ADA information can

be found on the Twelfth Circuit Court $Website: \quad https://www.jud12.flcourts.$ org/Services/ADA

Dated at St. Petersburg, Florida this

MANATEE COUNTY

8th day of January 2024. Johnson Pope Bokor Ruppel & Burns, LLP 490 1st Avenue South, Suite 700 St. Petersburg, Florida 33701 (727) 999-9900 - Telephone (727) 800-5981 - Facsimile Email Address: kmaller@jpfirm.com Secondary: christip@jpfirm.com Attorneys for Plaintiff, Covered Bridge Estates Community Association, Inc., a Florida not-for-profit corporation /s/ Karen E. Maller Karen E. Maller, Esquire Florida Bar No. 822035 Matter No. 155912 January 12, 19, 2024 24-00038M

FIRST INSERTION

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

412023CA004657CAAXMA FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. MARY ANN KERUL F/K/A MARY ANN CARSON, ET AL., DEFENDANTS.

TO: Mary Ann Kerul F/K/A Mary Ann

Last Known Address: 4447 Lindever Ln. Palmetto, FL 34221 Current Residence: UNKNOWN TO: Unknown spouse of Mary Ann Kerul F/K/A Mary Ann Carson Last Known Address: 4447 Lindever Ln, Palmetto, FL 34221

Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 193, Willow Walk-Phase

1B, according to the plat as recorded in Plat Book 60, Pages 118 through 125, of the Public Records of Manatee County, Florida.

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

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-

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 this Court this 3RD day of January

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

January 12, 19, 2024

FIRST INSERTION

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

FLORIDA Case No.:

412023CA005669CAAXMA GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF RMH 2023-1 TRUST,

Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST WILLIAM GORDON, UNKNOWN TENANT **#1, UNKNOWN TENANT #2,** Defendants.

To: All Unknown Heirs, Creditors, Devisees, Beneficiaries, Grantees, Assignees, Lienors, Trustees, and all other parties claiming an interest by, through, under, or against William Gordon Last Known Address:

815 19th Street Court, East Bradenton, Florida 34208 Current Address:

815 19th Street Court, East Bradenton, Florida 34208

YOU ARE HEREBY NOTIFIED that an action has been instituted to foreclose a Mortgage covering the following real and personal property described as follows, to wit:

From intersection of West line of 20th Street East and the North line of 9th Avenue East, as widened by Deed to City of Bradenton recorded in Deed Book 324, Page 585, run West along the North line of 9th Avenue East a distance of 212.95 feet to a point of beginning; thence continue West along the North line of 9th Avenue a distance of 71.0 feet to intersection with East line of 19th Street Court East; thence run North along the East line of 19th Street Court East a distance of 125 feet for SW corner of F. A. Zippien Land as described in Deed Book 372, Page 525, thence run East and parallel to North line of 9th Avenue East a distance of 71 feet; thence run South 125 feet to the point of

beginning. Property located in Section 30, Township 34 South, Range 18

Are there different types

Simply put, there are two basic types

- Warning Notices and Accountability

Warning notices inform you when

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

Accountability notices are designed

to make sure citizens know details

notices generally are published one

time, and are archived for everyone

about their government. These

to see. Accountability is key to

efficiency in government.

government, or a private party

of legal notices?

Notices.

certain period.

East, Manatee County Florida. Property Address: 815 19th Street Court, East, Bradenton, Florida 34208.

Each Defendant is required to serve written defenses to the Complaint or Petition on Gary M. Singer, Esq., Law Firm of Gary M. Singer. P.A., Plaintiff's attorney, whose address is 12 S.E. 7th Street, Ste. 820, Fort Lauderdale, FL 33301, and to file the original of the defenses with the Clerk of this Court. on or before the 30th day following the first publication of this notice otherwise a Judgment may be entered against you for the relief demanded in

the Complaint.
You may also e-mail the written defenses to the Complaint to the following e-mail addresses: service@ garysingerlaw.com and/or singer@ garysingerlaw.com.

This Notice should be published once a week for two consecutive weeks in the Business Observer.

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 Lawver 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 noti-fication if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court at Manatee County, Florida, this 4TH day of January 2024

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

Respectfully Submitted, LAW FIRM OF GARY M. SINGER, P.A. 12 S.E. 7th Street, Ste. 820 Fort Lauderdale, FL 33301 January 12, 19, 2024 24-00027M FIRST INSERTION

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE VIA PUBLICATION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

Case No.: 2023-DR-005559 AX Div. FAM 4 MARIE-MARTHE JOSEPH BONHOMME, Petitioner, vs.
IDALBERT BONHOMME,

Respondent. TO: IDALBERT BONHOMME Last Known Address: Unknown YOU ARE NOTIFIED that an

action for DISSOLUTION OF MAR-RIAGE VIA PUBLICATION has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MARIE-MARTHE JOSEPH BONHOMME, whose address is c/o Yvette J. Harrell, Esq., 156 Frow Avenue, Coral Gables, FL 33133 on or before FEBRUARY 25, 2024, and file the original with the clerk of this Court at 1115 Manatee Ave W, Bradenton, FL 34205, before service on Petitioner or immediately thereafter.

If you fail to do so, a default may be entered against you for the relief demand-

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

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

WARNING: Rule 12 285 Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: DECEMBER 14, 2023 CLERK OF THE CIRCUIT COURT (SEAL) By: Connie Hoatland

Deputy Clerk Jan. 12, 19, 26; Feb. 2, 2024

24-00028M

FIRST INSERTION

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

CIVIL DIVISION CASE NO.: 412023CA004065CAAXMA U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA FUNDING 2008-FT1 TRUST, MORTGAGE

PASS-THROUGH CERTIFICATES, **SERIES 2008-FT1** PLAINTIFF, VS. JOAN MARIE ZOSE A/K/A JOAN $\mathbf{M.\,ZOSE\,A/K/A\,JOAN\,ZOSE,ET}$

DEFENDANTS.

