MANATEE COUNTY LEGAL NOTICES

-- PUBLIC SALES ---

FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that The Right Method LLC, desiring to engage in business under the fictitious name of Inclusisync located in Lakewood Ranch, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes

March 1, 2024 24-00304M

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 NEMBHARD ENTERPRISE located at 5224 OLANO ST in the City of PAL-METTO, Manatee County, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 22nd day of February,

24-00302M

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 PRO PROPERTY SERVICES located at 4003 3RD AVE in the City of BRA-DENTON, Manatee County, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 26th day of February,

2024. CRISTIN CARTER March 1, 2024 24-00310M

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 DISCOVER REGENERATION : Located at 1850 Rye Rd : Manatee County in the City of Bradenton : Florida, 34212-9038 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Bradenton Florida, this February day of 22, 2024 DISCOVER CHIROPRACTIC AND

WELLNESS, P.A. March 1, 2024 24-00299M

	Please
FIRST INSERTION	
	FL 34
Notice Under Fictitious Name Law	to sati
Pursuant to Section 865.09,	selfsto
Florida Statutes	along
NOTICE IS HEREBY GIVEN that	Uni
the undersigned, desiring to engage	Uni
in business under the fictitious name	Uni
of ELEI RISK MANAGEMENT &	Uni
INSURANCE : Located at 5012 Kiva	Uni
Cir : Manatee County in the City of	Uni
Lakewood Ranch : Florida, 34211-1120	Uni
intends to register the said name with	Uni

Florida Department of State, Tallahas-
see, Florida.
Dated at Lakewood Ranch Florida,
this February day of 22, 2024
FLELINC

March 1, 2024 24-00300M

intends to register the said name with the Division of Corporations of the

Dateu at Lakewoou hand	in Fiorida,
this February day of 22, 2024	4
ELEI INC.	
36 1	0000016

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

FIRST INSERTION

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of C2 POWDER COATING : Located at 6060 28th St E Ste 1 : Manatee County in the City of Bradenton : Florida, 34203-5303 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Bradenton Florida, this

February day of 27, 2024 KC COATINGS INC. March 1, 2024 24-00316M

FIRST INSERTION

Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of

FIRST INSERTION

Notice Under Fictitious Name Law

Pursuant to Section 865.09,

SOLOS PIZZA : Located at 3244 East Bay Dr : Manatee County in the City of Holmes Beach : Florida, 34211-2311 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Holmes Beach Florida, this February day of 22, 2024 SCHUMACHER FINANCIAL, LLC March 1, 2024 24-00301M

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY lease take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, L 34207, intends to hold an auction of the goods stored in the following units satisfy the lien of the owner. The sale will occur as an online auction via <u>www</u>. elfstorageauction.com on 03/21/24 at 2:30 pm Contents include personal property ong with the described belongings to those individuals listed below. Un

it C6073	David Wombold	Boxes, Furniture, Tools
it C5150	Sonia Love	Furniture, Electronics, Bags
it C4164	Dawn Zack	Boxes, Bags, Electronics
it B2035	George Smith	Bags, Totes, Exercise equipment
it B3027	Jordan Brown	Boxes, Bike, Furniture
it C4013	Adam Hillmann	Boxes, Totes, Tools
it B2164	Sheila Butler	Boxes, Bags, Totes, Furniture
it B1043	Lauzama Roberson	Boxes, Totes, Electronics
it B1033	Michelle Mckinney	Appliances, Boxes, Bags, Totes,
	-	Electronics Bike

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

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 1-800-Packouts of North Ft. Myers, located at 616 147th Ct NE, in the City of Bradenton, County of Manatee, State of FL, 34212, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 26 of February, 2024.

FORSYTH HOLDINGS LLC 616 147th Ct NE Bradenton, FL 34212

Un

24-00309M

FIRST INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Parrish Plantation

March 1, 2024

Community Development District The Board of Supervisors ("Board") of the Parrish Plantation Community Development District ("District") will hold a regular meeting and public hearing on March 21, 2024, at 2:00 p.m., at the Parrish Plantation Model Home located at 12594 Oak Hill Way, Parrish FL, 34219.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment revenue bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Assessment Methodology Report Assessment Areas 3, 4, and 5 dated February 15, 2024. The proposed bonds will fund of the public improvements described in the Master Report of the District Engineer Assessment Area 3 dated February 2024 and the Master Report of the district Engineer Assessment Areas 4 and 5 dated January 2024. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$74,065,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows: Preliminary Assessment Roll

11	remininary Assessment Ron		
	ASSESSMENT ROLL		
TOTAL ASSESSMENT:	<u>\$74,065,000.00</u>		
ANNUAL ASSESSMENT:	<u>\$6,579,004</u>		(30 Installments)
TOTAL GRO	SS ASSESSABLE ACRES +/-	<u>427.56</u>	
TOTAL ASSESSMENT PER	ASSESSABLE GROSS ACRE:	<u>\$173,225.53</u>	
ANNUAL ASSESSMENT PER (GROSS ASSESSABLE ACRE:	<u>\$15,387.18</u>	(30 Installments)
		PER PA	RCEL ASSESSMEN

Unplatted Landowner Name, Manatee County - Legal Description Attach Assessable Acres

JEN TAMPA 4. LLC

262.07 \$34,726,216.12 \$3,084,640.65

Total

PAR Debt

Total

Annual

\$6,579,004

Gross

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE. WHEREAS, the Board of Supervisors (the "Board") of the Parrish Plantation Community Development District (the

"District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Master Report of the District Engineer Assessment Area 3 ("AA3") dated February 2024 and the Master Report of the district Engineer Assessment Areas 4 ("AA4") and 5 ("AA5") dated January 2024 (collectively the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (the "**District Office**"); and **WHEREAS**, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and

collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report Assessment Areas 3, 4, and 5 dated February 15, 2024, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property

improved

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

The foregoing recitals are hereby incorporated as the findings of fact of the Board. The Debt Assessments shall be levied to defray all of the costs of the Project. 1. 2.

The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, 3. roadways, stormwater ponds, water distribution, sanitary sewer system, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

FIRST INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 336.10, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 336.10, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel has been made by Flossie Susan Albritton-Wilson to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2301-0001 and seeks to vacate portions of platted right-of-way known as Glenwood Avenue, also known as Worth Street, and an alleyway in the Plat of Myakka City and Map of Myakka City, in Myakka City, Florida.

On the 9th of April, 2024, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

RESOLUTION R-24-043

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS, OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY PORTIONS OF PLATTED RIGHT-OF-WAY KNOWN AS GLENWOOD AVENUE, ALSO KNOWN AS WORTH STREET, AND AN ALLEYWAY IN THE PLAT OF MYAKKA CITY AND MAP OF MYAKKA CITY, PURSUANT TO SECTIONS 336.09 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located near 10605 Hamilton Way, in Myakka City and is 14,650 square feet (0.33 acres) more or less in size. The future land use map designation and zoning district of the property subject to the application is A-1 and RES-1, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org. Persons may appear and be heard, written comments filed with the Director of the

Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 3603.

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

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. March 1, 2024 24-00315M

24-00314M

March 1, 8, 2024

SEE ATTACHED AA3 LEGAL DESCRIPTION EXHIBIT B

CWR LAC Cone, LLC	51.76	\$13,904,107.91	\$1,235,066.22
SEE ATTACHED AA4 & AA5 LEGAL DESCRIPTION EXHIBIT C			
CWR LAC Cone, LLC	113.74	\$25,434,675.97	\$2,259,296.99
SEE ATTACHED AA45 LEGAL DESCRIPTION EXHIBIT D			

Totals:

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Manatee County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District. The Board meeting and public hearing are open to the public

and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.



 The general locations of the Project are as shown on the plans and specifications referred to above.
As stated in the Engineer's Report, the estimated cost of the Project is approximately \$24,909,034.65 for AA3, \$10,740,841.63 for AA4, and \$12,376,839.78 for AA5 (collectively hereinafter referred to as the "Estimated Cost").

6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$34,726,216 for AA3, \$13,904,107.91 for AA4, and \$25,434,675.97 for AA5 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.

7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Ass Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.

8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.

9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on February 15, 2024. Attest:

/s/Angie Grunwald Name: Angie Grunwald Assistant Secretary March 1, 8, 2024

Parrish Plantation Community **Development District** <u>/s/Matt J. O'Brien</u> Name: <u>Matt J. O'Brien</u> Chair of the Board of Supervisors

--- 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 Hoss Marketing located at 30591 Betts Rd in the City of Myakka City, Manatee County, FL 34251 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 28th day of February,

2024. Elizabeth Poirier 24-00318M March 1, 2024





FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 0157 Division Probate IN RE: ESTATE OF PAMELA J. HITCHCOCK Deceased.

The administration of the estate of PAMELA J. HITCHCOCK, deceased, whose date of death was December 4, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 1, 2024. **Personal Representative:**

Sierra A. Butler

11023 Gatewood Drive, Suite 104 Bradenton, Florida 34211 Attorney for Personal Representative: Melissa R. Casanueva, Attorney Florida Bar Number: 0105788 Butler Elder Law, P.A. a member of Ferrari, Butler & Moneymaker, PLLC 11023 Gatewood Dr., Ste. 104 Bradenton, Florida 34211 Telephone & Fax: (941) 254-6611 E-Mail: melissa@butlerelderlaw.com Secondary E-Mail: eservice@butlerelderlaw.com 24-00317MMarch 1, 8, 2024

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 003076 AX Division: Probate IN RE: ESTATE OF: ERNEST N. GIORDANO a/k/a ERNEST J. GIORDANO, Deceased.

