

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - 32nd Street located at 4305 32nd St. W., Bradenton, FL 34205 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 3/13/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. John T Zielinski unit #00230; Vonn Burkes unit #00235; George E Jones, Jr unit #01103; Tammy M Odom unit #01615; Pamela Reddick unit #02009. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Feb. 23; Mar. 1, 2024 24-00267M

FIRST INSERTION

PUBLIC NOTICE

Celco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to collocate wireless communications antennas at a centerline height of 120-feet, and install associated equipment on an existing 140-foot water tank communications tower at the approx. vicinity of: 2906 6th Avenue West, Bradenton, Manatee County, Florida 34205. Coordinates: [Lat: 27° 29' 40.2" N; Lon: 82° 35' 24.1188" W]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Jessica Cilentio, j.cilentio@trileaf.com; 407-660-7840; 1051 Winderley Place, Suite 201, Maitland, Florida 32751. February 23, 2024 24-00281M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - West located at 8400 Cortez Rd., West Bradenton, FL 34210 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 3/13/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Patrick L Prophet unit #01221; Joy Brevard unit #01551. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Feb. 23; Mar. 1, 2024 24-00261M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - Central located at 3760 Cortez Rd., West Bradenton, FL 34210 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 3/13/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Kimberly Ann Swift unit #01082. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Feb. 23; Mar. 1, 2024 24-00266M

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN

that Haley Ross / MJMR HOLDINGS INC. will engage in business under the fictitious name SERVPRO OF WEST BRADENTON/ ANNA MARIA, with a physical address 2416 1ST STREET BRADENTON, FL 34208, with a mailing address 2416 1ST STREET BRADENTON, FL 34208, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. February 23, 2024 24-00278M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - Lakewood Ranch located at 14710 SR 64 East, Bradenton FL 34212 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 3/13/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. David Lenosky unit #2047. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Feb. 23; Mar. 1, 2024 24-00264M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - Palmetto located at 2015 8th Ave. W., Palmetto FL 34221 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 3/13/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Lesly Reynoso unit #A005; Alice Savage unit #B017; Michael Charles Roberts unit #B082; Daniel Olvera unit #B085; Sabrina Therese McDougall unit #E043; Judy Moree unit #K148; Joel C Pung unit #K214; Gwendolyn Gibson unit #K219. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Feb. 23; Mar. 1, 2024 24-00263M

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 P/S Sandwich shop, located at 11426 57TH St E, in the City of Parrish, County of Manatee, State of FL, 34219, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 19 of February, 2024. S.T.L. FAMILY L.L.C. 11426 57TH St E Parrish, FL 34219 February 23, 2024 24-00283M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Xpress Storage - Parrish located at 8709 Old Tampa Rd., Parrish, FL 34219 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 3/13/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Marisa Sukumarabandhu unit #3056. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Feb. 23; Mar. 1, 2024 24-00268M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - SR70 located at 4660 53rd Ave. E., Bradenton, FL 34203 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 3/13/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Nahja Mahoney unit #5065; Michael E Johnson unit #8079; Remice Guerrier unit #9013. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Feb. 23; Mar. 1, 2024 24-00262M

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 Myakka City Grill, located at 11426 57TH St E, in the City of Parrish, County of Manatee, State of FL, 34219, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 19 of February, 2024. S.T.L. FAMILY L.L.C. 11426 57TH St E Parrish, FL 34219 February 23, 2024 24-00282M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Bradenton located at 2330 Manatee Ave E/ 2305 9th St W Bradenton FL 34208 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 3/15/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Timothy Sakowich unit #A152; Karen Holm unit #B218; Melvin L Parker unit #B223; Ghislaine Dome unit #B248; Marie Menard unit #B302; Arline Gonzalez unit #B362; Jerissa Heaven unit #B370; Synthia Dixon unit #B373; Brenee Hunt unit #B375; Dustin Rumley unit #B379; Sarah Hayes unit #C410; Micheal Bell units #C411, #C420 & #C480; Irma Aguilar unit #C416; Florida Coast Surveying/ Scott Crider unit #D619; Leslie Mullins unit #MA267; Riverfront Nursing & Rehabilitation Center (SNF) units #MB312 & #MB316; Terrance Gunther unit #MC411; Jack Acosta unit #ME614; Patricia Oliver unit #MF704; William McNeil unit #MF740; Lenita Williams unit #MG810. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Feb. 23; Mar. 1, 2024 24-00270M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Lakewood Ranch located at 10810 Internet Pl., Bradenton, FL 34211 intends to hold a sale to sell the property stored at the Facility by the below list of Occupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 3/15/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Alejandro Arita-Rincon unit #2127. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Feb. 23; Mar. 1, 2024 24-00272M

FIRST INSERTION

CERTIFIED FLEET SERVICES LLC

MV 80770 7501 15TH ST EAST SARASOTA, FL 34243 (MANATEE County) 941-531-5151

FIRST INSERTION

NOTICE OF MECHANIC'S LIEN

Notice of claim of lien and intent to sell vehicle pursuant to subsection 713.585 of the Florida Statutes. Date of Sale: 3/11/2024 @ 10:30 AM TO TAKE PLACE AT: LOCATION OF SALE: 7501 15TH ST, SARASOTA, FL 34243 CURRENT LOCATION OF VEHICLE: 7501 15TH ST EAST, SARASOTA, FL 34243 2006 VOLV VNL-SERIES #4V4NC9G46N425346 AMOUNT TO REDEEM \$12789.91 The lien claimed by the lienor is subject to enforcement pursuant to Section 713.585, F.S., and the vehicle may be sold to satisfy the lien. The lien is claimed for labor, services performed, and storage charges, if any, and the amount due in cash on the day of the sale, if paid to the lienor, would redeem the motor vehicle. At any time before the date of the sale or proposed sale the owner or any person claiming an interest or a lien on the vehicle may file a demand for hearing with the Clerk of the Circuit Court in the county where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of the sale or proposed sale a customer or a person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of the Circuit Court where the disputed transaction occurred. Notice that the owner of the motor vehicle has a right to recover possession of the motor vehicle without instituting judicial proceedings by posting a bond in accordance with the provisions of Florida Statute 559.917. Notice that any proceeds from the sale of the motor vehicle remaining after payment of the amount claimed to be due and owing to the lienor will be deposited with the Clerk of the Circuit Court for disposition upon court order pursuant to subsection (6) of Florida Statute 713.585. Notice that the lienor will make the vehicle available for inspection during regular business hours within 3 business days after receiving a written request to inspect the vehicle from a notice recipient, whom may present either a copy of an electronic title or a paper title as evidence of his or her interest in and right to inspect the vehicle. February 23, 2024 24-00277M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - Ellenton, located at 2900 US 301 N., Ellenton, FL 34222 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 3/13/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Awistle Pinquiere unit #00382; Megan Johnson unit #00568; Luis Negron unit #00816; Jodi Rodgers unit #01011. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Feb. 23; Mar. 1, 2024 24-00265M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Xpress Storage - SR70 located at 1102 53rd Ave. W. Bradenton FL 34207 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 3/13/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Raj'a-Ne Meeks unit #3013; Daleela Lowe unit #3025; Christy Gullett unit #3033; Wisguere Prime unit #3049; Laniece Dixon unit #3089; Teraina Summers unit #4016; Lisa Ortega unit #4098; Deanna Bautista Kyle unit #5036. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Feb. 23; Mar. 1, 2024 24-00260M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Bradenton - SR70 located at 8785 E State Rd 70, Bradenton, FL 34202 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an online auction via www.storageauctions.com on 3/15/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Jacques Ungerer units #213 & #7117; Quintero Mendoza unit #417. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Feb. 23; Mar. 1, 2024 24-00269M

FIRST INSERTION

NOTICE OF UNCLAIMED FUNDS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

CASE NO. 2021CP001270AX IN RE: THE ESTATE OF: ALLEN, PAULS DECEASED

PLEASE TAKE NOTICE that on December 22, 2022 and February 14, 2024, there was placed on deposit in this office, funds received from HINES NORMAN HINES P.L. in the amount of \$11,870.89

Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s) JAY ALLEN who IS unable to be located.

Unless said funds are claimed on or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursuant to Florida Statutes 733.816.

IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on February 14, 2024.