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Credi-tors, Trustees and All Others Who May Claim an Interest in The Estate of Maria Zose

Last Known Address: 3819 42nd Ave W, Bradenton, FL 34205 Current Residence: UNKNOWN TO: Unknown Spouse of Maria Zose Last Known Address: 3819 42nd Ave

Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

W, Bradenton, FL 34205

LOT 14, BLOCK D, VILLAGES OF LAKESIDE SO PHASE I REVISED, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 154-156, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before, 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

In and for Manatee County:

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

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

WITNESS my hand and the seal of this Court this 5TH day of JANUARY

ANGELINA COLONNESSO 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 January 12, 19, 2024

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND

FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 412023CA004186CAAXMA

TOWD POINT MORTGAGE TRUST 2019-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. LERA KOPYT; UNKNOWN

SPOUSE OF LERA KOPYT; 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 06 day of February, 2024, the following described property as set forth in said Final Judgment, to

UNIT 6-2, PHASE 4, SABAL BAY, A CONDOMINIUM, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 2011, PAGE 7150, AS AMENDED BY FIRST AMENDMENT TO DECLARA-TION RECORDED IN OFFI-CIAL RECORDS BOOK 2033, PAGE 1795, AS AMENDED BY AMENDMENT TO DECLARA-TION RECORDED IN OFFI-CIAL RECORDS BOOK 2043. PAGE 1710, AS AMENDED BY AMENDMENT TO DECLARA-TION RECORDED IN OFFI-CIAL RECORDS BOOK 2058, PAGE 1031 AND ANY AMEND-MENTS THEREOF, TOGETH-ER WITH AN UNDIVIDED INTEREST IN THE COMMON

FIRST INSERTION ELEMENTS APPURTENENT THERETO, ALL RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-

DA. PROPERTY ADDRESS: 7192 83RD DRIVE EAST, BRADEN-TON, FL 34201 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 09 day of January 2024.

By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 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 23-00532

24-00046M

January 12, 19, 2024

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

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

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

Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

SUBSEQUENT INSERTIONS

SECOND 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 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 $733.702 {\rm WILLBEFOREVERBARRED}.$

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

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

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

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: PAUL CARLOS ORTIZ c/o Jenna Kyle Meltzer, Esquire Blalock Walters, P.A.

802 11th Street West

Bradenton, Florida 34205-7734 Attorney for Personal Representative: JENNA KYLE MELTZER E-mail Address: jmeltzer@blalockwalters.com Secondary E-mail Address: 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

24-00008M

Telephone: (941) 748-0100

January 5, 12, 2024

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

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

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

The date of first publication of this notice is: January 5, 2024.

Signed on this 22nd day of Decem-

/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 24-00025M January 5, 12, 2024

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

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

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

The date of the first publication of this Notice is 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 24-00013M January 5, 12, 2024

SECOND 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 PA-TRICIA 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 attornev are set forth below.

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

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

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

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

The date of first publication of this notice is 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: $lmartine \bar{z@}hnh-law.com$ January 5, 12, 2024 24-00026M

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

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

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

The date of first publication of this notice is 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: jmeltzer@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 24-00009M January 5, 12, 2024

SECOND 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. 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

SECOND 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 unmatured, 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 unmatured, 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 Representatives Jennifer M. Neilson Florida Bar No. 54986 NEILSON LAW, P.A. $829~\mathrm{SE}~47\mathrm{th}~\mathrm{Terrace}$ Cape Coral, Florida 33904 Office: (239) 443-3866 Email: jn@nlaw.us 24-00024M January 5, 12, 2024

FOURTH 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 foreclose a lien and to foreclose any claims which are inferior to the right, title and interest of the Plaintiffs herein in the followingdescribed 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 PUBLI-CATION, 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-

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact 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. 22, 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 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 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 24-00023M $January\,5,12,2024$

SECOND 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.storagetreasures.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.storagetreasures.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, Sharneesha; 3147 - Adkison, Misty; 4111 - Baez, Carla; 4136 - Kresho, Brooke; 4160 - dumont, jessica; 4182 - Bazan, Juan; 4191 - Matelau, 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.storagetreasures.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, Falicia; 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.storagetreasures.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.storagetreasures.com. A019 - Abnar, Latisha; A020 - Knowels, Mauricio; A058 - Mong, Lovie; A072 - Deshawn, Laqulyon; A075 - Helmes, Richard; A081 - louidor, 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, Tatyana; 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 - Cappas Cancel, Jose; E032 - adams, Jahyra; E046 - Hill, Latonya; E054 - Sirmons, Kristal; F002 - Collins, Audrey; F014 - Parker, Jessie; F016 - Hills, Eddie; F021 - 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.storagetreasures.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,

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.

SECOND INSERTION

or petition.

the Business Observer.

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE $12 {\rm TH} \ {\rm JUDICIAL} \ {\rm CIRCUIT} \ {\rm IN} \ {\rm AND}$ 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.

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

Gail Greco, Joseph Greco, Francis Piazza, Linda Pacella, Louis

Unknown Spouse, Heirs, Devisees,

Creditors, Trustees, and all other claimants claiming by, through, under or against Jack Panfili,

deceased, United States of America

Internal Revenue Service, Florida

TO: Defendant JOSEPH GRECO, De-

fendant, FRANCIS PIAZZA, and De-

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,

Unit# 11-A, PARADISE BAY ES-

TATES, 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

upon which lies the following

1954 NEWM VIN Number 4515488 Title Number

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,

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT,

IN AND FOR MANATEE COUNTY,

FLORIDA

CIVIL DIVISION

CASE NO .:

412023CA004323CAAXMA

STACY MARIE GRAY F/K/A STACY

TO: Stacy Marie Gray F/K/A Stacy M.