The administration of the estate of ERNEST N. GIORDANO, a/k/a ERNEST J. GIORDANO, deceased, whose date of death was January 17, 2023; File Number 2023 CP 003076 AX, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is Clerk of Circuit Court, Manatee County, P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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: MARCH 1, 2024. DEBRA DUNCAN, Trustee 306 53rd Avenue West, Bradenton, Florida 34207 Allan F. Baily, Esquire, FBN 0138241 Attorney for Personal Representative Law Offices of Baily & Baily, P.A. 46 North Washington Boulevard, Suite 18 Sarasota, Florida 34236 Telephone 941-364-9997 bailylaw@verizon.net 24-00295MMarch 1, 8, 2024

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

PROBATE DIVISION

--- ESTATE ----

File No. 2024CP357 IN RE: ESTATE OF HELEN NIESIOBEDZKI HERKES

Deceased

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. 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 PUBLICA-

TION OF THIS NOTICE IS: March 1, 2024**Personal Representative:**

PETER C. HERKES, III 4800 Fairways Blvd Apt 205

Bradenton, Fl 34209 Attorney for Personal Representative: JAMES WM. KNOWLES KNOWLES BOUZIANE & SHAFFER PLLC Florida Bar No. 0296260 2812 Manatee Ave W Bradenton, FL 34205 941-746-4454 March 1, 8, 2024 24-00307M

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY. FLORIDA PROBATE DIVISION FileNo. 2024CP000199AX Division PROBATE IN RE: ESTATE OF RITA A. HAINES Deceased.

The administration of the estate of RITA A. HAINES, deceased, whose date of death was August 20, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or de-

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

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

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

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

notice is March 1, 2024. Personal Representative:

SHARON A. HAINES Attorney for Personal Representative:

JONATHAN T. ANDERSON Attorney Florida Bar Number: 0188530 Wood, Seitl and Anderson, P.A. 3665 Bee Ridge Road, Suite # 300 Sarasota, FL 34233 Telephone: (941) 954-5772 Fax: (941) 925-9164 E-Mail: jonathan@wsa-law.com March 1, 8, 2024 24-00297M

FIRST INSERTION NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000291 **Division Probate** IN RE: ESTATE OF WILLIAM LEE DOUGLAS a/k/a WILLIAM DOUGLAS 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 WILLIAM LEE DOUGLAS, a/k/a WILLIAM DOUGLAS, deceased, File Number 2024-CP-000291, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue, Bradenton, Florida 34205; that the decedent's date of death was February 17, 2023; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS JARON T. DOUGLAS, a/k/a JARON THOMAS DOUGLAS 4412 56th Avenue Drive East Bradenton, Florida 34203 ALL INTERESTED PERSONS ARE

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP435 IN RE: ESTATE OF **RANIE S. HILTON** Deceased

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

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

All other creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED

WILL BE FOREVER BARRED. 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 PUBLICA-TION OF THIS NOTICE IS: March 1, 2024

Personal Representative: ROBERT T. HILTON 433 50th St W Bradenton, Fl 34209 Attorney for Personal Representative: JAMES WM. KNOWLES Florida Bar No. 0296260 2812 Manatee Ave W Bradenton, FL 34205 941-746-4454 March 1, 8, 2024 24-00308M

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-004279 Division Probate IN RE: ESTATE OF MICHAEL NATION a/k/a MICHAEL C. NATION 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 NA-TION, a/k/a MICHAEL C. NATION, deceased, File Number 2023-CP-004279, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue, Bradenton, Florida 34205; that the decedent's date of death was April 2, 2023; that the total net value of the estate is \$72,541.96 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS

LINDA W. EVANS

c/o Jenna Kyle Melter, Esquire Blalock Walters, P.A.

802 11th Street West

Bradenton, Florida 34205-7734 ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of the estate of the

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000075 Division PROBATE IN RE: ESTATE OF ROBERT SHOLLAR

Deceased. The administration of the estate of ROBERT SHOLLAR, deceased, whose date of death was December 10, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000002-AX **Division Probate** IN RE: ESTATE OF CATHERINE P. VAN NATTA Deceased.

The administration of the estate of CATHERINE P. VAN NATTA, deceased, whose date of death was November 6, 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 attor-

ney 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

FIRST INSERTION NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY CIVIL DIVISION Case No. 2022CA002593AX

Division D FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs.

WILLIAM D. ADAM, ALMIRA M. ADAM AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 9, 2023, in the Circuit Court of Manatee County, Florida, Angelina M. Colonneso, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as:

LOT 11, BLOCK J, SECTION NO. 3 - BAYSHORE GARDENS, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 10, PAGE(S) THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

and select the appropriate County name from the menu option

OR E-MAIL:

egal@businessobserverfl.com

susines

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

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

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

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

The date of first publication of this notice is March 1, 2024.

Personal Representative: ROBERT M. SHOLLAR 1025 Whimbrel Run

Bradenton, Florida 34212 Attorney for Personal Representative: BART SCOVILL Attorney Florida Bar Number: 0985716 8031 Cooper Creek Blvd. Suite 101 University Park, FL 34201 Telephone: (941) 365-2253 E-Mail: bart@scovills.com Secondary E-Mail: melissa@scovills.com March 1, 8, 2024 24-00296M

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733 702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

The date of first publication of this notice is March 1, 2024.

Personal Representative: /s/ Aaron Van Natta Aaron Van Natta 1316 W. White Street Champaign, IL 68121 Attorney for Personal Representative: /s/ F. Gant McCloud F. Gant McCloud, Attorney Florida Bar Number: 0072163 F. GANT MCCLOUD, P.A. 1605 Main Street, Suite 700 Sarasota, FL 34236 Telephone: (941) 957-9330 E-Mail: gant@boardcertifiedestateplanning. com March 1, 8, 2024 24-00313M and commonly known as: 6623 26TH STREET W. BRADENTON, FL 34207; including the building, appurtenances and fixtures located therein, at public sale, to the highest and best bidder, for

cash, www.manatee.realforeclose.com, on April 25, 2024 at 11:00 A.M.. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim

before the clerk reports the surplus as

unclaimed.

If you are a person with a disability who needs any 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 26, 2024 By: /s/ Ryan Paul Sutton Ryan Paul Sutton Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 078950/2219121/wll 24-00305M March 1, 8, 2024

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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 1, 2024.

Person Giving Notice: JARON T. DOUGLAS a/k/a JARON THOMAS DOUGLAS

4412 56th Avenue Drive East Bradenton, Florida 34205 Attorney for Person Giving Notice: JENNA KYLE MELTZER E-mail Address: jmeltzer@blalockwalters.com Secondary E-Mail Address: jschembri@blalockwalters.com Alternate Secondary E-Mail Address: alepper@blalockwalters.com Florida Bar No. 1028517 Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 March 1, 8, 2024 24-00294M 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 1, 2024.

Person Giving Notice: LINDA W. EVANS c/o Jenna Kyle Meltzer, Esquire Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 Attorney for Person Giving Notice JENNA KYLE MELTZER Attorney Florida Bar Number: 1028517 Blalock Walters, P.A 802 11th Street West Bradenton, Florida 34205-7734 Telephone: (941) 748.0100 Fax: (941) 745.2093 E-Mail: jmeltzer@blalockwalters.com Secondary E-Mail: jschembri@blalockwalters.com Alternate Secondary E-Mail: alepper@blalockwalters.com March 1, 8, 2024 24-00298M NOTICE OF SALE

IN THE CIRCUIT CIVIL COURT OF

THE TWELFTH JUDICIAL CIRCUIT

OF FLORIDA, IN AND FOR

MANATEE COUNTY

CIVIL DIVISION

Case No. 41-2023-CA-005049

Division B SUNCOAST CREDIT UNION, A

FEDERALLY INSURED STATE

CHARTERED CREDIT UNION

BRADLEY LANDI A/K/A

BRADLEY JOSEPH LANDI,

KATIE C. LANDI, UNKNOWN

SPOUSE OF BRADLEY LANDI

PALMA SOLA TRACE MASTER

SOLA TRACE CONDOMINIUM ASSOCIATION, INC., AND

UNKNOWN TENANTS/OWNERS,

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plain-

tiff entered in this cause on February 15,

2024, in the Circuit Court of Manatee

County, Florida, Angelina M. Colon-

ASSOCIATION, INC., PALMA

A/K/A BRADLEY JOSEPH LANDI,

Plaintiff. vs.

Defendants.

MANATEE COUNTY

--- ACTIONS / SALES ---

FIRST INSERTION

neso, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as: UNIT NO. 412, BUILDING NO.

UNIT NO. 412, BUILDING NO. 18, PALMA SOLA TRACE CON-DOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RE-CORDS BOOK 2185, PAGE 736, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-DA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

and commonly known as: 7336 SKYBIRD RD. #412, BRADENTON, FL 34209; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www. manatee.realforeclose.com, on April 10, 2024 at 11:00 A.M..

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

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 26, 2024

before the clerk reports the surplus as

If you are a person with a disabil-

ity who needs any accommodations in

unclaimed.

By: /s/ Ryan Paul Sutton Ryan Paul Sutton Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 011150/2323140/wll March 1, 8, 2024 24-00306M

FIRST INSERTION

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

FLORIDA CASE NO. 2022CA001000AX U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ROSA MARIA MARTINEZ A/K/A

ROSA M. MARTINEZ, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 11, 2023, and entered in 2022CA001000AX 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 ROSA MARIA MARTINEZ A/K/A ROSA M. MARTINEZ; JAVIER MARTINEZ, SR.; UNKNOWN SPOUSE OF JAVIER MARTINEZ, SR. N/K/A MARY ANN MARTINEZ; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 2018CA006114AX

DEUTSCHE BANK NATIONAL

MORTGAGE PASS-THROUGH CERTIFICATES Series 2005-AR2,

James Heyward a/k/a James M. Heyward a/k/a J. Heyward a/k/a

NOTICE IS HEREBY GIVEN pursuant

to the Final Judgment and/or Order

Rescheduling Foreclosure Sale, entered in Case No. 2018CA006114AX of

the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein DEUTSCHE

BANK NATIONAL TRUST COMPANY

as Trustee for INDYMAC INDX MORTGAGE LOAN TRUST 2005-

AR2, MORTGAGE PASS-THROUGH

CERTIFICATES Series 2005-AR2 is the Plaintiff and James Heyward

LOAN TRUST 2005-AR2,

James W. Heyward, et al.,

Plaintiff, vs.