Angelina "Angel" Colonnese, Clerk of the Circuit Court & Comptroller of the Circuit Court & Comptroller By: Kathy Steinmetz Deputy Clerk Feb. 23; Mar. 22, 2024 24-00276M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Bradenton - Lena located at 5246 Lena Rd., Bradenton FL 34211 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 3/15/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Sharon T Young unit #1169; Sally Hamlin unit #2118. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Feb. 23; Mar. 1, 2024 24-00271M

FIRST INSERTION

2/23/2024 NOTICE OF PUBLIC MEETINGS MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT PROPERTY ACQUISITION DIVISION

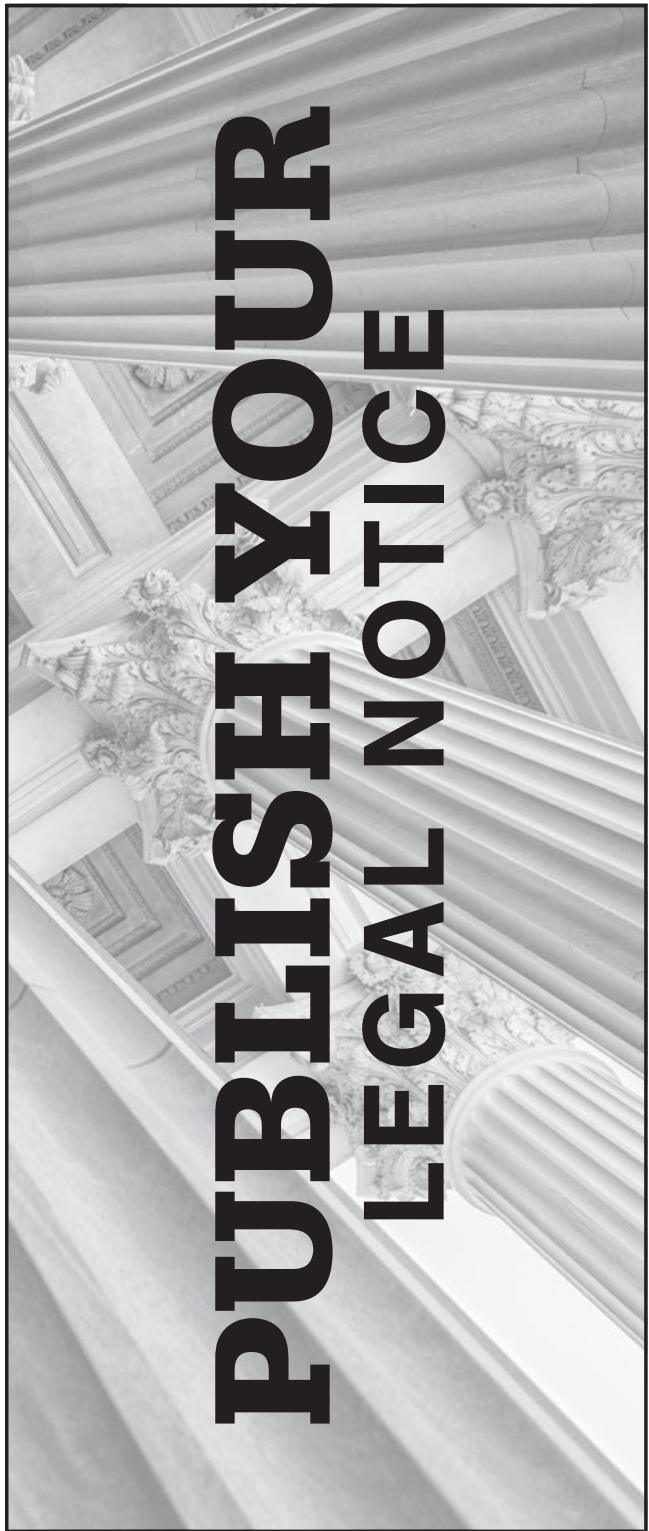
Invitation to Negotiate Number 24-001 for the Sale and Development of the Property Located at 1707 Lena Road, Bradenton, Florida 34211

The evaluation committee is scheduled to meet at the time, date and location listed below to review and evaluate the proposals/responses for the Invitation to Negotiate Number 24-001 for the Sale and Development of the Property Located at 1707 Lena Road, Bradenton, Florida 34211.

Table with 5 columns: Meeting, Type, Date, Start Time, Location. Row 1: Final Evaluation, Public, 3/8/2024, 2:00 PM, Dolphin Conference Room

The Dolphin Conference Room is located at 1112 Manatee Avenue West, 5th Floor, Bradenton, Florida 34205.

NOTE: Non-public meetings are not open for attendance by the public. February 23, 2024 24-00292M



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

--- ACTIONS ---

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.: 2023CA004086AX**  
**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 M ZOSE A/K/A JOAN ZOSE, et al, Defendants.**  
**To: UNKNOWN SPOUSE OF GOTTFELD ZOSE**  
4005 37TH ST CT  
BRADENTON, FL 34205  
LAST KNOWN ADDRESS: STATED;  
CURRENT ADDRESS: UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 3 OF BLOCK H OF THE VILLAGES OF LAKESIDE SOUTH, PHASE II, ACCORD-

ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23 AT PAGE 10 OF THE PUBLIC RECORDS OF MANATEE, FLORIDA.  
has been filed against you and you are required to file a copy of your written defenses, if any, to it on David Dilts, Esq., Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a Judgment may 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 accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and seal of said Court on the 20TH day of FEBRUARY, 2024.  
Angelina Colonneso  
Manatee County Clerk of The Circuit Court (SEAL) BY: Kris Gaffney  
Deputy Clerk  
David Dilts, Esq.  
Deluca Law Group, PLLC  
2101 NE 26th Street  
Fort Lauderdale, FL 33305  
22-05435-1  
Feb. 23; Mar. 1, 2024 24-00289M

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
CIVIL ACTION  
**CASE NO. 23-CA-006076**  
**SUNCOAST CREDIT UNION, Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES AND BENEFICIARIES OF THE ESTATE OF HARRY E. HELTON, DECEASED; UNKNOWN SPOUSE OF HARRY E. HELTON; DUSTIN EUGENE HELTON; GREEN TREE FINANCIAL SERVICING CORPORATION; THE INDEPENDENT SAVINGS PLAN COMPANY d/b/a ISPC; GEORGIA'S OWN CREDIT UNION; and ANY UNKNOWN PERSONS IN POSSESSION, Defendants.**  
**TO: THE HEIRS AND BENEFICIARIES OF THE ESTATE OF STEPHEN GRANT ANTHONY, DECEASED and GREEN TREE FINANCIAL SERVICING CORPORATION**  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property located in Manatee County,

Florida:  
Lot 10, Block H, Bayshore Gardens Subdivision, Section 19, as per plat thereof recorded in Plat Book 12, Pages 76 and 77, 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 Shannon M. Puopolo, Esq., Plaintiff's attorney, of the law firm of Henderson, Franklin, Starnes & Holt, P.A., whose address is Post Office Box 280, Fort Myers, Florida 33902, within thirty (30) days after the first publication of the 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.  
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 seal of this Court on 2/15, 2024.  
Angelina Colonneso  
Clerk of Court (SEAL) By: Kris Gaffney  
Deputy Clerk  
Shannon M. Puopolo, Esq.  
Plaintiff's attorney  
Henderson, Franklin, Starnes & Holt, P.A.,  
Post Office Box 280  
Fort Myers, Florida 33902  
4884-5925-2387, v.1  
Feb. 23; Mar. 1, 2024 24-00273M

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CIVIL ACTION  
**CASE NO. 412023CA000773CAAXMA**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR EQUIFIRST LOAN SECURITIZATION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBORAH MCGOVERN, DECEASED, et. al. Defendant(s).**  
**TO: TIMOTHY D. STEWART,** whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the following property:  
LOT 3, PALM VIEW PLACE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 47, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.  
In and for Manatee County:  
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-

8011.  
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and the seal of this Court at County, Florida, this 20th day of FEBRUARY, 2024.  
Angelina Colonneso  
Manatee County Clerk of The Circuit Court (SEAL) BY: Kris Gaffney  
DEPUTY CLERK  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.  
22-090678  
Feb. 23; Mar. 1, 2024 24-00290M