Last Known Address: 715 Ixora Ave, El-

TO: Stacy Marie Gray F/K/A Stacy M. Joiner A/K/A Stacy Marie Joiner

Last Known Address: 3711 70TH St. E.

TO: Stacy Marie Gray F/K/A Stacy M.

Joiner A/K/A Stacy Marie Joiner Last Known Address: 6002 60th St. E,

TO: Douglas T. Joiner A/K/A Douglas

Last Known Address: 715 Ixora Ave, El-

TO: Douglas T. Joiner A/K/A Douglas

Joiner A/K/A Douglas T. Randolph

Last Known Address: 3711 $70^{\scriptscriptstyle\mathsf{TM}}$ St. E.

TO: Douglas T. Joiner A/K/A Douglas

Joiner A/K/A Douglas T. Randolph

Last Known Address: 6002 60th St. E,

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the

HARBOR, SECTION NO. 3,

according to the Plat thereof re-

corded in Plat Book 21, Pages 75

through 78, of the Public Records

following described property: Lot 8, Block A, TROPICAL

Joiner A/K/A Stacy Marie Joiner

Current Residence: UNKNOWN

M. JOINER A/K/A STACY MARIE JOINER, FIESTA GROUP LLC,

FREEDOM MORTGAGE

CORPORATION

PLAINTIFF, VS.

DEFENDANT(S).

lenton, FL 34222

Palmetto, FL 34221

Palmetto, FL 34221

lenton, FL 34222

Palmetto, FL 34221

Palmetto, FL 34221

Joiner

Joiner

Joiner

Manatee County, Florida

single-wide mobile home:

0021651587

Department of Revenue,

fendant, GAIL GRECO

Defendants.

Florida:

not-for profit corporation,

Greco, Jodi Ann Persichetti,

Christine Rinaldi Greco, The

Grantees, Assignees, Lienors,

Plaintiff, vs.

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

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 be-

fore service on Plaintiff's attorney or

immediately thereafter; otherwise a

default will be entered against you for

the relief demanded in the Complaint

This notice shall be published once

each week for four consecutive weeks in

In and for Manatee County:

If you cannot afford an attorney, con-

tact 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 as-

sistance or do not know an attorney,

you may email an attorney referral

service (listed in the phone book) or contact the Florida Bar Lawyer Refer-

If you are a person with a disabil-

ity who needs any accommodations in

order to participate in this proceed-

ing, you are entitled, at no cost to you, to the provision of certain as-

sistance. Please contact the Manatee

County Jury Office, P.O. Box 25400,

Bradenton, Florida 34206, (941) 741-

4062, at least seven (7) days before

your scheduled court appearance, or

immediately upon receiving this noti-fication if the time before the sched-

uled appearance is less than seven

(7) days; if you are hearing or voice

Jan. 5, 12, 19, 26, 2024 24-00002M

of Manatee County, Florida.

has been filed against you and you are

required to serve a copy of your writ-

ten defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attor-

ney 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 de-

In and for Manatee County:

If you cannot afford an attorney, con-

tact 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 Refer-

If you are a person with a disability

who needs any accommodations in or-

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

this Court this 29TH day of DECEM-

MILLER, GEORGE & SUGGS, PLLC

210 N. University Drive, Suite 900

WITNESS my hand and the seal of

ANGELINA COLONNESSO

As Clerk of the Circuit Court (SEAL) By: Kris Gaffney

As Deputy Clerk

or voice impaired, call 711.

Attorney for Plaintiff

January 5, 12, 2024

Coral Springs, FL 33071 23FL373-0613

BER, 2023.

ral Service at (800) 342-8011.

manded in the complaint

this Court on this 12/27/2023.

Michael E. Schuchat, Esq.

Lutz, Bobo & Telfair, P.A.

SECOND INSERTION

meschuchat@lutzbobo.com

WITNESS my hand and the seal of

Angelina "Angel" Colonnneso

Clerk of the Circuit Court

(SEAL) By: Kris Gaffney

Deputy Clerk

impaired, call 711.

ral Service at (800) 342-8011.

All creditors of the decedent, and

below.

Representative's attorney are set forth

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 this court, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS

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. THE NOTWITHSTANDING

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

SECOND 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
Innuery 5 19 2024		

24-00015M

SECOND INSERTION

MANATEE COUNTY

SECOND INSERTION

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

AFTER THE DATE OF SERVICE

CIVIL DIVISION

CASE NO. 2023CA005745AX CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST,

Plaintiff, v. ANNIE D. ADAMS; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY ALLEN, DECEASED; FRED ALLEN A/K/A FRED ALLEN, JR.; JANET ALLEN GRAVES; STEWARD FINANCIAL SERVICES; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s).
TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PAR-TIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY ALLEN, DECEASED deceased

RESIDENCES UNKNOWN YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida: LOT 6, OF THE REPLAT OF SINGELTARY SUBDIVISION,

AS PER PLAT THEREOF RE-CORDED IN PLAT BOOK 19, PAGE 179, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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;

THE ESTATE OF ROBERT LEE

CRANSTON (NOW KNOWN AS

MARK A. CRANSTON, GENEVA

CONDOMINIUM ASSOCIATION,

STATE OF FLORIDA COUNTY OF

TO: THE ESTATE OF ROBERT LEE

CRANSTON (now known as WIL-LIAM H. CRANSTON, JR. and MARK

THE ESTATE OF ROBERT LEE

WILLIAM H. CRANSTON, JR., is

14716 HAROLD RD, SILVER SPRING,

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

Apartment C36, Building C

of The Second Bayshore Con-

dominium, Section 13, a Con-

dominium 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-

known

The last known address

WILLIAM H. CRANSTON, JR.,

MARGARET CALLEGARI,

and ELLEN ROSTAD): and

THE SECOND BAYSHORE

INC, a Florida Not For Profit

Plaintiffs, vs.