Defendants.

TRUST COMPANY as Trustee for INDYMAC INDX MORTGAGE manatee.realforeclose.com, at 11:00 AM, on March 21, 2024, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING DE-SCRIBED LOT, PIECE OR PARCEL LAND, SITUATE, BY LYING AND BEING THE COUNTY OF MANATEE, STATE OF FLORIDA TO WIT:THE SOUTH 92 FEET OF LOT 12, THE LEWIS SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 4, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

705 26TH AVE E, BRADEN-TON, FL 34208

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 accommoda-

tions 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 26 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: \\$\Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-007101 - MaM March 1, 8, 2024 24-00311M

If you are a person with a disability who needs any accommo-

dations 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 sched-

uled court appearance, or immedi-

ately upon receiving this notification if the time before the scheduled

appearance is less than seven (7)

days; if you are hearing or voice impaired, call 711. Dated this 23rd day of February,

BROCK & SCOTT, PLLC

2001 NW 64th St, Suite 130

Fax: (954) 618-6954 FLCourtDocs@brockandscott.com

Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766

Attorney for Plaintiff

By /s/Justin J. Kelley

Justin J. Kelley, Esq.

Florida Bar No. 32106 Case No. 2018CA006114AX

2024.

FIRST INSERTION

a/k/a James M. Heyward a/k/a J. Heyward a/k/a James W. Heyward; The Unknown Trustee of the CEP811 Trust; The Unknown Beneficiaries of the CEP811 Trust; Zarold Holmes LLC; Greenbrook Village Association, Inc.; State of Florida Department of Revenue are the Defendants, that Angelina Colonneso, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www. manatee.realforeclose.com, beginning at 11:00 AM on the 17th day of April, 2024, the following described property as set forth in said Final Judgment, to wit.

LOT 74, GREENBROOK VIL-LAGE, SUBPHASE BB, UNIT 2 A/K/A GREENBROOK FIELDS, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGES 142 THROUGH 149, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA.

TAX ID: 584338459 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.

File # 17-F01592 24-00293M March 1, 8, 2024 clerk reports the surplus as unclaimed. FIRST INSERTION at 11:00 a.m. on the 3rd day of April, Property Address: 651 Jungle Queen Way, Longboat Key, Flor-2024, the following described property as set forth in said Final Judgment, to ida 34228 and all fixtures and personal property wit: COMMENCE AT THE IN-TERSECTION OF THE located therein or thereon, which are TERSECTION OF THE EASTERLY LINE OF GULF included as security in Plaintiff's mort-OF MEXICO DRIVE (JOHN Any person claiming an interest in RINGLING PARKWAY) (100" the surplus funds from the sale, if any, WIDE) AND NORTHERLY LINE OF LOT 4 OF A SUB-DIVISION OF FRACTIONAL other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as SECTIONS 25, 26 AND PART OF SECTION 24, TOWNunclaimed If you are a person with a disability who needs any accommodations in SHIP 35 SOUTH, RANGE 16 LAST, RECORDED IN PLAT order to participate in this proceeding, you are entitled, at no cost to BOOK 7, PAGE 16, PUB-LIC RECORDS OF MANAyou, to the provision of certain as-TEE COUNTY, FLORIDA; THENCE EASTERLY ALONG sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, THE NORTHERLY LINE OF Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or SAID LOT 4, 982.5 FEET FOR A POINT OF BEGIN-NING; THENCE CONTINUE immediately upon receiving this noti-EASTERLY ALONG THE NORTHERLY LINE OF SAID fication if the time before the scheduled appearance is less than seven LOT 4, 123.5 FEET; THENCE (7) days; if you are hearing or voice CONTINUE SOUTHEAST-ERLY PARALLEL TO SAID impaired, call 711. Dated: 2/27/2024 McCabe, Weisberg & Conway, LLC GULF OF MEXICO DRIVE (JOHN RINGLING PARK-By: /s/Craig Stein WAY), 100 FEET; THENCE SOUTHWESTERLY PARAL-Craig Stein, Esq. Fl Bar No. 0120464 LEL TO THE NORTHERLY LINE OF SAID LOT 4, 123.5 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A THENCE NORTH-West Palm Beach, Florida, 33407 FEET, WESTERLY 100 FEET TO THE POINT OF BEGIN-Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com NING, MANATEE COUNTY, File No: 22-400534 FLORIDA. March 1, 8, 2024 24-00312M

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity. The West Orange Times carries public notices in Orange County, Florida.

Are internet-only legal notices sufficient?

What is a public notice?

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

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

Newspaper legal notices fulfills all of those standards.

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.



NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO .: 412023CA001565CAAXMA U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff(s), v. BLUE INTERNATIONAL GROUP LLC.; LUCRECIA MARIA **DELMONTE; LENDVENT SPV I** LLC; LMD GROUP INVESTMENTS CORP.. Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Mortgage Foreclosure dated February 26, 2024, and entered in Case No. 412023CA001565CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, is Plaintiff and BLUE INTERNATIONAL GROUP LLC.; LUCRECIA MARIA DELMONTE; LENDVENT SPV I, LLC; LMD GROUP INVESTMENTS CORP., are Defendants, the Office of the Clerk, Manatee County Clerk of the Court will sell via online auction www.manatee.realforeclose.com at

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.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com To publish your legal notice email: legal@businessobserverfl.com

SUBSEQUENT INSERTIONS

and

details

manager for details.

Feb. 23; Mar. 1, 2024

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage

- Lakewood Ranch located at 10810

Internet Pl., Bradenton, FL 34211

intends to hold a sale to sell the property

stored at the Facility by the below list

of 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

Rincon unit #2127. This sale may be

withdrawn at any time without notice.

Certain terms and conditions apply. See

SECOND 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.

storagetreasures.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

Feb. 23; Mar. 1, 2024

furnishings. Alejandro Arita-

24-00272M

--- ESTATES ----SECOND INSERTION

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

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

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

The date of first publication of this notice is 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



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

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

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

The date of first publication of this notice is 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 Luhrsen Goldberg, LLC 6954 Professional Parkway Lakewood Ranch, Florida 34240 Email Address: ntl@lawpoweredbywomen.com Feb. 23; Mar. 1, 2024 24-00275M

SECOND 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

SECOND 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 DENISE ANN KELLEY, deceased, File Number 2023-CP-003829-AX, 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

Notice is February 23, 2024.

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

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; Number 2024-CP-000253, is File pending in the Circuit Court for Mana-tee 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 repre-

sentatives' 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

--- PUBLIC SALES ---

SECOND INSERTION Notice of Self Storage Sale

Please take notice Midgard Self Storage - Bradenton - Lena located at 5246 Lena Rd., Bradenton FL 34211 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions. com on 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

SECOND 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. storagetreasures.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

SECOND INSERTION Notice of Self Storage Sale

24-00268M

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.storagetreasures.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

SECOND 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.storagetreasures.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

SECOND 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.storagetreasures.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

24-00263M

SECOND 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.storagetreasures.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 B082; Daniel Olvera unit #B085; Sabrina Therese McDougall uni

SECOND 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.storagetreasures.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

SECOND INSERTION Notice of Self Storage Sale

Plea se take notice Midgard Self Storage Bradenton - SR70 located at 8785 E State Rd 70, Bradenton, FL 34202 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions. com on 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

SECOND 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. storagetreasures.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

SECOND 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.storagetreasures.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

The date of first publication of this Personal Representative: RICHARD G. KELLEY

24-00274M

SECOND INSERTION

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

We offer an online payment portal for sy credit card pay

 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



THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is 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: kcrosland@daxnelsonlaw.com Feb. 23; Mar. 1, 2024 24-00280M THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: 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 #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

FOURTH 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

FOURTH 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

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage Bradenton - Manatee located at 2330 Manatee Ave E/ 2305 9th St W Bradenton FL 34208 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www. storageauctions.com on 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 Haves 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 Guinther 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

--- ACTIONS / SALES ---

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, Braden-

ton, 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 Supplemen-

purtenances, (the "Vessel"), have filed a

Petition claiming the benefit of exonera-

tion 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 Mari-

time Claims of the Federal Rules of Civil

Procedure, and the statutes supplemen-

Beach, Manatee County, Florida as de-

scribed in the Petition and said Petition

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 accor-

SECOND 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: Felicita 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 Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or

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 BENEFICIA-RIES OF THE ESTATE OF STEPHEN GRANT ANTHONY, DECEASED and GREEN TREE FINANCIAL SERVIC-ING 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 writ-ten 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

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 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, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBORAH MCGOVERN, DECEASED, et. al. Defendant(s),

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

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

Dated on FEBRUARY 20, 2024. Angelina Colonneso 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

SECOND INSERTION

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

SECOND INSERTION

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

SECOND AMENDED NOTICE OF ACTION FOR SECOND SUPPLEMENTAL PETITION FOR MODIFICATION OF TIMESHARING AND OTHER RELIEF

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY. FLORIDA FAMILY DIVISION Case No. 2014-DR-3088

Madison Wells Petitioner/Mother vs. Kevin White Respondent/Father TO: Kevin White 6504 64th Drive East Palmetto, FL 34221 YOU ARE NOTIFIED that an action for Modification of Timeshar-