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2023-CP-003829-AX**  
**IN RE: ESTATE OF DENISE ANN KELLEY Deceased.**  
The administration of the estate of JANE ELIZABETH FARRELL, deceased, whose date of death was June 26, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is February 23, 2024.  
**Personal Representative: RICHARD G. KELLEY**  
8728 54th Ave E  
Bradenton, FL 34203  
Attorney for Personal Representative: GREG BETTERTON, ESQ.  
Attorney for Personal Representative  
Florida Bar No. 39667  
735 E. Venice Avenue, Suite 200  
Venice, Florida 34285  
Telephone: 941-488-4422  
Feb. 23; Mar. 1, 2024 24-00274M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2023 CP 002680**  
**IN RE: ESTATE OF JANE ELIZABETH FARRELL, Deceased.**  
The administration of the estate of JANE ELIZABETH FARRELL, deceased, whose date of death was June 26, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is February 23, 2024.  
**APRIL LAVERDURE**  
**Personal Representative**  
P.O. Address: 128 Shady Parkway, Sarasota, FL 34232  
Tina M. Mroczkowski, Esq.  
Bowman, George, Scheb, Kimbrough, Koach & Chapman, PA  
2750 Ringling Blvd., Suite 3  
Sarasota, FL 34237  
(941) 366-5510  
Florida Bar No. 0096629  
Email Address:  
tinam@bowmangeorge.com  
Attorneys for Personal Representative  
Feb. 23; Mar. 1, 2024 24-00287M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024 CP 000170**  
**Division Probate IN RE: ESTATE OF TIMOTHY L. RIED Deceased.**  
The administration of the estate of Timothy L. Ried, deceased, whose date of death was November 14, 2023 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is February 23, 2024.  
**Personal Representatives Aaron R. Ried aka Aaron L. Ried**  
1602 Pinyon Pine Drive  
Sarasota, Florida 34240  
Email: aaronried@yahoo.com  
Attorney for Personal Representative: Neil T. Lyons, Esq.  
Florida Bar No. 91826  
Luhrens Goldberg, LLC  
6954 Professional Parkway  
Lakewood Ranch, Florida 34240  
Email Address: ntl@lawpoweredbywomen.com  
Feb. 23; Mar. 1, 2024 24-00275M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-000253**  
**IN RE: ESTATE OF DONALD L. GEARY, Deceased.**  
The administration of the estate of DONALD L. GEARY, deceased, whose date of death was September 17, 2023; File Number 2024-CP-000253, 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is: February 23, 2024.  
Signed on this 14th day of February, 2024.  
/s/ William H. Geary III  
(Feb 15, 2024 11:23 EST)  
**Co-Personal Representative**  
4420 Barracuda Drive  
Bradenton, FL 34208  
/s/ Dawn L. Hunt  
DAWN L. HUNT  
**Co-Personal Representative**  
1057 Mohegan Street  
Venice, FL 34293  
/s/ Jolyon D. Acosta  
Jolyon D. Acosta, Esq.  
Attorney for Personal Representatives  
Florida Bar No. 31500  
Bush Ross, P.A.  
1801 N. Highland Ave.  
Tampa, FL 33602  
Telephone: 813-224-9255  
Email: jacosta@bushross.com  
Secondary Email: lsamuiloff@bushross.com  
Feb. 23; Mar. 1, 2024 24-00288M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-000189AX**  
**IN RE: ESTATE OF JOSHUA PAUL EISENHAEUER, Deceased.**  
The administration of the estate of JOSHUA PAUL EISENHAUER, deceased, whose date of death was October 14, 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 representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is February 23, 2024.  
**Personal Representative: Dawn Erickson**  
313 Spring Avenue, Unit A  
Anna Maria, FL 34216  
Attorney for Personal Representative: Dax O. Nelson, Attorney  
Florida Bar Number: 52767  
2309 S. MacDill Avenue, Suite 102  
Tampa, FL 33629  
Telephone: (813) 739-6695  
Fax: (813) 739-6696  
E-Mail: dnelson@daxnelsonlaw.com  
Secondary E-Mail: nswart@daxnelsonlaw.com  
Secondary E-Mail: kccrosland@daxnelsonlaw.com  
Feb. 23; Mar. 1, 2024 24-00280M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-000189AX**  
**IN RE: ESTATE OF JOSHUA PAUL EISENHAUER, Deceased.**  
The administration of the estate of JOSHUA PAUL EISENHAUER, deceased, whose date of death was October 14, 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 representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is February 23, 2024.  
**Personal Representative: Aaron R. Ried aka Aaron L. Ried**  
1602 Pinyon Pine Drive  
Sarasota, Florida 34240  
Email: aaronried@yahoo.com  
Attorney for Personal Representative: Neil T. Lyons, Esq.  
Florida Bar No. 91826  
Luhrens Goldberg, LLC  
6954 Professional Parkway  
Lakewood Ranch, Florida 34240  
Email Address: ntl@lawpoweredbywomen.com  
Feb. 23; Mar. 1, 2024 24-00275M

Q&A

Who benefits from legal notices?

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

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

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://www.Legals.BusinessObserverFL.com)

To publish your legal notice Email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



**SAVE TIME**

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

--- ACTIONS / SALES ---

## FIRST INSERTION

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

412023CA003310CAAXMA

**U.S. BANK NATIONAL  
ASSOCIATION,  
Plaintiff, vs.  
LINDA J. IRWIN, et al.  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 07, 2024, and entered in 412023CA003310CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and LINDA J. IRWIN; UNKNOWN SPOUSE OF LINDA J. IRWIN; MANATEE COUNTY, FLORIDA are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com), at 11:00 AM, on March 13, 2024, the following described property as set forth in said Final Judgment, to wit:

LOTS 11 AND THE SOUTH 1/2 OF LOT 10, BLOCK 14, WHITFIELD ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 23, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
Property Address: 7343 SHEPHERD ST, SARASOTA, FL

34243

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

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

Dated this 19 day of February, 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: [fmail@raslg.com](mailto:fmail@raslg.com)  
By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: [dsalem@raslg.com](mailto:dsalem@raslg.com)  
22-028442 - NaC  
Feb. 23; Mar. 1, 2024 24-00279M

## FIRST INSERTION

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

CASE NO.: 2024 CC 000126

**ALLY BANK,  
Plaintiff, VS.  
FELICITA RAMOS RODRIGUEZ;  
et al.,  
Defendant(s).**

TO: Felicitas Ramos Rodriguez  
Last Known Residence: 1909 Sanford Ct. Sarasota, FL 34234

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

2022 Jeep Compass,  
VIN 3C4NJCBB6NT192683  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 4/2/2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In and for Manatee County:  
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or [www.gulfoastlegal.org](http://www.gulfoastlegal.org), or

Legal Aid of Manasota at (941) 747-1628 or [www.legalaidofmanasota.org](http://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 FEBRUARY 20, 2024.  
Angelina Colonnese  
Manatee County  
Clerk of The Circuit Court  
(SEAL) By: Kris Gaffney  
As Deputy Clerk

ALDRIDGE PITE, LLP  
Plaintiff's attorney  
5300 West Atlantic Avenue Suite 303  
Delray Beach, FL 33484  
1693-155B  
Ref# 6885  
Feb. 23; Mar. 1, 8, 15, 2024

24-00291M

## FIRST INSERTION

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

CASE NO.: 2022-CA-004152

**LEHMAN XS TRUST MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2006-15, U.S. BANK  
NATIONAL ASSOCIATION,  
AS TRUSTEE, SUCCESSOR IN  
INTEREST TO BANK OF AMERICA  
NATIONAL ASSOCIATION, AS  
TRUSTEE, SUCCESSOR BY  
MERGER TO LASALLE BANK  
NATIONAL ASSOCIATION, AS  
TRUSTEE,  
Plaintiff, vs.****ROSALIND RICHARDSON  
MASSIE AKA ROSALIND R.  
MASSIE AKA ROSALIND MASSIE,  
et al,  
Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated November 21, 2023, and entered in Case No. 2022-CA-004152 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-15, U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee, is the Plaintiff and Rosalind Richardson Massie aka Rosalind R. Massie aka Rosalind Massie, Walter Massie aka Walter A. Massie aka Walter A. Massie Jr., Mortgage Electronic Registration Systems, Inc., as nominee for Lehman Brothers Bank, FSB, a Federal Savings Bank, United States of America, Department of Treasury, Oakleaf Hammock Homeowners Association, Inc., are defendants, the

Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com), Manatee County, Florida at 11:00AM on the March 20, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 27, OF OAKLEAF HAMMOCK, PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE(S) 131 THROUGH 136, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
A/K/A 6918 40TH CT E ELLENTON FL 34222

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

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

Dated this 20 day of February, 2024.  
**ALBERTELLI LAW**  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: [servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com)  
By: /s/ Justin Ritchie  
Justin Ritchie, Esq.  
Florida Bar #106621  
CT - 22-006743  
Feb. 23; Mar. 1, 2024 24-00285M

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE COUNTY COURT FOR  
MANATEE COUNTY, FLORIDA  
CIVIL DIVISION

Case No. 2011-CC-3613

**Heritage Village West Condominium  
Association, Inc., a Florida  
Not-for-Profit Corporation,  
Plaintiffs, v.  
Unknown Personal Representative,  
Spouse Heirs, Devisees, Grantees,  
Assignees, Lienors, Creditors,  
Trustees, and All Other Parties  
Claiming By, Through, Under,  
Or Against the Estate of Al Katz,  
Deceased, and All Unknown Persons  
or Parties Having or Claiming to  
Have Any Right, Title, or Interest  
in the Property Located at 4102  
66th Street Circle West in Heritage  
Village West Condominium Phase  
I; Unknown Tenant 1 and Unknown  
Tenant 2,  
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Lien Foreclosure dated February 13, 2024, and entered in 2011CC003613AX of the County Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein HERITAGE VILLAGE WEST CONDOMINIUM ASSOCIATION, INC., a Florida Not-for-Profit Corporation, is the Plaintiff and UNKNOWN PERSONAL REPRESENTATIVE, SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH UNDER, OR AGAINST THE ESTATE OF AL KATZ, DECEASED, AND ALL UNKNOWN PERSONS OR PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR OTHER INTEREST IN THE PROPERTY LOCATED AT 4102 66TH STREET CIRCLE WEST IN HERITAGE VILLAGE WEST CONDOMINIUM PHASE I; UNKNOWN TENANT 1 AND UNKNOWN TENANT 2 are the Defendant(s). Angelina Colonnese, as

the Clerk of County Court, will sell to the highest and best bidder for cash at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com), at 11 :00 AM, on March 27, 2024, the following described property as set forth in said Final Judgment, to wit:  
Unit 4102, Building 25, HERITAGE VILLAGE WEST CONDOMINIUM, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 1041, Page 1892 and all exhibits and amendments thereof, and recorded in Condominium Plat Book 14, Page 1, as amended, Public Records of Manatee County, Florida.