Corporation.;

Defendants,

MANATEE

A. CRANSTON)

described herein.

CRANSTON (now

defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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 on 12/28, 2023. Clerk of the Court Angelina Colonneso (SEAL) By: Kris Gaffney As Deputy Clerk

Diaz Anselmo & Associates, P.A. Plaintiff's attorneys P.O. BOX 19519 Fort Lauderdale, FL 33318 $(954)\,564$ -0071 answers@dallegal.com 1491-191540 / VP2

January 5, 12, 2024 24-00020M

SECOND INSERTION ments thereto, together with its

undivided share in the common elements. AKA: 5908 17TH ST W UNIT C36, BRADENTON, FL 34207-

Parcel ID: 5952400009 has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALIA 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 com-

plaint or petition filed herein.

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

ral Service at (800) 342-8011. 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,

Angelina Colonneso Manatee County Clerk of The Circuit Court (SEAL) Kris Gaffney Clerk of Court, Manatee County

Secondary E-service: alexander.maldonado@lcolawfl.comL-2518

Jan. 5, 12, 19, 26 2024

24-00010M

SECOND 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.

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.

The name of the unserved party to the action is: KATHRYN GABRIELLE CHRIST-

3051 27th Court E. Palmetto, Fl 34221 and the nature of the proceeding is a partition on Real Property - Non-

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

Homestead \$1 - \$50,000 or less.

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

or petition. In and for Manatee County:

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org.

If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

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

or voice impaired, call 711.

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

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

/s/Rod Martelo Rod Martelo, Esq. Florida Bar No.: 1044957 Law Offices of Stephen K. Hachey, P.A. 10853 Boyette Rd Riverview FL 33569 Phone: 813-549-0096 E-service: rmartelo@hachevlawpa.com

January 5, 12, 2024 24-00001M

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CITIMORTGAGE, INC., Plaintiff, vs. THE UNKNOWN HEIRS,

TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAUL A. WATKINS A/K/A PAUL WATKINS DECEASED, et. al.

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF PAUL A. WATKINS A/K/A PAUL WATKINS, DECEASED,

they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

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

LINE OF SAID LOT 76.37 FEET,

FLORIDA

CASE NO. 412023CA004835CAAXMA

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS,

Defendant(s)

whose residence is unknown if he/she/

THENCE EAST TO THE POINT OF BEGINNING.

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

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

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, 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 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

6409 Congress Ave., Suite 100 23-134054 January 5, 12, 2024 24-00022M

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

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-1357 CP

FROBATE DIVISION
File No. 23-1357 CP
IN RE: ESTATE OF
William H. Curland,
Deceased.

The administration of the estate of William H. Curland, deceased, whose date of death was November 18, 2023 is pending in the Circuit Court of CHAR-LOTTE County Florida Probate Division the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative 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 January 12, 2024.

Personal Representative: Maria L. Schisler,

75 Conch Reef,
Aliso Viejo, CA 92656
Attorney for Personal Representative:
Sarah M. Howell, Esq.,
FL Bar No. 084738,
22226 Westchester Blvd,
Port Charlotte, FL 33952;
tel 941-445-6017,
fax 941625-2504
January 12, 19, 2024
24-00024

FIRST INSERTION

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

Case No.: 2023-CP-001226 IN RE: ESTATE OF SHANE BRYAN TWOMEY Deceased.

The administration of the Estate of SHANE BRYAN TWOMEY, deceased, who died on August 28, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is the Honorable Lisa Spader Porter, 350 E. Marion Avenue, Punta Gorda, Florida, 33950. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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 12, 2024.

Personal Representative: Sandra Twomey 5039 Ballard Crest Lane

5039 Ballard Crest Lane
Wesley Chapel, Florida 33543
Attorney for the
Personal Representative
Aaron J. Bedy, Esq.
Bedy Law, PLLC
13043 West Linebaugh Avenue
Tampa, Florida 33626
727-308-0529
Florida Bar No.: 99293
aaron@bedylaw.com
January 12, 19, 2024
24-00028T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Myvui Klarich will engage in business under the fictitious name BLOSSOM SALON, with a physical address 91 HARBOR BLVD PORT CHARLOTTE, FL 33954, with a mailing address 91 HARBOR BLVD PORT CHARLOTTE, FL 33954, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 12, 2024 24-00036T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Mold Inspections of Florida, located at 18141 Ardmore Avenue, in the City of Port Charlotte, County of Charlotte, State of FL, 33954, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee. Florida.

Dated this 5 of January, 2024.
Andrew Haverland
18141 Ardmore Avenue
Port Charlotte, FL 33954
January 12, 2024
24-00025T

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 ARETE ENGINEERING located at c/o 425 Cross St., #312, Punta Gorda, FL 33950 in the City of Punta Gorda, Charlotte County, FL 33950 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of January, 2024.
ARETE ENGINEERING, LLC
JEFFREY E. PAPNER, MGR
January 12, 2024 24-00029T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-000008-CP
Division Probate
IN RE: ESTATE OF

Joan E. Ingle,
Deceased.

The administration of the estate of Joan
E. Ingle, deceased, whose date of death
was October 6, 2023 is pending in the
Circuit Court for Charlotte County,
Florida, Probate Division, the address
of which is 350 E. Marion Avenue,
Punta Gorda, FL 33950. The names

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

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

DATE OF SERVICE OF A COPY OF

THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE, ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOT-WITHSTANDING THE TIME PERI-OD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 12, 2024.