NOTICE OF PETITION FOR EXONERATION FROM OR LIMITATION OF LIABILITY UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION IN ADMIRALITY Case No.: 8:24-cv-309 IN RE: PETITION OF PETER J. MACKEY, as titled owner, of 2004 Black Thunder 430GT, Coast Guard Cert. No. 1208389, Vessel identification No. DON 43VL1K304 its engines, tackle, and appurtenances, Petitioners. NOTICE is hereby given that Petitioner, Peter J. Mackey, as titled owner, from the Petitioner, Peter J. Mackey, as titled owner, for the 2004 Black Thunder

SECOND INSERTION

34243

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 IRWIN; MANATEE COUNTY, FLORIDA are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www. manatee.realforeclose.com, at 11:00 AM, on 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, WHIT-FIELD ESTATES, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 23. OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY, FLORIDA. Property Address: 7343 SHEP-HERD ST, SARASOTA, FL

SECOND INSERTION

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

Final Judgment of Foreclosure: PASS-THROUGH CERTIFICATES,

Feb. 23; Mar. 1, 2024

FOURTH INSERTION ing and Other Relief has been filed 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 Colonneso Manatee County Clerk of The Circuit Court (SEAL) By: Connie Hoatland {Deputy Clerk}

Feb. 9, 16, 23; Mar. 1, 2024 24-00175M

also stating the facts and circumstances

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 Reules 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,

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,

/s/ Amanda Arnold Sansone UNITED STATES Magistrate JUDGE Copies furnished to:

Jose Estigarribia Feb. 16, 23; Mar. 1, 8, 2024

manded in the Complaint.

8011.

24-00219M

In and for Manatee County:

If you cannot afford an attorney, contact

Gulfcoast Legal Services at (941) 746-

6151 or www.gulfcoastlegal.org, or Le-gal 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-

who needs any accommodation in order

If you are a person with a disability

SECOND INSERTION entered against you for the relief de-

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

GOTTERFIELD 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 THERE-

OF AS RECORDED INPLAT BOOK 23 AT PAGE 10 OF THE PUBLIC RECORDS OF MANA-TEE, 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

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,

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

SECOND INSERTION

the Clerk of County Court, will sell to the highest and best bidder for cash www.manatee.realforeclose.com, at 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, HERI-TAGE VILLAGE WEST CON-DOMINIUM, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 1041, Page 1892 and all exhibits and amend-ments 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.

dance 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: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-028442 - NaC

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

24-00279M

LOT 27, OF OAKLEAF HAM-MOCK, PHASE I, ACCORDING TO THE PLAT THEREOF, AS

THIRD INSERTION 430GT, hull identification number Don 43VL1K304, her engines, tackle, and apupon which exoneration from and/or

> JOSE D. ESTIGARRIBIA, ESQUIRE, MACKEY LAW GROUP, P.A., 1402 3rd Avenue West, Bradenton, Florida

tal thereto and amendatory therefor, 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

limitation or liability is claimed.

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

CASE NO.: 2022-CA-004152

LEHMAN XS TRUST MORTGAGE

SERIES 2006-15, U.S. BANK

NATIONAL ASSOCIATION.

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 RECORDED IN PLAT BOOK 46, PAGE(S) 131 THROUGH 136, OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY, FLORIDA.

A/K/A 6918 40TH CT E EL-LENTON 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 By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq.

CT - 22-006743 Feb. 23; Mar. 1, 2024 24-00285M

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 Notfor-Profit Corporation, is the Plaintiff and UNKNOWN PERSONAL REPRESENTATIVE, SPOUSE, GRANTEES. HEIRS. DEVISEES. ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THOUGH 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 Colonneso, as

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 sever (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 Feb. 23; Mar. 1, 2024 24-00286M

---- ESTATE ----

FIRST INSERTION

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES ----

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 SAL REMODELING SERVICES : Located at 3237 SW Santa Barbara Pl : Charlotte County in the City of Cape Coral : Florida, 33914-5065 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Cape Coral Florida, this February day of 23, 2024

RUBIO VERONICA March 1, 2024

24-00198T

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF RULEMAKING FOR ADOPTION OF THE AMENDED AND SUPPLEMENTED SCHEDULE OF FEES FOR DESIGN AND SPECIFICATION MANUAL, VOLUMES 1, 2 AND 3

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

Date and Time:	March 28, 2024 at 4:00 p.m.
Place:	Babcock Ranch Field House Cafeteria
	43281 Cypress Parkway
	Babcock Ranch, Florida 33982

The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address the proposed amended and supplemented Schedule of Fees for the Babcock Ranch Community Independent Special District Design and Specification Manual, Volumes 1, 2, and 3 as well as fees associated with the right-of-way and stormwater acceptance process. The purpose and effect of the proposed changes to the rates, fees, and charges is to update such rates, fees, and charges as provided below and to provide for efficient and effective administration of District construction, maintenance and operations within boundaries of the District. Prior notice of rule development and rulemaking for this rulemaking hearing was published in the Florida Administrative Register on February 26, 2024 and February 27, 2024, respectively. The proposed rates, fees and charges are as follows:

Permit Type	Submittal Criteria	Cost
Stormwater Acceptance Package (SAP) Right of Way Acceptance Package (RAP) Stormwater and Right of Way Acceptance Package (SRAP)	Per Request	1% of Construction Cost or minimum of \$772.50, whichever is greater

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

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

Craig Wrathell, District Manager	
March 1, 2024	

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Timothy R Lannon will engage in business under the fictitious name CLOTHES BUNN, with a physical address 21405 OLEAN BOULEVARD APT 405 PORT CHARLOTTE, FL 33952, with a mailing address 21405 OLEAN BOULEVARD APT 405 PORT CHARLOTTE, FL 33952, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. March 1, 2024 24-00206T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via <u>www.selfstorageauction.com</u> on 03/21/2024 at 2:30 pm. Contents include personal property along with the described belongings to those individuals listed below.

529	Tiffany Pringle	Folding chairs, Sound Equipment, Canopy,
2103	Annabel Deller	Boxes, Bags, Totes, Books, Electronics
124	Kelli Flaherty	Boxes, Bags, Totes, Electronics, Furniture

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071. March 1, 8, 2024 24-00212T

FIRST INSERTION

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

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

Metro Self Storage 1231 Kings Highway Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on <u>March 19th at 10AM</u>

Occupant Name	Unit	Description of Property
Michael Joseph Scrudato,		
Michael Scrudato	08014	Household Items
Robert Ashley Williams,		
Robert Williams	11121	Household Items
Michael Richard Hawkins,		
Michael R Hawkins	12015	Household Items/ garage
Paul Anthony Davis,		
Paul Davis	02023	Household items
Felix Castro Sanchez,		
Felix Sanchez	08018	Household Items/ garage
Alexander Eugene Downing,		
Alexander E Downing	05050	Household Items
March 1, 8, 2024		24-00190T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000172CP Division Probate IN RE: ESTATE OF Georgia Doris Eno, a/k/a Georgia Eno a/k/a Georgia D. Eno Deceased.

The administration of the estate of Georgia Doris Eno, a/k/a Georgia Eno, a/k/a Georgia D. Eno, deceased, whose date of death was November 17, 2023, is pending in the Circuit Court for Char-lotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent

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

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

NOTWITHSTANDING THE TIME 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: March 1, 2024. Signed on this 22nd day of February,

2024. /s/Katie Lynn Gardner Katie Lynn Gardner Personal Representative /s/ Mark Martella Mark Martella, Esq. Florida Bar No. 0024021 Martella Law Firm, PLLC 18245 Paulson Drive, Suite 131 Port Charlotte, FL 33954 Telephone: 941-867-6865 Fax: 941-867-8949 E-mail: mark@martellalaw.com Secondary: tara@martellalaw.com Attorney for Petitioner March 1, 8, 2024 24-00197T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-000113-CP Division: PROBATE IN RE: ESTATE OF KIMBERLY MAXINE BONZI, a/k/a KIMBERLY M. BONZI, A/K/A KIMBERLY BONZI

Deceased. The administration of the estate of Kimberly Maxine Bonzi, a/k/a Kimberly M. Bonzi, a/k/a Kimberly Bonzi, deceased, whose date of death was February 5, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal 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 LATER 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

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

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

notice is March 1, 2024. Personal Representative: Katy Haynes

113 Tracy Drive Cissna Park, IL 60924

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 March 1, 8, 2024 24-00216T

PUBLISH YOUR LEGAL NOTICE

24-00199T

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ANT TO N IN T

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



--- ESTATE ----

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION CASE NUMBER: 24000016CP IN RE: THE ESTATE OF RONALD JOSEPH BIRCHLER,

Deceased. The estate of RONALD JOSEPH BIRCHLER, deceased, File Number 24000016CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court 350 E. Marion Avenue Punta Gorda, FL 33950. The name and address of the attorney for the estate and the Personal Representative are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this Notice is March 1, 2024.

Personal Representative: BRETT BIRCHLER ATTORNEY FOR THE ESTATE: DAVID A. SILVERSTONE, P.A. Attorney for Personal Representative 800 SE Third Ave. #300 Fort Lauderdale, FL 333167 (954) 367-0770 david@dsilverstone.com By: /S/ David A. Silverstone David A. Silverstone Fla. Bar No. 862096 March 1, 8, 2024 24-00186T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000201CP Division: Probate IN RE: ESTATE OF GERALD HOGG A/K/A GERALD SYLVENUS HOGG

Deceased. The administration of the estate of GERALD HOGG a/k/a GERALD SYL-VENUS HOGG, deceased, whose date of death was April 20, 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 WITH-

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File Number: 2024CP000192 IN RE: ESTATE OF MARIO NUNES DE GOUVEIA

Deceased The administration of the Estate of MARIO NUNES DE GOUVEIA, deceased, File Number 2024CP000192, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 33948. The Estate is Intestate. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and all 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 the court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this notice is March 1, 2024.