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

**IMPORTANT AMERICANS WITH DISABILITIES ACT.** 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.  
**MACKEY LAW GROUP, P.A.**  
1402 Third Avenue West  
Bradenton, Florida 34205  
(941) 746-6225  
(941) 748-6584 (FAX)  
Attorneys for Heritage Village West Condominium Association, Inc.  
By: /s/ Peter J. Mackey  
Peter J. Mackey  
Florida Bar No. 0629138  
[pmackey@mackeylaw.com](mailto:pmackey@mackeylaw.com)  
Feb. 23; Mar. 1, 2024 24-00286M

# 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

and select the appropriate County  
name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

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

IV202676\_V15

# Q&A

## 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](http://www.floridapublicnotices.com).

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

IV18237\_V26

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Travel Imagination LLC gives notice and intent to sell, for nonpayment of storage fees per FL Statute 83.805-806 by Peter Elliott Nelson on 03/04/2024 at 8:30AM at 14875 Rangeland Parkway #616, Bradenton, FL 34211. Said Company reserves the right to accept or reject any and all bids.

February 16, 23, 2024 24-00238M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 3/1/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1972 FEST HS 32L14DS975X & 32L14DS975U . Last Tenants: WILLIAM DEAN SHADE, ESTATE OF THYRRICE SYLVIA MARX-SHADE, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS AND ASSIGNS OF THYRRICE SYLVIA MARX-SHADE, ESTATE OF WILLIAM DEAN SHADE AND ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS SUCCESSORS AND ASSIGNS OF WILLIAM DEAN SHADE.

February 16, 23, 2024 24-00253M

THIRD INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Ke'mon D. Ward Case No.: CD202304900/D 1930583/3300704

An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

Feb. 9, 16, 23; Mar. 1, 2024 24-00204M

THIRD INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Jeremy D. Brown Case No.: CD202311941/D 3211312/3302949

An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

Feb. 9, 16, 23; Mar. 1, 2024 24-00205M

--- ACTIONS ---

FOURTH INSERTION

8220 Lakewood Ranch Blvd., Unit 426, Lakewood Ranch, FL 34202 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ELISABETH J. HJELM, whose address is c/o Paul M. McDermott, Esq., 6151 Lake Osprey Drive, Suite 300, Sarasota, FL 34240 on or before February 26, 2024, and file the original with the clerk of this Court at 1115 Manatee Avenue West, Bradenton, FL 34205.

If you fail to do so, a default may be

entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: None.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.)

Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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: JANUARY 22, 2024 CLERK OF THE CIRCUIT COURT Angelina Colonnese Manatee County Clerk of The Circuit Court (SEAL) By: Connie Hoatland Deputy Clerk Feb. 2, 9, 16, 23, 2024 24-00139M

THIRD INSERTION

ing and Other Relief has been filed against you per the above referenced pleading filed in Manatee County Circuit and that you are required to serve a copy of your written defenses, if any, to it on Stalnaker Law, P.A., 6704 Professional Parkway West, Lakewood Ranch, FL 34240, on or before March 13, 2024 and file the original with the clerk of this Court at Manatee County Circuit Court, 1115 Manatee Avenue West, Bradenton, Florida 34205, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Second Supplement-

tal Petition.

{If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} NONE.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in

this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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: FEBRUARY 6, 2024. CLERK OF THE CIRCUIT COURT Angelina Colonnese Manatee County Clerk of The Circuit Court (SEAL) By: Connie Hoatland Deputy Clerk Feb. 9, 16, 23; Mar. 1, 2024 24-00175M

SECOND INSERTION

430GT, hull identification number Don 43VLIK304, her engines, tackle, and appurtenances, (the "Vessel"), have filed a Petition claiming the benefit of exoneration from and/or limitation of liability according to the 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 of 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 Petitioner's attorneys, JOSE D. ESTIGARRIBIA, ESQUIRE, MACKEY LAW GROUP, P.A., 1402 3rd Avenue West, Bradenton, Florida

34205, on or before May 1, 2024 or be defaulted. Personal attendance is not required.

Any claimants 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.

DONE AND ORDERED in Tampa, Florida on this 2nd day of February, 2024.

/s/ Amanda Arnold Sansone UNITED STATES Magistrate JUDGE Copies furnished to: Jose Estigarribia Feb. 16, 23; Mar. 1, 8, 2024 24-00219M

--- SALES ---

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No.: 2019 CA 005376AX

SOUTHEAST ROOFING CONSULTANTS, INC., a Florida corporation, Plaintiff, v. LINDA G. HAYES, a/k/a LINDA GERKE HAYES, Individually; and LINDA GERKE HAYES, as Trustee of the Linda Gerke Hayes Trust u/a/d October 3, 2012, Defendants.

Notice is hereby given pursuant to the Final Judgment/Order entered in the above noted case that the following property situated in Manatee County, Florida, described as:

Lot 2, Riverview Landings, according to the plat thereof recorded in Official Records Book

2442, Pages 5246 and 5247, and as per plat thereof, recorded in Plat Book 21, Pages 68 through 74, Public Records of Manatee County, Florida. Also known as 2403 Landings Circle, Bradenton, FL 34209.

At public sale, to the highest and best bidder for cash, via the Internet: www.manatee.realforeclose.com; at 11:00 a.m. on February 28, 2024. Final payment must be made on or before 4:00 p.m. of the date of the sale by cash or cashier check, or initiated ACH or Wire Transfer. 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 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. ULRICH, SCARLETT, WATTS & DEAN, P.A. 713 South Orange Ave., Suite 201 Sarasota, Florida 34236 Phone: (941) 955-5100 Facsimile: (941) 953-2485 Attorneys for Plaintiff /s/ Brian D. Keisacker Brian D. Keisacker, Esquire Florida Bar No. 121561 Email: brian@veteranslaw.com Email: kelly.parsons@uswlaw.com February 16, 23, 2024 24-00218M

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No. 2023CA005349

TEXAS FLIPCO FINANCIAL, LLC, a Texas Limited Liability Company Plaintiff vs. MDZ SERVICES LLC, a Florida Limited Liability Company, TENANT NO. 1, and TENANT NO. 2. Defendants. NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered on February 7, 2024, in Case No. 2023 CA 005349, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, in which Texas Flipco Financial, LLC is the Plaintiff, and MDZ Services LLC, a Florida Limited Liability Company is the Defendant, the Clerk of the Circuit

SECOND INSERTION

Court, Angelina Colonnese, will sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 AM on March 7, 2024, the following described property situated in Manatee County, Florida:

The East 185 feet of Lot 4, Block A, PLATT OF THAT PART OF TOWN OF MANATEE, FLORIDA, according to the Plat thereof as recorded in Plat Book 1, Page 134, of the Public Records of Manatee County, Florida. Street address: 210 15th St E., Bradenton, FL 34208 Parcel ID: 3190300008 Any person or entity claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim 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: February 12, 2024 HYNDS LAW /s/ Robert J. Hynds Robert J. Hynds, Esq. Florida Bar # 44231 630 S. Orange Ave, Ste 200 Sarasota, Florida 34236 (941) 702-2222 Email: robert@hynslaw.com Counsel for Plaintiff February 16, 23, 2024 24-00240M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2023CA002958AX

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. JAMES C. HALLMAN III AND JULIA F. HALLMAN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 21, 2023, and entered in 2023CA002958AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff

and JAMES C. HALLMAN, III; JULIA F. HALLMAN are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on March 06, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 31, BLOCK 76, COUNTRY CLUB ADDITION TO WHITFIELD ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 82, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. 6620 KIMLINDA LN, SARA-SOTA, FL 34243 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodations in

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

Dated this 13 day of February, 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 By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-091788 - EuE February 16, 23, 2024 24-00246M

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

CASE NO. 2023CA000525AX U.S. BANK N.A. AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CH1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-CH1, Plaintiff, vs. RYAN L. ENGEN; TAMMY D. ENGEN F/K/A TAMMY D. REDMON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed December 28, 2023 and entered in Case No. 2023CA000525AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein U.S. BANK N.A. AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN

SECOND INSERTION

MORTGAGE ACQUISITION TRUST 2006-CH1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-CH1 is Plaintiff and RYAN L. ENGEN; TAMMY D. ENGEN F/K/A TAMMY D. REDMON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. ANGELINA (ANGEL) COLONNOSO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MANATEE.REALFORECLOSE.COM at 11:00 A.M., on March 13, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 843, TRACT #2, RIVERDALE REVISED, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 40 TO 49, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability

who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 9th day of February 2024. /s/ Marc Granger Marc Granger, Esq. Bar No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 22-00478 SPS V6.20190626 February 16, 23, 2024 24-00229M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

--- SALES ---

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No.: 23-CA-002109 CITY OF BRADENTON, Plaintiff, v. STANLEY KOSIEROWSKI, CYNTHIA A. SPENCE, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to the Order dated February 1, 2024 and entered in Case No. 23-CA-002109 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida where City of Bradenton, is the Plaintiff and Stanley Kosierowski, Cynthia A. Spence is/are the Defendant(s). Angelina Colnneso will sell to the highest bidder for cash at www.manatee.realforeclose.com at 11:00 a.m. on April 10, 2024 the following described properties set forth

in said Final Judgment to wit: Lots 5 and 12, J. K. Singletary's Subdivision of W. O. Wilson's Subdivision a part of the NW 1/4 of the NE 1/4 of Section 35, Township 34 South, Range 17 East, a subdivision according to the plat thereof recorded in Plat Book I, Page 214-A, of the Public Records of Manatee County, Florida. Property No.: 4340100009 Address: 1214 7TH ST CT W Unit A, Bradenton, FL 34205-8459 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale. If you are a person with a disability who needs any accommodations in order to participate in this proceed-

ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated in Manatee County, Florida, on February 9, 2024. Weidner Law, P.A. Counsel for the Plaintiff 250 Mirror Lake Dr., N. St. Petersburg, FL 33701 Telephone: (727) 954-8752 Designated Email for Service: Service@MattWeidnerLaw.com By: s/ Matthew D. Weidner Matthew D. Weidner, Esq. Florida Bar No. 185957 February 16, 23, 2024 24-00230M

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case #: 412014CA004160AX DIVISION: B First Horizon Home Loans a Division of First Tennessee Bank National Association Plaintiff, -vs.- DONALD E. FRENCH; MACIE L. FRENCH; UNKNOWN TENANT I; UNKNOWN TENANT II; HIDDEN OAKS OF MANATEE COUNTY HOMEOWNERS' ASSOCIATION, INC., and any unknown heirs, devisees, grantees, creditors, and other unknown persons or unknown spouses claiming by, through and under any of the above-named Defendants Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 412014CA004160AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and DONALD E.

FRENCH are defendant(s), I, Clerk of Court, Angelina Colnneso, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.MANATEE.REALFORECLOSE.COM, AT 11:00 A.M. on March 27, 2024, the following described property as set forth in said Final Judgment, to-wit: LOT 107, HIDDEN OAKS, A SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 142, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. \*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com\* Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector

and any information obtained may be used for that purpose. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 66841 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: jhooper@logs.com By: s/ Lara Diskin Lara Diskin, Esq. FL Bar # 43811 15-286285 FCO1 CXE February 16, 23, 2024 24-00255M

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-002983AX IN RE: ESTATE OF JOHN CARSON, Deceased The administration of the estate of JOHN CARSON, Deceased, whose date of death was December 19, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205, and the names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is February 16, 2024 Joan Carson Mery Lopez, Email Addresses: mlopez@lopezlawfl.com Florida Bar No. 624462 491 E. Okeechobee Road Hialeah, FL 33010 Telephone: 305-882-2739 February 16, 23, 2024 24-00236M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-212 Division Probate IN RE: ESTATE OF KARL JOHN HARRING Deceased. The administration of the estate of Karl John Harring, deceased, whose date of death was December 18, 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 representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is February 16, 2024. Personal Representative: Debre White 150 Smallwood Drive, Lot 10 Chokoloskee, Florida 34138 Attorney for Personal Representative: Anthony J. Cetrangelo Attorney Florida Bar Number: 0118134 Henderson Franklin, Starnes & Holt, P.A. 8889 Pelican Bay Blvd., Suite 400 Naples, Florida 34108 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail: anthony.cetrangelo@henlaw.com Secondary E-Mail: barbra.asselta@henlaw.com February 16, 23, 2024 24-00259M

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-3763 Division PROBATE IN RE: ESTATE OF JIMMY C. MOORE Deceased. The administration of the Estate of JIMMY C MOORE, deceased, whose date of death was July 23, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206, 1115 Manatee Avenue W, Bradenton, FL 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or Demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 February 16, 2024. Personal Representative: REBECCA J. PROCTOR 3639 Cortez Road West, Suite 108 Bradenton, Florida 34210 Attorney for Personal Representative: Rebecca J. Proctor, Esq. PROCTOR ELDER LAW, PA Florida Bar Number: 0629774 3639 Cortez Road W, Suite 108 Bradenton, FL 34210 Telephone: (941) 251-6969 Fax: (941) 243-3825 E-Mail: rproctor@rebeccaproctor.com February 16, 23, 2024 24-00248M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 119 IN RE: ESTATE OF ALBERT NOVAK, III Deceased. The administration of the estate of ALBERT NOVAK, III, deceased, whose date of death was October 30, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 254600, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is February 16, 2024. Personal Representative: William M. Lombard, A.K.A. William Michael Lombard II 123 Nauset Lane Chester, MD 21619 Attorney for Personal Representative: C. Hunter Rawls BATTAGLIA, ROSS, DICUS & McQUAID, P.A. 5858 Central Avenue St. Petersburg, FL 33701 (727) 381-2300 FBN: 59432 Primary Email: hrawl@brdwlw.com Secondary Email: mflah@brdwlw.com February 16, 23, 2024 24-00232M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File Number: 412024CP00060CPAXMA IN RE: ESTATE OF ALICE M. CAPLAN AKA ALYCE CAPLAN Deceased. The administration of the estate of ALICE M. CAPLAN AKA ALYCE CAPLAN, deceased, File Number: 412024CP000606, whose date of death was November 24, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34204. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: February 16, 2024 Personal Representative Michael B. Diamond C/O Ryan S. Ratner, PA 4400 N Federal Hwy, Ste 210 Boca Raton, FL 33431 Attorney for Personal Representative Ryan S. Ratner, Esq. 0046639 4400 N Federal Hwy, Ste 210 Boca Raton, FL 33431 561-245-2284 ryan@ryanratner.com February 16, 23, 2024 24-00252M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-3326 Division Probate IN RE: ESTATE OF JASON PATRICK KENNEY Deceased. The administration of the estate of Jason Patrick Kenney, deceased, whose date of death was September 5, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is February 16, 2024. Personal Representative: Barbara Hamilton 6069 Amberly Drive Bradenton, Florida 34208 Attorney for Personal Representative: Logan Elliott Attorney Florida Bar Number: 86459 Elliott Law, P.A. 5105 Manatee Avenue West Suite 15A Bradenton, FL 34209 Telephone: (941) 792-0173 Fax: (941) 240-2165 E-Mail: logan@elliottelderlaw.com February 16, 23, 2024 24-00251M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-3326 Division Probate IN RE: ESTATE OF JASON PATRICK KENNEY Deceased. The administration of the estate of Jason Patrick Kenney, deceased, whose date of death was September 5, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is February 16, 2024. Personal Representative: Barbara Hamilton 6069 Amberly Drive Bradenton, Florida 34208 Attorney for Personal Representative: Logan Elliott Attorney Florida Bar Number: 86459 Elliott Law, P.A. 5105 Manatee Avenue West Suite 15A Bradenton, FL 34209 Telephone: (941) 792-0173 Fax: (941) 240-2165 E-Mail: logan@elliottelderlaw.com February 16, 23, 2024 24-00251M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO: 2023 CP 4394 IN RE: ESTATE OF VERONICA VENESSA JOHNSON, Deceased. The administration of the estate of VERONICA VENESSA JOHNSON, deceased, whose date of death was August 16, 2023 and whose Social Security Number ends in XXX-XX-0474, is pending in the Circuit Court for Manatee County, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is February 16, 2024. Personal Representative: Carlos Bell Jr. 1904 2nd Avenue East Palmetto, Florida 34221 Attorney for Personal Representative: s/ Brenden S. Moriarty Brenden S. Moriarty, Esq. THE MORIARTY LAW FIRM, P.A. 1001 3rd Avenue West, Suite 650 Bradenton, FL 34205 (941) 749-0075 Florida Bar No. 0189863 bmoriarty@suncoastlegalgroup.com pleadings@suncoastlegalgroup.com February 16, 23, 2024 24-00257M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-3326 Division Probate IN RE: ESTATE OF JASON PATRICK KENNEY Deceased. The administration of the estate of Jason Patrick Kenney, deceased, whose date of death was September 5, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is February 16, 2024. Personal Representative: Barbara Hamilton 6069 Amberly Drive Bradenton, Florida 34208 Attorney for Personal Representative: Logan Elliott Attorney Florida Bar Number: 86459 Elliott Law, P.A. 5105 Manatee Avenue West Suite 15A Bradenton, FL 34209 Telephone: (941) 792-0173 Fax: (941) 240-2165 E-Mail: logan@elliottelderlaw.com February 16, 23, 2024 24-00251M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 412023CP004107CPAXMA IN RE: ESTATE OF PATRICIA L. ROBERTS, Deceased. The administration of the estate of PATRICIA L. ROBERTS, deceased, whose date of death was November 29, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is February 16, 2024. Personal Representative: William M. Lombard, A.K.A. William Michael Lombard II 123 Nauset Lane Chester, MD 21619 Attorney for Personal Representative: C. Hunter Rawls BATTAGLIA, ROSS, DICUS & McQUAID, P.A. 5858 Central Avenue St. Petersburg, FL 33701 (727) 381-2300 FBN: 59432 Primary Email: hrawl@brdwlw.com Secondary Email: mflah@brdwlw.com February 16, 23, 2024 24-00232M

**SAVE TIME**



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Business Observer



CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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 Charlotte Commons located at 24150 Beatrix Blvd. in the City of Port Charlotte, Charlotte County, FL 33954 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of February, 2024. TEG Charlotte Woodbridge LLC February 23, 2024 24-00180T

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 Charlotte Boyz located at 1401 Kenmore St in the City of Port Charlotte, Charlotte County, FL 33952 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of February, 2024. SOUTH FLORIDA ELITE ALLSTARS INC February 23, 2024 24-00172T

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 GOLDEN CASE SOLUTIONS : Located at 602 Via Tunis : Charlotte County in the City of Punta Gorda : Florida, 33950-6621 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Punta Gorda Florida, this February day of 16, 2024 GOLDEN RETREATERS, LLC February 23, 2024 24-00169T

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000013 IN RE: ESTATE OF KENT MARVIN MOENTER A/K/A KENT M. MOENTER Deceased.