Personal Representative: Stephen D. McNamara

Stephen D. McNamara
Attorney for Personal Representative:
Robert C. Benedict
Florida Bar No: 0361150
rbenedict@bigwlaw.com
Wideikis, Benedict & Berntsson, LLC
The BIG W Law Firm
3195 S. Access Road
Englewood, FL 34224
(941) 627-1000 Telephone
January 12, 19, 2024
24-00038T

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
Case No. 23-002475-CA

Case No. 23-002475-CA QUALITY HOMES OF PORT CHARLOTTE, INC., a Florida corporation,

Plaintiff, v. LAYNE MARTIN; and PAULA MARTIN, Defendants.

NOTICE IS HEREBY GIVEN, pursuant to the Final Summary Judgment of Foreclosure entered in this cause on or about December 21, 2023, in the Circuit Court of Charlotte County, Florida, the Clerk shall offer for sale the property situated in Charlotte County, Florida, described below, at public sale to the highest bidder for cash, except as set forth hereinafter, on February 5, 2024 at 11:00 a.m. at https://www.charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes.

Lot 50, Block 3302, PORT CHARLOTTE SUBDIVISION, Section 44, according to the map or plat thereof, as recorded in Plat Book 5, Pages 54A through 54G, 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 WITHIN 60 DAYS AFTER THE SALE.

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

Dated on January 3, 2024. ROGER D. EATON As Clerk of the Court By: D. Gerace (SEAL) Deputy Clerk

Wotitzky, Wotitzky, Ross, & Young, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, Florida 33950
thays@wotitzkylaw.com
January 12, 19, 2024 24-00019T

January 12, 19, 2024 24-000

FIRST INSERTION

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

Case #: 22001137CA Truist Bank, formerly known as Branch Banking and Trust Company Plaintiff, -vs.-

Tammy Lyn Ewing; Unknown Spouse of Tammy Lyn Ewing; State of Florida; Clerk of Circuit Court of Charlotte County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22001137CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Truist Bank, formerly known as Branch Banking and Trust Company, Plaintiff and Tammy Lyn Ewing are defendant(s), I, Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash AT WWW. CHARLOTTE.REALFORECLOSE. COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES at 11:00AM on February 21, 2024, the following described property as set footh in a civil Eight budget to the side of the side Eight budget to the side of the side Eight budget to the side of the side Eight budget to the side Eight bedoes the

forth in said Final Judgment, to-wit: LOT 7, TUDOR CIRCLE NO. 2, BEING A REPLAT OF LOT 78 PLAT OF ENGLEWOOD GAR- DENS, AS PER PLAT THERE-OF, RECORDED IN PLAT BOOK 4, PAGE 75, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

LOTTE 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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.

01/09/2024
Roger D. Eaton
CLERK OF THE CIRCUIT COURT
Charlotte County, Florida
(SEAL) B. Lackey
DEPUTY CLERK OF COURT

DEPUTY CLERK OF COURT
Submitted By: ATTORNEY FOR
PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
22-327197 FC01 SUT
January 12, 19, 2024
24-00035T

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT REVISED NOTICE OF FISCAL YEAR 2024 MEETINGS

The Governing Board ("Board") of Babcock Ranch Community Independent Special District ("District") will hold Regular Meetings for the remainder of Fiscal Year 2024 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982, on the following dates:

January 25, 2024 February 22, 2024 March 28, 2024 April 25 2024 May 23, 2024 June 27, 2024 July 25, 2024 August 22, 2024 September 26, 2024

The purpose of the meetings is for the Board to consider any business, which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website, http://www.babcockranchcommunityisd.com/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager January 12, 2024

24-00032T

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.cor

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

FIRST INSERTION

NOTICE OF ACTION
(formal notice by publication in the
Business Observer)
IN THE CIRCUIT COURT OF THE
JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA

Case No.: 2022-CA-000173
GORR CONSTRUCTION, LLC.
Plaintiff, vs.
MARTHA JANE STEWART
MARY EDITH HENSON
CHARLES DAVID BUNT
MARK WAYNE BUNT
Defendants

10. TAMARA JANE STEWART, 9223 South Saginaw Avenue, Chicago, IL 60617

2. SUSAN FAYE STEWART SMITH, 34 South Williams Street, South Charleston, OH, 45368

Charleston, OH, 45368
YOU ARE NOTIFIED that
AMENDED COMPLAINT TO QUIETTITLE has been filed in Charlotte
County Court Case No. 2022-CA000173. You are required to serve a
copy of your written defenses, if any,
on Plaintiff's attorney, whose name and
address are: Mariel Lanza, Esq. 1453
West Busch Blvd Tampa, Florida 33612
on or before February 12, 2024, and to
file the original of the written defenses
with the clerk of this court either before
service or immediately thereafter. Failure to serve and file written defenses as

required may result in a judgment or order for the relief demanded, without further notice.

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.

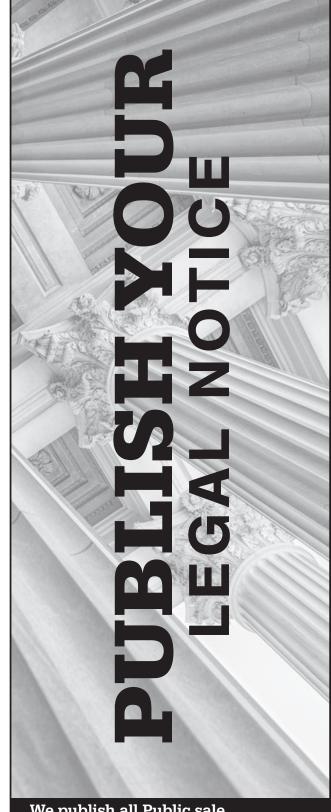
As Clerk of the Court (SEAL) By: D. Gerace As Deputy Clerk First publication on January 12, 2024.