Personal Representative: CARMEN PURDY,

104 Lyme Road St. Francis Bay, Eastern Cape 6312 Attorney for Personal Representative: ROBERT D. SCHWARTZ, ESQ. Florida Bar No. 028525 1901 S. Congress Avenue, Suite 215 Boynton Beach, Florida 33426 Telephone: (561) 736-3440 E-mail: robert@schwartzpa.com March 1, 8, 2024 24-00208T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000081CP **Division Probate** IN RE: ESTATE OF ALEXIS NOEL MONTES VILLAFAÑE,

Deceased. The administration of the Estate of Alexis Noel Montes Villafañe, deceased, whose date of death was September 18, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set 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-

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-55-CP IN RE: ESTATE OF TOBIN JAMES TRIPP, Deceased.

The administration of the estate of TO-BIN JAMES TRIPP, deceased, whose date of death was July 7, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

notice is: March 1, 2024. **CRISTIE HERBERT**

Personal Representative 26104 Notre Dame Blvd. Punta Gorda, FL 33955 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@ĥnh-law.com March 1, 8, 2024 24-00188T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000187CP **Division Probate**

IN RE: ESTATE OF **CATHERINE L. BARRETT, aka CATHERINE LOUISE BARRETT** Deceased.

The administration of the estate of CATHERINE L. BARRETT, also known as CATHERINE LOUISE BAR-RETT, deceased, whose date of death was December 24, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA File No. 2024-CP-194 PROBATE DIVISION IN RE: ESTATE OF MICHAEL P. AMBROSE Deceased.

The administration of the estate of Michael P. Ambrose, deceased, whose date of death was December 18, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 1, 2024.

Personal Representative: Michele Rae Hoehner 77 Hutchinson Lane St. Augustine, FL 32095 Attorney for Personal Representative: Katherine B. Schnauss Naugle Attorney Florida Bar Number: 514381 810 Margaret Street JACKSONVILLE, FL 32204 Telephone: (904) 366-2703 Fax: (904) 353-9040 E-Mail: knaugle@jaxlawteam.com Secondary E-Mail: aforquer@jaxlawteam.com March 1, 8, 2024 24-00187T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-178-CP **Division: PROBATE** IN RE: ESTATE OF EUGENE E. LAFOLLETTE Deceased.

The administration of the estate of Eugene E. LaFollette, deceased, whose date of death was January 19, 2024, is pending in the Circuit Court for Char-lotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-166-CP IN RE: ESTATE OF NIKOLAUS MUSSAR, aka NICK MUSSAR Deceased.

The administration of the estate of NIKOLAUS MUSSAR, also known as NICK MUSSAR, deceased, whose date of death was October 25, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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: March 1, 2024. KATY M. CHINN

Personal Representative 7130 Quiet Creek Drive Bradenton, FL 34212 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email:

jrivera@hnh-law.com 24-00189T March 1, 8, 2024 FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000153CP **Division Probate** IN RE: ESTATE OF PAULA M. BARON Deceased.

The administration of the estate of Paula M. Baron, deceased, whose date of death was December 19, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 F THIS NOTICE ON THEM All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is March 1, 2024. Personal Representative:

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-216-CP Division Probate IN RE: ESTATE OF CYNTHIA CONSTANCE WELCH A/K/A CYNTHIA C. WELCH Deceased.

The administration of the estate of Cynthia Constance Welch a/k/a Cvnthia C. Welch, deceased, whose date of death was November 15, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 1, 2024.

Personal Representative: Christopher Welch

33 Williams Wav Rochester, Massachusetts 02770 Attorney for Personal Representative: Nicole S. Peet Attorney Florida Bar Number: 1025612 Farr Law Firm P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: npeet@farr.com Secondary E-Mail: tweiss@farr.com March 1, 8, 2024 24-00215T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-000086-CP Division Probate IN RE: ESTATE OF JENNIFER L. MCLALIN A/K/A JENNIFER LEA MCLALIN

Deceased.

The administration of the estate of Jennifer L. McLalin a/k/a Jennifer Lea McLalin, deceased, whose date of death was August 28, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 1, 2024.

Personal Representative: /s/ Randy Hogg Randy Hogg (Feb 13, 2024 14:48 EST) Randall Hogg, a/k/a Randy J. Hogg 51 Doon Road Kitchener, Florida N2G 3C9 Attorney for Personal Representative: /s/ Ellie K. Harris Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: Elise@schwarzlaw.net Secondary E-Mail: Stephen@schwarzlaw.net March 1, 8, 2024 24-00195T

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

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

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

notice is March 1, 2024. Personal Representative: /s/ Myrna Luz Villafañe Lopez 01-22-2024 Myrna Luz Villafañe Lopez 19505 Quesada Avenue, No. O-202 Port Charlotte, Florida 33948 Attorney for Personal Representative: /s/ Tania V. Sotelo Tania V. Sotelo Attorney for Myrna Luz Villafañe Lopez Florida Bar Number: 939471 Law Office of Tania V. Sotelo, P.A. 4000 Ponce de Leon Blvd., Suite 470 Coral Gables, FL 33146 Telephone (305) 925-0643 Fax: (305) 440-0446 E-Mail: tvsotelo@sotelolaw.com Secondary E-Mail: assistant@sotelolaw.com & paralegal@sotelolaw.com March 1, 8, 2024 24-00213T

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

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

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

notice is: March 1, 2024. Signed on this 27th day of Feb, 2024.

/s/ David A. Steves DAVID A. STEVES

Personal Representative

901 Ridgewood Avenue Venice, FL 34285 /s/ William E. Gaylor, III William E. Gaylor, III Attorney for Personal Representative Florida Bar No. 0834350 Muirhead, Gaylor, Steves & Waskom, P.A. 901 Ridgewood Avenue Venice, FL 34285 Telephone: 941-484-3000 Email: chip.gaylor@mgswlaw.com Secondary Email: beth.waskom@mgswlaw.com March 1, 8, 2024 24-00214T OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 1, 2024.

Personal Representative: /s/ Eugene C. LaFollette Eugene C. LaFollette PO Box 492 Boyertown, PA19512 Attorney for Personal Representative: /s/ Ellie K. Harris Ellie K. Harris, Esq Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Secondary E-Mail: mackenzie@schwarzlaw.net March 1, 8, 2024 24-00207T

/s/ Beth White

Beth White 21253 Edgewater Drive Port Charlotte, Florida 33952 Attorney for Personal Representative: /s/ Jeffrey M. Backo Jeffrey M. Backo Attorney Florida Bar Number: 0086426 MELLOR & BACKO LLP 13801 Tamiami Trail, Suite D North Port, Florida 34287 Telephone: (941) 426-1193 Fax: (941) 426-5413 E-Mail: jeff@northportlaw.com Secondary E-Mail: shelly@northportlaw.com March 1, 8, 2024 24-00194T OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is March 1, 2024.

Personal Representative: Joseph Kelly McLalin

3657 Hazelwood Avenue SW Wyoming, Michigan 49519-3625 Attorney for Personal Representative: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000 Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: forrest@kuhnslawfirm.com March 1, 8, 2024 24-00196T

FIRST INSERTION

--- ACTIONS / SALES ---FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA GENERAL JURISDICTION DIVISION Case No. 24-000321-CA

136

Wells Fargo Bank, N.A. Plaintiff, vs.

The Unknown Heirs, Devisees. Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Elizabeth Letson a/k/a Mary E. Letson, Deceased; et al Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Elizabeth Letson a/k/a Mary E. Letson, Deceased Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:

LOT 2, BLOCK 113, UNIT NO. 7 TROPICAL GULF ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 99"A" THROUGH 99"I", OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

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

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIRT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 22001157CA RESIDENTIAL INVESTMENT

TRUST IV, Plaintiff, vs. N & J DREAMS, LLC, a Nevada Limited Liability Company; FELICIA ACOSTA; BLUE INTERNATIONAL GROUP, LLC; COVID RELIEF ASSISTANCE, LLC; UNKNOWN TENANT #1;

UNKNOWN TENANT #2, **Defendants.** NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 30th day of January 2024 and entered in Case No. 22001157CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein RESIDENTIAL INVESTMENT TRUST IV is the Plaintiff and N & J DREAMS, LLC, a Nevada Limited Liability Company; FELICIA ACOSTA; INTERNATIONAL GROUP, BLUE

LLC; COVID RELIEF ASSISTANCE, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.charlotte. realforeclose.com in accordance with Chapter 45, Florida Statutes at, 11:00 AM on the 1st day of April 2024, the following described property as set

forth in said Final Judgment, to wit: LOT 14, BLOCK 2108, PORT CHARLOTTE SUBDIVISION SECTION TWENTY-FIVE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS

NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 23-2932-CA

quire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St. Suite 130. Ft. Lauderdale. FL 33309, within thirty (30) days of the first date of publication on or before March 28, 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 2-21-2024.

Roger Eaton As Clerk of the Court By B. Lackey (SEAL) As Deputy Clerk Julie York, Esquire,

Brock & Scott, PLLC., the Plaintiff's attorney 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309 File # 23-F02308 March 1, 8, 2024 24-00193T

FIRST INSERTION

RECORDED IN PLAT BOOK 5, PAGE(S) 18A THROUGH 18C, INCLUSIVE OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 854 CONREID DRIVE NORTHEAST, PORT CHARLOTTE, FL 33952 ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this day of 02/23/2024.