The administration of the estate of Kent Marvin Moenter A/K/A Kent M. Moenter, deceased, whose date of death was December 10, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 23, 2024.

Personal Representative: Michael L. Moenter 4721 Devil's Hole Road Pemberville, Ohio 43450

Attorney for Personal Representative: Jenny C. Hazel Attorney Florida Bar Number: 0163562 MCCORRY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccorrylaw.com Secondary E-Mail: debbie@mccorrylaw.com Feb. 23; March 1, 2024 24-00182T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000157CP Division Probate IN RE: ESTATE OF DELORES ANN WEBER Deceased.

The administration of the estate of DELORES ANN WEBER, deceased, whose date of death was September 1, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave. Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 23, 2024.

Personal Representative: Dana C. Welch 485 Dorchester Street Port Charlotte, Florida 33954 Attorney for Personal Representative: Bryan K. Tippen Esq., Attorney Florida Bar Number: 113421 TIPPEN LAW FIRM, PLLC 315 E. Olympia Ave, STE 224 Punta Gorda, Florida 33950 Telephone: (941) 888-4260 Fax: (239) 214-6080 E-Mail: info@tippenlaw.com Secondary E-Mail: Bryan@TippenLaw.com Feb. 23; March 1, 2024 24-00171T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000021CP IN RE: ESTATE OF KIMBLE LEE WAGNER, aka KIM WAGNER Deceased.

The administration of the estate of Kimble Lee Wagner, deceased, whose date of death was July 3, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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: February 23, 2024.

Robert D. Hines Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L.L.C. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com Feb. 23; March 1, 2024 24-00167T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23001385CP Division Probate IN RE: ESTATE OF BEVERLY M. SULLIVAN Deceased.

The administration of the estate of Beverly M. Sullivan, deceased, whose date of death was October 20, 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 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 February 23, 2024.

Personal Representative: shawn m sullivan (Dec 13, 2023 13:08 EST) Shawn M. Sullivan 322 Avalon Way Plymouth, Massachusetts 02360

Attorney for Personal Representative: Ira Stewart Wiesner, Esq. Attorney Florida Bar Number: 222887 ADVOCATES IN AGING WIESNER SMITH PLLC 328 N Rhodes Avenue Sarasota, Florida 34237 Telephone: (941) 365-9900 Fax: (941) 365-4479 E-Mail: sheri@wiesnerlaw.com Secondary E-Mail: rachel@wiesnerlaw.com Feb. 23; March 1, 2024 24-00165T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23001309CP IN RE: ESTATE OF LEROY DAVID HERMAN, Deceased.

The administration of the estate of LEROY DAVID HERMAN, deceased, whose date of death was January 17, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is February 23, 2024.

LORI BRISSELLI, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com Feb. 23; March 1, 2024 24-00162T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-000167-CP IN RE: ESTATE OF NANCY ROSE EISELE, a/k/a Nancy R. Eisele, a/k/a Nancy Eisele, Deceased.

The administration of the estate of Nancy Rose Eisele, 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, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is February 23, 2024.

Personal Representative: Albert Stickley III 737 S. Indiana Avenue, Suite A Englewood, Florida 34223 Attorney for Personal Representative: Albert Stickley III, Esquire Attorney Florida Bar Number: 51605 737 S. Indiana Ave., Suite A Englewood, FL 34223 Telephone: (941) 474-5506 Fax: (941) 474-5507 E-Mail: aj@stickleylaw.com Secondary E-Mail: ryan@stickleylaw.com Feb. 23; March 1, 2024 24-00163T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-000033-CP IN RE: ESTATE OF MICHAEL COOPER FARRIS, a/k/a Michael Cooper Sampley, 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 Michael Cooper Farris, deceased, File Number 24-000033-CP, 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 November 9, 2023; that the total value of the estate is \$less than \$75,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Carolyn Davis 8961 Franklin Ave., Irvington, AL 36544 Diane Derwin 9950 CD Glaze Dr., Theodore, AL 36582

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is February 23, 2024.

Person Giving Notice: Lana Fay Engquist 9156 Cherry Drive Englewood, Florida 34224

Attorney for Person Giving Notice /s/ Albert Stickley III Albert Stickley III, Esquire Attorney Florida Bar Number: 51605 737 S. Indiana Ave., Suite A Englewood, FL 34223 Telephone: (941) 474-5506 Fax: (941) 474-5507 E-Mail: aj@stickleylaw.com Secondary E-Mail: ryan@stickleylaw.com Feb. 23; March 1, 2024 24-00170T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2023 CP 001205 Division: Probate RE: ESTATE OF RICHARD FRANCIS BONAVITA SR. a/k/a RICHARD FRANCIS BONAVITA, Deceased.

The administration of the estate of RICHARD FRANCIS BONAVITA SR. a/k/a RICHARD FRANCIS BONAVITA, deceased, whose date of death was April 9, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is February 23, 2024.

Personal Representative: DocuSigned by: /s/ Katherine Scibilia KATHERINE SCIBILIA, Petitioner 135 Whitman Ave Whitman, MA 02382

Attorney for Personal Representative: DocuSigned by: /s/ Gregory S. Band Gregory S. Band Attorney for Petitioner Florida Bar Number: 869902 BAND LAW GROUP PL 1 South School Ave., Suite 500 Sarasota, FL 34237 Telephone: (941) 917-0505 Fax: (941) 917-0506 E-Mail: gband@bandlawgroup.com Feb. 23; March 1, 2024 24-00178T

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000059CP Division Probate IN RE: ESTATE OF ANNA MARIA CALVANO 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 Anna Maria Calvano, deceased, File Number 24000059CP, 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 October 25, 2023; that the total value of the estate is \$9323.15, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Daryl W. Calvano 27444 Baptist Church Road Mechanicsville, Maryland 20659 Stephen M. Calvano 51 Black Bridge Lane Natural Bridge Station, Virginia 24579 David J. Calvano 51 Black Bridge Lane Natural Bridge Station, Virginia 24579

Karen L. Thompson 5362 Murphy Street Port Charlotte, Florida 33981

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is February 23, 2024.

Person Giving Notice: /s/ Daryl W. Calvano Daryl W. Calvano 27444 Baptist Church Road Mechanicsville, Maryland 20659 Attorney for Person Giving Notice /s/ T. Thomas Shirley T. Thomas Shirley, Attorney Florida Bar Number: 0154581 DUNKIN & SHIRLEY PA 170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: tom@dunkinshirley.com Feb. 23; March 1, 2024 24-00179T







--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000110CP IN RE: ESTATE OF LEWIS CARTER HEIDELBERG, Deceased.

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

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

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

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

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

The date of first publication of this notice is February 16, 2024.

Petitioner: ROBBIE SUE GUZY C/O TIMOTHY W. GENSMEER, P.A. 2831 RINGLING BLVD. STE 202A SARASOTA, FL 34237

Attorney for Petitioner: TIMOTHY W. GENSMEER, ESQ. TIMOTHY W. GENSMEER, P.A. 2831 RINGLING BLVD, STE 202A SARASOTA, FL 34237 Telephone: 941-952-9377 Florida Bar No. 586242 February 16, 23, 2024 24-00136T

SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-000126-CP Division: Probate IN RE: ESTATE OF DEBBIE WOOD KREPS a/k/a DEBBIE A. WOOD 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 Debbie Wood Kreps a/k/a Debbie A. Wood, deceased, File Number 24-000126-CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the Decedent's date of death was October 31, 2023; that the total value of the estate is \$17,881.31 and that the names and addresses of those to whom it has been assigned by such order are:

Bruce Kreps 3226 Sunrise Trail, Port Charlotte, Florida 33952 Brianna Taylor Marie Gonzalez 5023 Andris Street, North Port, Florida 34288

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is: February 16, 2024.

Person Giving Notice: /s/ Bruce Kreps Bruce Kreps 3226 Sunrise Trail Port Charlotte, Florida 33952 Attorney for Person Giving Notice: /s/ Jeffrey Briscoe Jeffrey Briscoe Florida Bar No. 0127501 3440 Conway Blvd., Suite 1A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 Email: jeff@jeffbriscoe.com February 16, 23, 2024 24-00154T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000124CP Division: Probate IN RE: ESTATE OF PETER J HARRINGTON Deceased.

The administration of the estate of PETER J HARRINGTON, deceased, whose date of death was December 28, 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 other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is February 16, 2024.