First publication on Januar Mariel Lanza LANZA LEGAL, P.A. Attorney at Law Florida Bar No: 97992 1453 W. Busch Boulevard Tampa, FL 33612 Office: 813-252-7417 Fax: 813-933-8014 Mobile: 813-808-7180

E-mail: mariel@lanzalegalpa.com

Jan. 12, 19, 26; Feb. 2, 2024

24-00040T



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

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

Call **941-906-9386** and select the appropriate County name from the menu option or email **legal@businessobserverfl.com**



20878_V

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-1416-CP **Division: PROBATE** IN RE: ESTATE OF JOHN T. HAMES

Deceased. The administration of the estate of John T. Hames, deceased, whose date of death was October 29, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 12, 2024.

Personal Representative: /s/ Timothy A. Hames Timothy A. Hames 27529 Deep Creek Blvd Punta Gorda, Florida 33983

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: e-service@schwarzlaw.net Secondary E-Mail: mackenzie@schwarzlaw.net January 12, 19, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23001397CP **Division Probate** IN RE: ESTATE OF ROBERT W. THOMAS, JR. Deceased.

The administration of the estate of Robert W. Thomas, Jr. , deceased, whose date of death was September 18, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set

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 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

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 12, 2024.

Personal Representative: /s/ Robert M. Thomas Robert M. Thomas 9669 Nastrand Circle

Port Charlotte, Florida 33981 Attorney for Personal Representative /s/ T. Thomas Shirley T. Thomas Shirley Attorney Florida Bar Number: 0154581 DUNKIN & SHIRLEY PA 170 West Dearborn Street ENGLEWOOD, FL 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: tom@dunkinshirley.com

24-00021T

January 12, 19, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-15-CP **Division Probate** IN RE: ESTATE OF

DAPHNE D. ROBINSON a/k/a

DAPHNE DOROTHY ROBINSON

Deceased. The administration of the estate of Daphne D. Robinson a/k/a Daphne Dorothy Robinson, deceased, whose date of death was December 11, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue - Punta Gorda, FL 33950. The names and addresses of the personal representative 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 FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 12, 2024.

Personal Representative: Kerieth A. Mair

80 Prayer Spring Road Stratford, Connecticut 06614 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 12, 19, 2024 24-00039T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23001366CP **Division Probate**

IN RE: ESTATE OF HUGH O'RAWE JR. Deceased.

The administration of the estate of Hugh O'Rawe Jr., deceased, whose date of death was October 22, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

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 12, 2024.

Personal Representative: /s/ Michael P. O'Rawe Michael P. O'Rawe

26340 Barranquilla Avenue Punta Gorda, Florida 33983 Attorney for Personal Representative: /s/ Nicole S. Peet Nicole S. Peet, Esquire Florida Bar Number: 1025612 Farr, Farr, Emerich, Hackett, Carr &Holmes, P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: npeet@farr.com Secondary E-Mail: jpainchaud@farr.com

24-00020T

January 12, 19, 2024

FIRST INSERTION

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

File No. 2023 CP 001401 **Division Probate** IN RE: ESTATE OF DOROTHY S. LARUE Deceased.

The administration of the estate of Dorothy S. LaRue, deceased, whose date of death was November 4, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 12, 2024.

Personal Representative: /s/ Patrick A. Bautz Patrick A. Bautz 27336 San Marino Drive

Punta Gorda, Florida 33983 Attorney for Personal Representative: John T. Griffin, Attorney and Personal Representative Florida Bar Number: 0674281 **GRIFFIN & GRIFFIN** 7077 S. Tamiami Trail Sarasota, FL 34231 Telephone: (941) 966-2700 Fax: (941) 966-2722 E-Mail: john@griffinelderlaw.com Secondary E-Mail: tish@griffinelderlaw.com January 12, 19, 2024 24-00023T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001409 Division Probate IN RE: ESTATE OF AVERY JAMES COOLEY JR. Deceased.

The administration of the estate of Avery James Cooley Jr., deceased, whose date of death was August 23, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950, The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 12, 2024.

Personal Representative: /s/ Nancy L. Turner Nancy L. Turner 2370 Elmhurst Boulevard Kennesaw, Georgia 30152

Attorney for Personal Representative:

/s Brett H. Sifrit Brett H. Sifrit Attorney Florida Bar Number: 105564 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: bsifrit@farr.com Secondary E-Mail: akibler@farr.com and probate@farr.com January 12, 19, 2024 24-00017T

FIRST INSERTION

CHARLOTTE COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-001143-CP **Division: PROBATE** IN RE: ESTATE OF ANNESITA ROSE GOODING,

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 12, 2024.

Personal Representative: Vernon Gooding 20142 Ventura Avenue Port Charlotte, FL 33952

Cheyenne R. Young Attorney for Personal Representative Florida Bar Number: 0515299 WOTITZKY WOTITZKY ROSS & YOUNG, P.A. 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkylaw.con 24-00018T January 12, 19, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23001167CP **Division Probate** IN RE: ESTATE OF SEWARD K. REID, JR., a/k/a Seward King Reid, Jr., a/k/a Seward Reid, Jr., a/k/a Seward Reid,

Deceased. The administration of the estate of Seward K. Reid, Jr., deceased, whose date of death was March 31, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal repre-

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

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

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

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 12, 2024.