Roger D. Eaton Clerk of The Circuit Court (SEAL) By: B. Lackey Deputy Clerk DELUCA LAW GROUP, PLLC. Attorney for the Plaintiff 2101 NE 26th Street Fort Lauderdale, FL 33305 Telephone (954) 368-1311 | Fax: (954) 200-8649 service@delucalawgroup.com

 $22 - 050\overline{44}$ March 1, 8, 2024 24-00203T

FIRST INSERTION

realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property: Lot 26, Block 2045, Port Charlotte Subdivision, Section 24, according to the map or plat thereof, as recorded in Plat Book 5, Pages 16A through 16E, inclusive, of the Pub-

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23004738CA AH INVESTMENT TRUST, Plaintiff, v.

RICKY P. RICHMOND,

Defendant. TO: RICKY P. RICHMOND 2149 LAKE AVENUE

AKRON, OH 44312 YOU ARE NOTIFIED that an action

to quiet title on the following property in Charlotte County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BE-ING IN CHARLOTTE COUNTY,

FLORIDA, TO WIT: Lot 20, Block 70, Unit 4, Tropi-cal Gulf Acres Subdivision as

per plat thereof as recorded in Plat book 3 Pages 52A-52D of the public records of Charlotte County, Florida. has been filed against you and that you

are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 23001687CA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs.

WILLIAM LEONARD A/K/A WILLIAM JOSEPH LEONARD, et al.,

Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST WILLIAM LEONARD A/K/A WILLIAM JO-SEPH LEONARD, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property:

LOT 98, BLOCK 136, PORT CHARLOTTE SUBDIVISION, SECTION 18, A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 8A THROUGH 8E, OF THE PUB-LIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Morgan

FIRST INSERTION

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA 23001819CA MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, VS. EDDY NELSON A/K/A EDDY I. NELSON A/K/A EDDY ISAIAH NELSON; UNITED STATES

original with the Clerk of this Court, at 350 E. Marion Avenue, Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

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

DATED this 6th day of February, 2024.

Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk The Law Office of

C.W. Wickersham, Jr., P.A., Plaintiff's attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202 March 1, 8, 15, 22, 2024 24-00205T

B Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before March 28, 2024, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand 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 im-mediately 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 this 21st day of February, 2024. Clerk of the Court By B. Lackey (SEAL) As Deputy Clerk

Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 23-05904FL March 1, 8, 2024 24-00191T

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose com on April 5, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 25, BLOCK 2840, PORT CHARLOTTE SUBDIVISION, SECTION 45, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 56A THRU 56E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

NOTICE OF SALE IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 23001934CA

MIDFIRST BANK Plaintiff, v.

THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF CYNTHIA L. BENNETT, DECEASED; UNKNOWN TENANT 2; GREGORY ALLEN BENNETT, JR.; ANGELA LEIGH CORSIATTO; CHRISTLE ANN BENNETT; DUSTIN ALLEN BENNETT, JR.; ZACHARY DANIEL **BENNETT: MICHAEL BENNETT,** A MINOR; AMANDA BENNETT KIRKENDALL, NATURAL **GUARDIAN OF MICHAEL** BENNETT, A MINOR; UNKNOWN TENANT 1; UNITED STATES OF AMERICA DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 24, 2024, in this cause, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County, Florida, described as:

LOT 15, BLOCK 1768, PORT CHARLOTTE SUBDIVISION SECTION - FIFTY TWO, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 5, PAGE 66A AND 66F, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. a/k/a 5364 CHARD TER, PORT

CHARLOTTE, FL 33981-4963 at public sale, to the highest and best bidder, for cash, online at www. charlotte.realforeclose.com, on March 25, 2024 beginning at 11:00 AM.

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

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

Dated this day of 02/22/2024.

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

eXL Legal, PLLC 12425 28TH ST NORTH, STE. 200 ST. PETERSBURG, FL 33716-1826 EFILING@EXLLEGAL.COM 1000008995 March 1, 8, 2024 24-00201T

DA ISLES, Section 23, according

to the plat thereof as recorded in

FIRST INSERTION

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

Case No. 22-856-CC SECTION 23 PROPERTY

OWNER'S ASSOCIATION, INC., a Florida corporation, Plaintiff, v. LAURENT CARIUS,

Defendant.

NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages dated February 22, 2024 in Case No. 22-856 CC in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation is plaintiff and LAURENT CARIUS is the defendant. THE CLERK OF THE CIRCUIT COURT WILL SELL to the highest and best bidder for cash at www. charlotte.realforeclose.com on April 12, 2024 at 11:00 a.m. the following described property set forth in the Final Judgment of Foreclosure and Damages. Lot 2, Block 773, PUNTA GOR-

Plat Book 12, Pages 2A thru 2-Z-41 of the public records of Charlotte County, Florida. If you are a person with a disability who needs any accommodation in or-

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

Dated February 23, 2024. ROGER D. EATON CLERK OF THE COURT (SEAL) By D. Gerace Deputy Clerk

David K. Oaks, Esq. P. O. Box 671 Saluda, NC 28773 doaksesq@comcast.net March 1, 8, 2024 24-00202T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 2023-CA-001568

JOHN W. KAUPPINEN, Plaintiff, vs.

IVICA J. CINDRIC, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him 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, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and

said Lot 13, 100 feet to the intersection with a 15 foot alley; thence Northwesterly along Easterly boundary of said alley 67.2 feet, thence Northeasterly parallel with the Northerly boundary of said Lot 15, 100 feet to Westerly boundary of said Sixth Street, thence Southeasterly along said Westerly boundary of Sixth Street, 67.2 feet to the point of beginning All lying and being in Section 17, Township 41 South, Range 20 East, Charlotte County, Florida, Also the portion of vacated Sixth Street, Grove City abutting the above described land TOGETHER with that certain mobile home described as: YEAR: 1973 TITLE #: 5725053 MAKE: Hill

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

ABUMUSA HAMIDUE KHAN a/k/a ABUMUSA H. KHAN a/k/a ABUMUSA KHAN, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF ABUMUSA HAMIDUE KHAN a/k/a ABUMUSA H. KHAN a/k/a ABUMUSA KHAN, Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Monday, April 8, 2024, at 11:00 a.m. at www.charlotte.

lic Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2023-002932-CA, New Vista Properties, Inc., v. Khan.

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

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

Dated this day of 02/26/2024. ROGER D. EATON, Clerk By: (COURT SEAL) D. Gerace Deputy Clerk

Albert J. Tiseo, Jr., Esq., 701 JC Center Court, Suite 3. Port Charlotte, FL 33954 24-00210T March 1, 8, 2024

OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 5, 2024 in Civil Case No. 23001819CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, MORTGAGE AS-SETS MANAGEMENT, LLC is the Plaintiff, and EDDY NELSON A/K/A EDDY I. NELSON A/K/A EDDY ISA-IAH NELSON; UNITED STATES OF AMERICA. DEPARTMENT OF HOUSING AND URBAN DEVEL-OPMENT; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

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

WITNESS my hand and the seal of the court on 02/21/2024.

CLERK OF THE COURT Roger D. Eaton (Seal) B. Lackey Deputy Clerk

ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1395-843B March 1, 8, 2024 24-00192T

UKNOWN SPOUSE OF IVICA J. CINDRIC.

Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Monday, April 8, 2024, at 11:00 a.m. at www.charlotte. realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property: Part of Lot 13, all of Lots 14 and

15. and a part of Lot 16, Block 167, Grove City, according in Plat Book 1, Page 4, Charlotte County, Florida; being more particularly described as follows; Commence at the North Westerly intersection of Maryland Avenue and Sixth Street, thence Northwesterly along the Westerly right of way said Sixth Street. 85 feet for a point of beginning, thence Southwesterly parallel with the Northerly boundary of

ID#: 02612486G

commonly known as 3174 Quail Court, Englewood, FL 34224 The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2023-001568-CA, Kauppinen v. Cindric.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you. to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated this day of 02/26/2024.

ROGER D. EATON, Clerk By: (COURT SEAL) D. Gerace Deputy Clerk

Albert J. Tiseo, Jr., Esq., 701 JC Center Court, Suite 3, Port Charlotte, FL 33954 March 1, 8, 2024 24-00211T



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 24000108CA AH INVESTMENT TRUST, Plaintiff, v **K & E PRODUCTIONS,**

Defendants. TO: K & E PRODUCTIONS c/o ED MURPHY, Its Registered Agent 312 STABLE AVENUE

BAKERSFIELD, CA 93307 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida

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

Lot 1. Block 144, Unit 7, Tropical Gulf Acres Subdivision as per plat thereof as recorded in Plat Book 3, Pages 996A-991, public records of Charlotte County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the

original with the Clerk of this Court, at 350 E. Marion Avenue, Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or im-mediately 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 21st day of February, 2024

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

The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205. Phone Number: (904) 389-6202 March 1, 8, 15, 22, 2024 24-00209T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 23001937CA Land Home Financial Services, Inc., Plaintiff. vs.

Scott Clark, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23001937CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Land Home Financial Services, Inc. is the Plaintiff and Scott Clark; Unknown Spouse of Scott Clark: Charlotte County, Florida are the Defendants, that I will sell to the highest and best bidder for cash www.charlotte.realforeclose.com. at. beginning at 11:00 AM on the 4th day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 2807, PORT CHARLOTTE SUBDIVISION, SECTION FORTY-FIVE, AC CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 5, PAGE(S) 56A THROUGH 56E,

RECORDS OF CHARLOTTE COUNTY, FLORIDA. TAX ID: 402215330001 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

INCLUSIVE, OF THE PUBLIC

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

Dated this day of 02/22/2024 Roger Eaton As Clerk of the Court By: (SEAL) D. Gerace As Deputy Clerk Brock & Scott PLLC 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Attorney for Plaintiff File # 23-F00759 24-00200T March 1, 8, 2024

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case #: 22001137CA Truist Bank, formerly known as

Branch Banking and Trust Company Plaintiff, -vs.-

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

DENS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 75, OF THE PUBLIC RECORDS OF CHARLOTTE

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is lo-cated at 350 E. Marion Avenue, Punta



above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22001137CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Truist Bank, formerly known as Branch Banking and Trust Company, Plaintiff and Tammy Lyn Ewing are defendant(s), I, Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash AT WWW. CHARLOTTE.REALFORECLOSE. COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES at 11:00AM on April 5, 2024, the following described property as set forth in said Final Judgment, to-wit: LOT 7. TUDOR CIRCLE NO. 2. BEING A REPLAT OF LOT 78 PLAT OF ENGLEWOOD GAR-

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. 02/23/2024

Roger D. Eaton CLERK OF THE CIRCUIT COURT Charlotte County, Florida (SEAL) B. Lackey DEPUTY CLERK OF COURT Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 March 1, 8, 2024 24-00204T

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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NOTICE.