Person Representative: Melissa A. Harrington 21279 North Road Mountain Drive White Hills, Arizona 86445 Attorney for Personal Representative: James W Mallonee Attorney Florida Bar Number: 0638048

946 Tamiami Trail, #206 port charlotte, FL 33953 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail: jmallonee@jameswmallonee.com February 16, 23, 2024 24-00155T

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2024-CP-000169 Division: Probate IN RE: ESTATE OF FRANCIS J. DRAKE, 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 Francis J. Drake, deceased, File Number 2024-CP-000169, 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 January 15, 2024; that the total value of the estate is \$2,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Drake Family Revocable Trust as Amended and Restated on January 31, 2023 26042 Seminole Lakes Blvd. Punta Gorda, FL 33952

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is February 16, 2024.

Person Giving Notice: Elizabeth Drake 26042 Seminole Lakes Blvd. Punta Gorda, Florida 33952 Attorney for Person Giving Notice Forrester J. Bass, Attorney Florida Bar Number: 68197 Farr Law Firm, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: fbass@farr.com Secondary E-Mail: msleeper@farr.com and prbate@farr.com February 16, 23, 2024 24-00158T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-000089-CP Division: PROBATE IN RE: ESTATE OF ERMA E. MCNEIL, Deceased.

The administration of the estate of Erma E. McNeil, deceased, whose date of death was November 2, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 16, 2024.

Personal Representative: Sylvia Sapienza 5713 13th Avenue W. Bradenton, FL 34209-4743

Cheyenne R. Young Attorney for Personal Representative Florida Bar Number: 0515299 WOTITZKY WOTITZKY, ROSS & YOUNG, P.A. 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkylaw.com February 16, 23, 2024 24-00157T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000164CP Division: Probate IN RE: ESTATE OF ROSEMARIE SUSAN LOUDENSLAGER Deceased.

The administration of the estate of ROSEMARIE SUSAN LOUDENSLAGER, deceased, whose date of death was January 7, 2024, 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 other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is February 16, 2024.

Personal Representative: Lisa M. Loudenslager 2438 Odessa Lane Punta Gorda, Florida 33983 Attorney for Personal Representative: James W Mallonee Attorney Florida Bar Number: 0638048 946 Tamiami Trail, #206 Port Charlotte, FL 33953 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail: jmallonee@jameswmallonee.com Secondary E-Mail: hchalmers@jameswmallonee.com February 16, 23, 2024 24-00156T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File Number: 24000094CP IN RE: ESTATE OF JAMES FELTON (F.) GULSBY, SR., Deceased.

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

The administration of the estate of JAMES FELTON (F.) GULSBY, SR., deceased, File Number 24000094CP, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

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 within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is Friday, February 16, 2024.

Personal Representative: DAVID MARTIN GULSBY 5285 Kempson Lane Port Charlotte, FL 33981 dmgplumbing@comcast.net

Attorney for Personal Representative: Mary E. Van Winkle, Esq. Florida Bar #374830 3859 Bee Ridge Road, #202 Sarasota, Florida 34233 (941) 923-1685 Primary E-mail: Lvanwinkle23@gmail.com Secondary E-Mail: servicemevw@gmail.com February 16, 23, 2024 24-00151T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-000977-CP Division: PROBATE IN RE: ESTATE OF GREGG RUSSELL, a/k/a GREGG A. RUSSELL, Deceased.

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

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

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

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

NOTWITHSTANDING THE TIME 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 February 16, 2024.

Personal Representative: Susan Malicki 21484 Edgewater Drive 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.com February 16, 23, 2024 24-00159T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-000134-CP Division: Probate IN RE: ESTATE OF CHARLES B. LEA, Deceased.

The administration of the estate of Charles B. Lea, deceased, whose date of death was July 3, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 16, 2024.

Personal Representative: Cynthia L. Schwartz 5629 Natoma Dr. Fort Myers, FL 33919

Attorney for Personal Representative: Guy S. Emerich, Esq. 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: sziegler@farr.com and prbate@farr.com February 16, 23, 2024 24-00144T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23001412CP Division: Probate IN RE: ESTATE OF VANESSA VINCITORIO a/k/a VANESSA F. VINCITORIO, Deceased.

The administration of the estate of VANESSA VINCITORIO a/k/a VANESSA F. VINCITORIO, deceased, whose date of death was November 6, 2023, and the last four digits of whose social security number is 4402 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 16, 2024.

Personal Representative: Stanley Surette 12 Guinevere Cir. Shrewsbury, MA 01545 Attorney for Personal Representative: Ariana R. Fileman Florida Bar No.0990612 Fileman Law Firm, P.A. 201 W. Marion Ave., Suite 1208 Punta Gorda, FL 33950 Telephone: 941-833-5560 Email address: afileman@filemanlaw.com February 16, 23, 2024 24-00146T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-130-CP Division: Probate IN RE: ESTATE OF VICTOR P. ELLENA Deceased.

The administration of the estate of VICTOR P. ELLENA, deceased, whose date of death was November 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, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 16, 2024.

Personal Representative: JAMIE D. GERELLI 667 Cove Road, #5 Stamford, Connecticut 06902

Attorney for Personal Representative: NICOLE S. PEET Attorney Florida Bar Number: 1025612 FARR FARR EMERICH HACKETT CARR & HOLMES PA 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: npeet@farr.com Secondary E-Mail: twiess@farr.com February 16, 23, 2024 24-00143T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-92-CP Division: Probate IN RE: ESTATE OF EDWIN J. SMITH, JR., Deceased.

The administration of the estate of EDWIN J. SMITH, JR., deceased, whose date of death was September 2, 2023, file number 24-92-CP 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 representatives and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 16, 2024.

Michael Joseph Smith Personal Representative 5109 N Austin Chicago, IL 60630 JAMES W. MALLONEE Attorney for Personal Representative Florida Bar Number: 0638048 946 Tamiami Trail, #206 Port Charlotte, FL 33953-3108 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-mail: jmallonee@jameswmallonee.com February 16, 23, 2024 24-00145T

## --- ACTIONS ---

## THIRD INSERTION

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

**CASE NO. 22001239CA**  
**BARRETT ROADMAN, Plaintiff, vs. PHYLISS IRENE MARTIN, F/K/A PHYLISS M. PROVOST; JEROME PROVOST; KEITH PROVOST; STEPHEN PROVOST; RONALD PROVOST; PAULA JONES; HARRIET LIQUORI; AND ANY UNKNOWN PARTIES WHICH MAY CLAIM AS HEIRS, DEVISEES, GRANTEEES, ASSIGNORS, LIENORS, CREDITORS, TRUSTEES OR AS OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST MICHAEL PROVOST, DECEASED. Defendants.**

TO: STEPHEN PROVOST  
ADDRESS: UNKNOWN  
YOU ARE NOTIFIED that an action to quiet title to a tax deed for the following described real property located in Charlotte County, Florida:

Tracts 138, Charlotte Ranchettes, a/k/a The South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4, Section 12, Township 41 South, Range 23 East, Charlotte County, Florida. Parcel ID: 412312176002  
Tracts 139, Charlotte Ranchettes, a/k/a The North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4, Section 12, Township 41 South, Range 23 East, Charlotte County, Florida. Parcel ID: 412312176013  
has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on:

Joel W. Walters, Esq. Walters Levine & DeGrave 240 S. Pineapple Ave., Suite 206 Sarasota, FL 34236 Primary Email: jwaltersf@walterslevine.com Secondary Email: jww-sec@walterslevine.com on or before 3-14-2024 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 2-6-2024.  
ROGER D. EATON  
As Clerk of the Court  
(SEAL) By: B. Lackey  
As Deputy Clerk

Joel W. Walters, Esq.  
Walters Levine & DeGrave  
240 S. Pineapple Ave., Suite 206  
Sarasota, FL 34236  
Primary Email:  
jwaltersf@walterslevine.com  
Secondary Email:  
jww-sec@walterslevine.com  
Feb. 9, 16, 23; Mar. 1, 2024  
24-00124T

## THIRD INSERTION

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

**Case No.: 23001401CC**  
**PEPPERTREE ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MGT BONITA SPRINGS, LLC, a Florida limited liability company; its devisees, grantees, creditors, and all other parties claiming by, through, under or against it and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described, Defendant.**

TO: MGT BONITA SPRINGS, LLC, a Florida limited liability company; its devisees, grantees, creditors, and all other parties claiming by, through, under or against it and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or

interest in and to the lands hereafter described; AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that an action for interpleader in connection with the following described property in Charlotte County, Florida:

Lot 4, PEPPERTREE ESTATES, according to the Map or Plat thereof, as recorded in Plat Book 16, Pages 70A through 70C, inclusive, of the Public Records of Charlotte County, Florida.

Commonly known as: 1241 Peppertree Lane, Port Charlotte, Florida 33952  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ernest W. Sturges, Jr., Esq., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court February 2, 2024.