Personal Representative: /s/ Denise Reid Daly Denise Reid Daly 164 Caddy Road

Rotonda West, FL 33947 Attorney for Personal Representative: /s/ Jessica K Close Jessica K Close, Esq. Attorney for Petitioner Florida Bar Number: 1011273 737 S. Indiana Avenue, Suite B Englewood, Florida 34223 Telephone: (941) 548-7883 Fax: (941) 841-4051 $\hbox{E-Mail: jclose@closelegal.com}$ Secondary E-Mail: info@closelegal.com

24-00022T

January 12, 19, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION Case No.: 23001132CP

IN RE: THE ESTATE OF PATRICIA KAY ROBERTS, also known as PATRICIA K. ROBERTS,

Deceased. The administration of the estate of PATRICIA KAY ROBERTS, also known as PATRICIA K. ROBERTS, deceased, whose date of death was June 3, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Mario 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 WITIN 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 TME 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 12, 2024.

PERSONAL REPRESENTATIVE: **Jeffrey Victor Crookes**

2456 Warne Street Port Charlotte, Florida 33952 ATTORNEY FOR PERSONAL REPRESENTATIVE: Windy L. Wilkerson, Esquire Florida Bar Number: 0515132 Wilkerson Law Firm, P.A. 1210 Millennium Parkway Suite 1015 Brandon, Florida 33511 (813) 295-5849 wilkerson@wilkersonlawfirm.com January 12, 19, 2024 24-00033T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-001427-CP Division Probate IN RE: ESTATE OF ROGER CLARK ANDERSON a/k/a ROGER C. ANDERSON

Deceased. The administration of the estate of Roger Clark Anderson a/k/a Roger C. Anderson, deceased, whose date of death was June 16, 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 de 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 January 12, 2024.

Personal Representative: /s/ Bruce Albert Anderson **Bruce Albert Anderson** 8883 Appleseed Drive Cincinnati, Ohio 45249

Attorney for Personal Representative: /s/ Brett H. Sifrit BRETT H. SIFRIT, ESQ. Attorney Florida Bar Number: 105564 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: bsifrit@farr.com Secondary E-Mail: mbucklev@farr.com: probate@farr.com

24-00015T

January 12, 19, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23001389CP **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 attornev are set forth below.

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

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

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

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 12, 2024.

Personal Representative: Madeline 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@paynervan.com January 12, 19, 2024 24-00030T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-1402 CP **Division Probate** IN RE: ESTATE OF JOHN HENRY MALIK A/K/A JOHN H. MALIK

Deceased. The administration of the estate of John Henry Malik a/k/a John H. Malik, deceased, whose date of death was November 30, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 12, 2024.

Personal Representative: /s/ Peter J. Malik Peter J. Malik 365 Route 111 Apt. A2

Smithtown, New York 11787 Attorney for Personal Representative: /s/ Nicole S. Peet Nicole S. Peet Attorney Florida Bar Number: 1025612 Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: npeet@farr.com Secondary E-Mail: jpainchaud@farr.com and probate@farr.com January 12, 19, 2024 24-00016T

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case #: 23000195CC

Nationstar Mortgage LLC Plaintiff, -vs.-Vikki Meyer; Unknown Spouse of Vikki Meyer; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by. through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23000195CC of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Vikki Meyer are defendant(s), I, Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash AT WWW.CHARLOTTE. REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES at 11:00AM on February 8, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 7, BLOCK 1337, PORT CHARLOTTE SUBDIVISION SECTION 11, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 4. PAGES 22A THROUGH 22E, PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

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

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

Roger D. Eaton
CLERK OF THE CIRCUIT COURT Charlotte County, Florida (SEAL) D. Gerace DEPUTY CLERK OF COURT

Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 23-328099 FC01 CXE

 $January\,12, 19, 2024$ 24-00034T

FIRST INSERTION

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

CASE NO. 23002242CA NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MARK E. FEIST A/K/A MARK

Defendant(s).TO: MARK E. FEIST A/K/A MARK UNKNOWN SPOUSE OF $MARK\;E.\;FEIST\;A/K/A\;MARK\;FEIST,$ Whose Residence Is: 26132 HAPS-BURG ROAD, PUNTA GORDA, FL

33955 and who is evading service of pro-cess and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property: LOTS 1176 AND 1177, SOUTH PUNTA GORDA HEIGHTS, FOURTH ADDITION, A SUB-DIVISION ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 3, PAGE 96-C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-

gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 2-14-24/ (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.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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

this Court at County, Florida, this 8th day of Jan, 2024.

CLERK OF THE CIRCUIT COURT BY: B. Lackey (SEAL) DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVENUE, SUITE 100

Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-114928

January 12, 19, 2024 24-00031T

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 22000401CA FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF

NORMAN P. GREER ET AL.,

DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the January 8, 2024 Foreclosure Sale dated the 4th day of January, 2024, and entered in Case No. 22000401CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County. Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LISA GREER; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NORMAN P. GREER; KELLY NICOLE GREER; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte. realforeclose.com at 11:00 A.M. on the 4th day of March, 2024, the following described property as set forth in said

Final Judgment, to wit: LOT 3, BLOCK 1334, PORT CHARLOTTE SUBDIVISION SECTION ELEVEN, ACCORD-ING TO THE MAP OR PLAT

THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 22A THROUGH 22E INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR-IDA.

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

Roger D. Eaton Clerk of The Circuit Court By: Deputy Clerk

Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0052 January 12, 19, 2024 24-00027T

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

CIVIL ACTION Case No.: 23003121CA CHARLOTTE COUNTY HABITAT FOR HUMANITY, INC., A Florida not-for-profit corporation, SHELLÝ GUAY: AND ANY AND

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.

OR OTHER CLAIMANTS; and UNKNOWN TENANTS #1 and #2, the name being fictitious to account for parties in possession,

ant to a Final Judgment dated December 21, 2023 and entered in Case No. 23-3121-CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein CHARLOTTE COUNTY HABITAT FOR HUMANITY INC., a Florida notfor-profit corporation, is the Plaintiff; and the above-named parties are the Defendants.