BARRED.

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The date of first publication of this

Robert D. Hines Curator 1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Feb. 23: March 1, 2024 24-00167T

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

FLORIDA STATUTES SEC-

NOTWITHSTANDING THE TIME

THE TIME PERIODS SET FORTH

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED.

DATE OF DEATH IS BARRED.

notice is: February 23, 2024.

Robert D. Hines, Esq.

Florida Bar No. 0413550

Hines Norman Hines, P.L.

Telephone: 813-265-0100

Email: rhines@hnh-law.com

1312 W. Fletcher Avenue, Suite B

Attorney for Curator

Tampa, FL 33612

Secondary Email:

SECOND INSERTION

NOTICE.

BARRED

jrivera@hnh-law.com

NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

SUBSEQUENT INSERTIONS

--- ESTATE ----SECOND INSERTION

SECOND INSERTION

BUSINESS OBSERVER

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-

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 de-mands against decedent's estate must file their claims with this court WITH-

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 addresses of mose to 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:

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

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

NOTWITHSTANDING THE TIME 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 MCCRORY LAW FIRM

309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: debbie@mccrorylaw.com 24-00182T Feb. 23; March 1, 2024

SECOND INSERTION

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

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

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

The date of first publication of this notice is 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: sherri@wiesnerlaw.com Secondary E-Mail: rachel@wiesnerlaw.com Feb. 23; March 1, 2024 24-00165T

SECOND INSERTION

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

The date of first publication of this Intice 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

SAVE

NOTICE TO CREDITORS mands against decedent's estate must IN THE CIRCUIT COURT FOR file their claims with this court WITH-CHARLOTTE COUNTY, FLORIDA IN 3 MONTHS AFTER THE DATE OF PROBATE DIVISION THE FIRST PUBLICATION OF THIS File No. 24000157CP NOTICE. **Division Probate**

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

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

notice is 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 PROBATE DIVISION File No. 24000021CP

> aka KIM WAGNER Deceased.

ing in the Circuit Court for Charlotte address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal All creditors of the decedent and other persons having claims or demands

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT 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.

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.

(Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY,

PROBATE DIVISION File No. 24000059CP **Division Probate** IN RE: ESTATE OF

OR ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Anna Maria Calvano, deceased, File Num-ber 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: Address Name Daryl W. Calvano 27444 Baptist Church Road Mechanicsville, Maryland 20659 Stephen M. Calvano 51 Black Bridge Lane Natural Bridge Station, Virginia 24579David J. Calvano 51 Black Bridge Lane Natural Bridge Station, Virginia

The date of first publication of this notice is February 23, 2024. Personal Representative: Albert Sticklev 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

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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is 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

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

SECOND INSERTION

SECOND INSERTION

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 per-

sonal representative's attorney are set

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

All other creditors of the decedent

OF THIS NOTICE ON THEM.

forth below.

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

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 BONAVI-

TA, 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

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

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

The date of 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

mands against decedent's estate must file their claims with this court WITH-IN 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:

/ Katherine Scibilia

SECOND INSERTION

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

> IN RE: ESTATE OF KIMBLE LEE WAGNER.

The administration of the estate of Kimble Lee Wagner, deceased, whose date of death was July 3, 2023, is pend-County, Florida, Probate Division, the representative and the personal representative's attorney are set forth below.

against decedent's estate, on whom

and other persons having claims or de-

FOR CHARLOTTE COUNTY,

The administration of the estate of

All other creditors of the decedent

SECOND INSERTION

FLORIDA

ANNA MARIA CALVANO

TO ALL PERSONS HAVING CLAIMS DEMANDS AGAINST THE

NOTICE TO CREDITORS

24579

Deceased.

s 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 deKATHERINE 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

Email your Legal Notice legal@businessobserverfl.com

Deadline Wednesday at noon Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH PASCO • PINELLAS • POLK • LEE COLLIER • CHARLOTTE



--- ESTATE ----

SECOND INSERTION

--- ACTIONS / SALES ----

INC.

Plaintiff. v.

PAVARINI,

Defendant.

33946

VARINI

33467

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23002730CA AMERICAN NATIONAL FUNDING, LLC, etc. Plaintiffs, v. CAMERON MCCRON and UNKNOWN TENANT, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to Summary Final Judgment of Mortgage Foreclosure entered on January 29, 2024 in CASE NO. 2023-002730-CA of the Circuit Court of the Twelfth Judicial Circuit in and for Charlotte County, Florida, wherein, the Parties are identified as Plaintiff, AMERICAN NATIONAL FUNDING, LLC., AS TRUSTEE OF THE FLORIDA INVESTMENTS FLORIDA LAND TRUST #95 DATED NOVEMBER 10, 2021 and JOSEPH S. BERG, TRUSTEE OF THE JOSEPH S. BERG REVOCABLE LIVING TRUST, and Defendants CAMERON MCCRON and THE UNKNOWN TENANT that:

The Clerk of Court, Rodger D. Eaton, will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on March 14, 2024 at: www. charlotte.realforeclose.com the follow-ing described real property as set forth in said Judgment, to wit:

LOT 18, BLOCK 2194, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY-SEVEN, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 41A THROUGH 41H,

Direct e-mail: SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 23-CC-001520 ROTONDA SANDS CONSERVATION ASSOCIATION, INC., Plaintiff, v. DAVID W. YURKOVICH, Defendant. TO: DAVID W. YURKOVICH 35 Carson Ave. Belle Vernon, PA 15012 YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHAR-

LOTTE County, Florida: Lot 180, Block 10, Rotonda Sands I, according to the plat thereof recorded in Plat Book 11, Pages 4A through 4Z-2, Public Records of Charlotte County, Florida. Property Address: 10 Tide Ct, Placida, FL 33946 Which has the address of 10 Tide Ct, Placida, FL 33946

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com,

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 23-CC-1445 ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION. INC, Plaintiff, v.

JULIANA REYES-CHANIN.

INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PARCEL ID: 402230281002 PROPERTY ADDRESS: 4200 KILPATRICK STREET, PORT CHARLOTTE, FL 33948 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disabil-ity 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 02/20/2024 day of

February2024. CLERK OF THE COURT

By: (SEAL) B. Lackey As Deputy Clerk

Tepps Treco 499 NW 70 Avenue, Suite 112 Plantation, Florida 33317 Telephone: (954) 565-3231 William@teppstreco.com Feb. 23: March 1, 2024 24-00184T

within thirty (30) days from first date of publication, 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.

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 Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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 February 16 2024 Ås Clerk of the Court

By: D. Gerace (SEAL) As Deputy Clerk

Association Legal Services, LLC Plaintiff's attorney 12600 World Plaza Lane. Build.#63 Fort Myers, FL 33907 (239 - 887 - 4276)leland@associationlegalservices.com Feb. 23; Mar. 1, 2024 24-00174T

SECOND INSERTION

leland@associationlegalservices.com, within thirty (30) days from first date of publication, 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.

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, SECOND INSERTION

NOTICE OF ACTION

IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA CIVIL DIVISION

CASE NO: 23-CC-1528

ROTONDA MEADOWS/VILLAS

WELLINGTON MARCELO

CONSERVATION ASSOCIATION.

TO: WELLINGTON MARCELO PA-

7619 Oakboro Dr, Lake Worth, FL

YOU ARE NOTIFIED that an action

to foreclose a Claim of Lien on the fol-

lowing described property in CHAR-

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT,

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 23002277CA

NATIONSTAR MORTGAGE LLC

PLAINTIFF, VS. MITCHELL KAUFFMAN A/K/A

MITCHELL A. KAUFFMAN; ET

NOTICE IS HEREBY GIVEN pursuant

to Final Judgment of Foreclosure dated the 13th day of February, 2024, and

entered in Case No. 23002277CA, of the

Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County,

Florida, wherein Nationstar Mortgage

LLC is the Plaintiff and MITCHELL KAUFFMAN A/K/A MITCHELL A.

KAUFFMAN; UNKNOWN SPOUSE

OF MITCHELL KAUFFMAN A/K/A

MITCHELL A. KAUFFMAN N/K/A

MARY HILL and CHARLOTTE

COUNTY, FLORIDA are defendants. Roger D. Eaton as the Clerk of the

Circuit Court shall sell to the highest

and best bidder for cash electronically

at 11:00 A.M. on the 3rd day of April,

2024, the following described property as set forth in said Final Judgment, to

LOTS 5 AND 6. BLOCK 450.

PORT CHARLOTTE SUBDIVI-

SION, SECTION 18, A SUBDI-

VISION ACCORDING TO THE

PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK 5, PAGES 8A

THRU 8E. INCLUSIVE, OF THE

PUBLIC RECORDS OF CHAR-

IF YOU ARE A PERSON CLAIMING

LOTTE COUNTY, FLORIDA.

www.charlotte.realforeclose.com

AL

at

wit:

DEFENDANTS.