ROGER D. EATON,  
CLERK OF COURT  
By: (Seal) D. Gerace  
Deputy Clerk

Ernest W. Sturges, Jr., Esq.  
Goldman, Tiseo & Sturges, P.A.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
941-625-6666  
941-625-0660 (Facsimile)  
Feb. 9, 16, 23; Mar. 1, 2024  
24-00112T

## FOURTH INSERTION

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

**CASE NO.: 2023-CA-4601**  
**SIGMA INFINITY LLC, Plaintiff, v. BORIKEN INVESTMENTS, LLC; FIRST HORIZON HOME LOAN CORPORATION, Defendants.**

To BORIKEN INVESTMENTS, LLC:  
YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

PGI 016 0338 0001 PUNTA GORDA ISLES SEC16 BLK 338 LT 1 More commonly known as: 16224 Minorca Drive, Punta Gorda, FL 33955

has been filed by Plaintiff, SIGMA INFINITY LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S, Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 3-5-2024 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 29th day of January, 2024

Clerk of the Circuit Court  
By: (SEAL) B. Lackey  
Deputy Clerk

Alisa Wilkes, Esq.  
Wilkes & Mee, PLLC  
13400 Sutton Park Dr. S, Suite 1204  
Jacksonville, FL 32224  
Feb. 2, 9, 16, 23, 2024 24-00089T

## SECOND INSERTION

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

**Case No.: 2300171CC**  
**ROGER D. EATON, in his official capacity as CLERK OF THE CIRCUIT COURT and COMPROLLER for CHARLOTTE COUNTY, FLORIDA, Plaintiff, vs.**

**JAMES L. BELLEVILLE; SUE BELLEVILLE LUCAS; CHARLES BELLEVILLE; JEFFRY SCOTT BROWNE; ROBERT ALAN RICE; if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against them, and all other parties claiming by, through, under or against the foregoing Defendants, Defendants.**

TO: JAMES L. BELLEVILLE; SUE BELLEVILLE LUCAS; CHARLES BELLEVILLE; JEFFRY SCOTT BROWNE; if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against them, and all other parties claiming by, through, under or against the foregoing Defendants; AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that an action for interpleader in connection with the following described property in Charlotte County, Florida:

LOT 13, BLOCK 3880 PORT CHARLOTTE SUBDIVISION, SECTION 67, according to the Plat thereof as recorded in Plat Book 6, Pages 5A-5H, of the Public Records of Charlotte County,

Florida.  
Commonly Known As: 7457 Coburn Street, Port Charlotte, FL

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ernest W. Sturges, Jr., Esq., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court February 13, 2024.

ROGER D. EATON,  
CLERK OF COURT  
(SEAL) By: Deni G  
Deputy Clerk

Ernest W. Sturges, Jr., Esq.  
Goldman, Tiseo & Sturges, P.A.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
941-625-6666  
941-625-0660 (Facsimile)  
February 16, 23; March 1, 8, 2024  
24-00153T

## FOURTH INSERTION

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

**CASE NUMBER: 23-1354-CC**  
**JOSEPH LEE DUTTON, an individual Plaintiff vs.**

**UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LENOIRS, CREDITORS, TRUSTEES, And ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TARVIS SHIELDS a/k/a TARVIS MCKELL SHIELDS AND UNKNOWN PARTY #1; AND STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES Respondent(s)**

TO: Shields Brothers Trucking, Inc. 10378 Yates Drive Olive Branch, MS 38654  
Eric Shields 81 Curley Rd. Holly Springs, MS 38635  
Senitra Dowling a/k/a Senetris "NeNe" Dowling 10378 Yates Drive Olive Branch, MS 38654  
18th Chancery District Court 128 East Van Dorn Avenue (as agent for Estate of Tarvis Shields a/k/a Tarvis Mckell Shields, dec'd 07/05/2022)  
Attn: Probate P.O. Box 219 Holly Springs, MS 38635  
Evelyn Jones Shields 1895 Roberts Chapel Rd. Slayden, MS 38642  
Evelyn Jones Shields 1895 Roberts Chapel Rd. Lamar, MS 38642  
51 Pheasant Creek Byhalia, MS 38611

YOU ARE NOTIFIED that an action to First Amended Complaint for Declaratory Judgment in and to the following property presently located in Charlotte County, Florida:

1999 SIST enclosed Black Livestock Trailer having Vehicle Identification Number: 1T9GH3222XS432809

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jeffrey R. Kuhns, Esq., the plaintiff's attorney, whose address is Kuhns Law Firm, PLLC, 425 Cross St., Ste. #312, Punta Gorda, Florida 33950, on or before Thursday, February 29, 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: January 30, 2024.

Roger D. Eaton,  
Clerk of Court  
Charlotte County, Florida  
By: D. Gerace (SEAL)  
(Deputy Clerk)

Jeffrey R. Kuhns, Esq.,  
the plaintiff's attorney,  
Kuhns Law Firm, PLLC,  
425 Cross St., Ste. #312,  
Punta Gorda, Florida 33950  
Feb. 2, 9, 16, 23, 2024 24-00094T

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION

**CASE NO. 08-2022-CA-000096**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. CHARLOTTE WARD, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 2, 2023 in Civil Case No. 08-2022-CA-000096 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Punta Gorda, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and CHARLOTTE WARD, et al., are Defendants, the Clerk of Court, ROGER D. EATON, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of March, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 8, BLOCK 23, PORT CHARLOTTE SUBDIVISION, SECTION 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 30A THROUGH 30H, OF THE PUB-

LIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is 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.

Deputy Clerk  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
BY:

MCCALLA RAYMER  
LEIBERT PIERCE, LLC  
110 SE 6th Street, Suite 2400  
Fort Lauderdale, FL 33301  
AccountsPayable@mccalla.com  
Counsel of Plaintiff  
7212412  
21-00375-3  
February 16, 23, 2024 24-00147T

## THIRD INSERTION

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

**Case No.: 2023-600CC**  
**ROGER D. EATON, CLERK OF THE COURT, CHARLOTTE COUNTY, FLORIDA, Plaintiff, vs. ASSET INTERVENTION, INC., AS ASSIGNEE FOR THOMAS SHERSHENOVICH, CHIEF EXECUTIVE OFFICER OF TDK HOLDING CORP., an inactive New York Corporation; GET LIQUID FUNDING, LLC, AS ASSIGNEE OF TDK HOLDING CORP., an inactive New York Corporation; and LUMIDATH, LLC, Defendants.**

TO: ASSET INTERVENTION, INC., AS ASSIGNEE FOR THOMAS SHERSHENOVICH, CHIEF EXECUTIVE OFFICER OF TDK HOLDING CORP.

YOU ARE HEREBY NOTIFIED that an action for interpleader on the following described property in Charlotte County, Florida:

Lot 3, Block C, BREEZEWOOD MANOR SUBDIVISION, according to the Plat thereof as recorded in Plat Book 7, Page 12, of the Public Records of Charlotte County, Florida  
Commonly Known As: 1605 Meadow Lark Lane, Englewood, Florida 34224  
has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Ernest W. Sturges, Jr., Esq., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court this 2 day of February, 2024.

ROGER D. EATON, CLERK  
By: (Seal) D. Gerace Deputy Clerk  
Ernest W. Sturges, Jr., Esq.  
Goldman, Tiseo & Sturges, P.A.  
esturges@gtslawfirm.com  
Feb. 9, 16, 23; Mar. 1, 2024  
24-00113T

## THIRD INSERTION

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

**Case No.: 24000206CA**  
**SEASIDE INVESTMENTS LLC, a Kansas limited liability company, Plaintiff, vs.**

**BMO HARRIS BANK, as Successor of M&I Marshall and Ilsley Bank, as Successor of Gold Bank; and its unknown grantees, assignees, successors-in-interest, or other parties claiming by, through, under, or against said defendant, and all other claimants, persons, or parties, natural or corporate or whose exact legal status is unknown, if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, successors-in-interest, or other parties claiming by, through, under, or against said claimant, having or claiming to have any right, title, or interest in the property hereafter described, Defendants.**

TO: Any unknown grantee, assignee, lienor, creditor, trustee, successor-in-interest, or other party claiming by, through, under, or against the Defendant herein, BMO HARRIS BANK, as Successor of M&I Marshall and Ilsley Bank, as Successor of Gold Bank, and any other claimant, person, or party, natural or corporate or whose exact legal status is unknown, if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, successors-in-interest, or other parties claiming by, through, under, or against said claimant, having or claiming to have any right, title, or interest in the property hereafter described.

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

PROPERTY ADDRESS  
7365 Palm Island Drive, Placida, Florida 33946  
PARCEL IDENTIFICATION NUMBER  
412031531015  
LEGAL DESCRIPTION

Unit No. 29 of Seaside I, a Land Condominium, according to The Declaration of Condominium recorded in O.R. Book 1085, Page 1932, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 9, Page 42, Public Records of Charlotte County, Florida.

has been filed against you, and you are required to serve your written defenses, if any, on Plaintiff's attorney, Will W. Sunter, Esq., of Farr Law Firm P.A., whose address is 99 Nesbit Street, Punta Gorda, Florida 33950, on or before 3-7-2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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 2-1-2024.  
ROGER D. EATON  
As Clerk of the Court  
(SEAL) BY: B. Lackey  
As Deputy Clerk

Will W. Sunter, Esq.,  
Farr Law Firm P.A.,  
99 Nesbit Street,  
Punta Gorda, Florida 33950  
Feb. 9, 16, 23; Mar. 1, 2024  
24-00109T

## HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

**Business Observer**