The Clerk shall sell the property at public sale to the highest and best bidder for cash at www.charlotte. realforeclose.com at 11:00 a.m. on the 20th day of March, 2024, the following described properties as set

FIRST INSERTION

NOTICE IS HEREBY GIVEN pursu-

forth in said Final Judgment, to wit: Lot 20, Block 3832, Port Charlotte Subdivision Section Seventy Two, according to the plat thereof as recorded in Plat Book 6, Page 28A, Public Records of

Charlotte County, Florida, IF YOU ARE A SUBORDINATE LIEN-HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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 01/04/2024.

ROGER D. EATON Clerk of Court BY: B. Lackey(SEAL) Deputy Clerk

Kelsey J. Veitengruber, Esq., Farr Law Firm 99 Nesbit Street Punta Gorda, FL 33950 (941) 505-9963 033043.0923

January 12, 19, 2024 24-00026T

SUBSEQUENT INSERTIONS

SECOND INSERTION

CHARLOTTE COUNTY

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 to 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 IN-FINITY 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

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001404 IN RE: ESTATE OF BETTY MARIE RANKIN A/K/A BETTY RANKIN

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 Betty Marie Rankin A/K/A Betty Rankin, deceased, File Number 2023CP001404, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was November 4, 2023; that the total value of the estate is \$9,500.00 and that the names and addresses of those to whom it has been

assigned by such order are: Name Address Donna Markl Oderfelder Strasse 7 Hamburg, Germany 20149 Joanne Campbell 17712 St. Agnes Way Olney, MD 20832 Joyce Stempa 3178 Harvard Street Woodbridge, VA 22192

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. NOT-WITHSTANDING 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: Donna Markl Oderfelder Strasse 7 Hamburg, Germany 20149

Attorney for Person Giving Notice Jenny C. Hazel, Esquire Attorney Florida Bar Number: 0163562 MCCRORY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail:

debbie@mccrorylaw.com January 5, 12, 2024 24-00013T

SECOND 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 I 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.realforeclose.com the following described property situated in

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

Charlotte County, Florida:

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 $3275\,\mathrm{W}.$ Hillsboro Blvd, Suite $312\,$ Deerfield Beach, FL 33442 servicefl@mtglaw.com January 5, 12, 2024 24-00007T

SECOND 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: 1/30/24https://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. $\underline{bidnet direct.com/florida/florida southwestern}.$ January 5, 12, 19, 2024 24-00001T

SECOND 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 $via: \underline{https://www.bidnetdirect.com/florida/floridasouthwestern}$

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

SECOND 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

ADVICEWORKS WEALTH ADVISORS, LLC

Defendants. THE STATE OF WISCONSIN 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

SECOND INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE (PROPERTY)

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

CASE NO. 23-003434-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

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 abovestyled 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,

24-00008T

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

SECOND 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

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

SECOND 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 BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

Personal Representative: Michelle M. Olton 94 Vivante Blvd., #9445 Punta Gorda, FL 33950 Attorney for Personal Representative:

Guy S. Emerich

January 5, 12, 2024

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

SECOND 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 Addres John E. Moller Address

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

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

Notice is 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 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@dunkinshirlev.com January 5, 12, 2024 24-00003T

STANDING ANY OTHER APPLI-SECOND INSERTION

 ${\tt SECTION\,733.702.\,ALL\,CLAIMS\,AND}$

DEMANDS NOT SO FILED WILL BE

FOREVER BARRED. NOTWITH-

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-

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 733.702WILLBEFOREVERBARRED. 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

SECOND 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 Ro salee 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 MCCRORY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: debbie@mccrorylaw.com

January 5, 12, 2024

FOURTH 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 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

24-00005T

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

FOURTH 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.

CHARLOTTE COUNTY

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,

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

INVESTMENT SOLUTIONS, LLC,

RUTH J. ROSENDALE: ESTATE

UNKNOWN HEIRS OF NAOMI R.

TO: ESTATE OF NAOMI R HEAT-

WOLE, UNKNOWN ADDRESS UNKNOWN HEIRS OF NAOMI

R HEATWOLE, UNKNOWN AD-

YOU ARE NOTIFIED that an action

to quiet title to the following properties

LOT 13, BLOCK 1157, PORT

in Charlotte County, Florida:

OF NAOMI R. HEATWOLE:

B & G REAL ESTATE

Plaintiff, vs.

HEATWOLE.

Defendants.

DRESS

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

FOURTH INSERTION

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 Remtul-la, 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 or-der 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

FOURTH 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 DE-SCRIBED LAND, SITUATE,

LYING AND BEING IN CHAR-LOTTE 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,

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

FOURTH 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

PLAINTIFF, v. SINGLETON I. SCHAUF, and

TO: SINGLETON I. SCHAUF, UN-

KNOWN SPOUSE OF SINGLETON

Last Known Address: Unknown YOU ARE NOTIFIED, that an ac-

tion to Foreclose a Mortgage on the

following property in Charlotte County,

Unit 1100F, Cedar Woods II,

Phase 9, a Condominium, ac-

cording to the Declaration of

Condominium recorded in Of-

ficial Records Book 1078, Page

JOHN DOE TENNANTS

DEFENDANTS,

I. SCHAUF

Florida:

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 SUBDIVI-SION, SECTION 55, ACCORD-ING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 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 Remtul-la, 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

FOURTH INSERTION

NOTICE OF ACTION 1347, and amendments thereto. IN THE CIRCUIT COURT OF THE and as per plat thereof recorded in Condominium Book 9, Pages 20th JUDICIAL CIRCUIT IN AND FOR CHARLOTTE 35-35D, and amendments thereto, in the Public Records of Char-COUNTY, FLORIDA lotte County, Florida CIVIL DIVISION Property Address: 22441 West-chester Blvd, Unit 1100F, Port CASE NO.: 2023-33-CA DONNA COLLOVA

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 Compliant 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,

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