LOTTE County, Florida:

Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, 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.

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 Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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 im-

As Deputy Clerk

leland@associationlegalservices.com 24-00175T

A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

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

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

Dated this day of 02/21/2024. Roger D. Eaton

Clerk of The Circuit Court By: (SEAL) B. Lackey Deputy Clerk Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. **R. WD. ADMIN 2.516** ESERVICE@MGS-LEGAL.COM 23FL935-0110 Feb. 23: March 1, 2024 24-00183T

has been filed against you and you

are required to serve a copy of your

written defenses, if any, to it on counsel

for Plaintiff, whose address is 6409

Congress Ave., Suite 100, Boca Raton,

Florida 33487 on or before 3-21-24/

(30 days from Date of First Publication

of this Notice) and file the original

SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

IN AND FOR

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION File No. 2024 CP 49 IN RE: ESTATE OF SHARON L. BOWEN, Deceased.

NOTICE TO CREDITORS

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

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

SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE

COUNTY, FLORIDA PROBATE DIVISION Case No.: 24-156CP **Division:** Probate IN RE: ESTATE OF

JOEL O. LEDERER.

Deceased. The administration of the estate of Joel O. Lederer, deceased, whose date of death was January 21, 2024, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is February 23, 2024. **Personal Representative:**

/s/ John S. Dzurak

23232 Abrade Ave. Punta Gorda, Florida 33980 Attorney for Personal Representative: /s/ Tamsen Hays

Tamsen Hays, Esquire Attorney

Florida Bar Number: 44126 Wotitzky Wotitzky Ross & Young PA

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

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

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

The date of first publication of this notice is: February 23, 2024. Signed on this 14th day of February 2024.

/s/ William D. Bowen William D. Bowen Personal Representative 2110 Rowley Ave

Madison, WI 53726 /s/ Mary E. King Mary E. King, Esq. Attorney for Personal Representative Florida Bar No. 0987001 Law Office of Mary E. King, P.L. 3389 Magic Oak Lane Sarasota, FL 34232 Telephone: (941) 906-7585 Email: Tax@kinglawpl.com 24-00185T Feb. 23; March 1, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-177-CP Division: PROBATE IN RE: ESTATE OF CARL J. GLASS Deceased.

The administration of the estate of Carl J. Glass, deceased, whose date of death was February 3, 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 Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attor-ney are set forth below.

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

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

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

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

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

Personal Representative: /s/ Brian Thomas Glass **Brian Thomas Glass** 9951 Oporto Street

Livonia, Michigan 48150 Attorney for Personal Representative: /s/ Ellie K. Harris Ellie K. Harris, Esq.

Florida Bar Number: 0021671

Elise V. Bouchard, Esq. Florida Bar Number: 01

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

Plaintiff's attorney 12600 World Plaza Lane. Build.#63

paired, call 711 DATED on February 16, 2024.

Association Legal Services, LLC

Fort Myers, FL 33907

Lot 7, Block 117, of ROTONDA MEADOWS, according to the Plat thereof as recorded in Plat Book 10, Page(s) 15A through 15Z18, inclusive, in the Public Records of Charlotte County,

Florida. Property Address: 31 Calamondin Way, Placida, FL Which has the address of 31 Calamondin Way, Placida, FL 33946 has been filed against you, and you are required to serve a copy of your written

(239 - 887 - 4276)Feb. 23; Mar. 1, 2024

defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, SECOND INSERTION

Defendant.

TO: JULIANA REYES-CHANIN 6303 BLUE LAGOON DR, #400 MIAMI, FL 33126

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHAR-LOTTE County, Florida: Lot(s) #13, Block #122, RO-

TONDA MEADOWS, according to the map or plat thereof on file in the Office of the Clerk of the Circuit Court recorded in DC2330/2119-TJB 2330/2121 2631/67&712789/390 of Charlotte County, Florida. Which has the address of 8 Calamondin Way, Placida, FL 33946 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63,

Fort Myers, FL 33907 (239-887-4276),

to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ ca.cjis20.org, 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 February 16, 2024. As Clerk of the Court By: D. Gerace (SEAL) As Deputy Clerk Association Legal Services, LLC Plaintiff's attorney 12600 World Plaza Lane. Build.#63 Fort Myers, FL 33907 (239 - 887 - 4276)leland@associationlegalservices.com Feb. 23; March 1, 2024 24-00173T

--- PUBLIC SALES ---

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - Punta Gorda located at 6221 Marlympia Way, Punta Gorda, FL 33950 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.storagetreasures.com on 3/13/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnish-ings. Deborah Overley unit #A053; Trisha Ralph unit #A109; Sherri Dimmitt unit #A135; Con McLaughlin unit #D213. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. 24-00164T Feb. 23; March 1, 2024

CASE NO. 24000087CA CARRINGTON MORTGAGE SERVICES LLC,

Plaintiff, vs. GAY A. NUCKOLLS, AS TRUSTEE OF THE GAY A. NUCKOLLS TRUST, UNDER A TRUST AGREEMENT DATED OCTOBER 22, 2003, et al.

Defendant(s). TO: UNKNOWN BENEFICIARIES OF THE GAY A. NUCKOLLS TRUST, UNDER A TRUST AGREEMENT DATED OCTOBER 22, 2003,

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

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

following property: LOT 7, BLOCK E, HOLI-DAY MOBILE ESTATES 3RD ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 30A THROUGH 30E, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. TOGETHER WITH-DOUBLE WIDE 1980 MOBILE HOME; VIN NUMBERS 6340B/A

with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 14th day of February, 2024. CLERK OF THE CIRCUIT COURT

(SEAL) BY: Brittany Lackey DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVE., SUITE 100 BOCA RATON, FL 33487 PRIMARY EMAIL: FLMAIL@RASLG.COM 23-166633 Feb. 23; March 1, 2024 24-00161T Attorneys at Law 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: thavs@wotitzkvlaw.com Secondary E-Mail: jessica@wotitzkylaw.com Feb. 23; March 1, 2024 24-00166T

Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Secondary E-Mail: mackenzie@schwarzlaw.net Feb. 23; March 1, 2024 24-00181T



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.

SECOND INSERTION

--- ACTIONS ----

THIRD INSERTION

Florida.

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 23-CC-1156 **ROTONDA HEIGHTS** CONSERVATION ASSOCIATION, INC., Plaintiff. v. S.P. SAHNI and CHANDER SHIEL SAHNI, Defendant. TO: S.P. SAHNI and CHANDER SHIEL SAHNI 2010 CROW CANYON PL STE 100 SAN RAMON, CA 94583 YOU ARE NOTIFIED that an action

Heights, according to the plat thereof, as recorded in Plat Book 8, Page 26A through 26Z of the Public Records of Charlotte County, Florida. Which has the address of 177 SUNSET RD, ROTONDA WEST, FL 33947

within thirty (30) days from first date of publication, 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.

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 vou. to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7

NOTICE OF ACTION

CONSTRUCTIVE SERVICE IN THE COUNTY COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL DIVISION

THE CIRCUIT COURT and COMPTROLLER for CHARLOTTE

Case No.: 23001171CC ROGER D. EATON, in his

official capacity as CLERK OF

Plaintiff, vs. JAMES L. BELLEVILLE; SUE

BELLEVILLE LUCAS; CHARLES

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,

Defendants. TO: JAMES L. BELLEVILLE; SUE

BELLEVILLE LUCAS; CHARLES

BELLEVILLE; JEFFRY SCOTT BROWNE; if alive, and if dead, un-

known widows, widowers, heirs, de-

visees, grantees, and all other persons

claiming by, through, under or against

them, and all other parties claiming by,

through, under or against the forego-ing Defendants; AND ALL OTHERS

YOU ARE HEREBY NOTIFIED that

an action for interpleader in connection

with the following described property in

CHARLOTTE SUBDIVISION,

SECTION 67, according to the

Plat thereof as recorded in Plat

Book 6, Pages 5A-5H, of the Pub-

lic Records of Charlotte County,

Charlotte County, Florida: LOT 13, BLOCK 3880 PORT

WHOM IT MAY CONCERN:

through, under or against the

foregoing Defendants,

BELLEVILLE; JEFFRY SCOTT

COUNTY, FLORIDA,

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 February 16 2024

As Clerk of the Court By: D. Gerace (SEAL) As Deputy Clerk Association Legal Services, LLC Plaintiff's attorney 12600 World Plaza Lane. Build.#63 Fort Myers, FL 33907 (239 - 887 - 4276)leland@associationlegalservices.com Feb. 23; Mar. 1, 2024 24-00176T

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

CASE NO: 23-CC-1147 **ROTONDA HEIGHTS** CONSERVATION ASSOCIATION,

INC., Plaintiff, v.

S.P. SAHNI and CHANDER SHIEL SAHNI,

Defendants.

TO: S.P. SAHNI and CHANDER SHIEL SAHNI 2010 CROW CANYON PL STE 100

SAN RAMON, CA 94583 YOU ARE NOTIFIED that an action

to foreclose a Claim of Lien on the following described property in CHAR-LOTTE County, Florida: Lot 1292 & 1293, Rotonda

Heights, according to the plat thereof, as recorded in Plat Book 8, Page 26A through 26Z of the

Public Records of Charlotte County, Florida.

Which has the address of 179 SUNSET RD, ROTONDA

WEST, FL 33947 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, 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.

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 Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court ap-pearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im-paired, call 711.

DATED February 16 2024 As Clerk of the Court

By: D. Gerace (SEAL) As Deputy Clerk

Association Legal Services, LLC Plaintiff's attorney 12600 World Plaza Lane. Build.#63 Fort Myers, FL 33907 (239-887-4276) leland@associationlegalservices.comFeb. 23; Mar. 1, 2024 24-00177T

FOURTH 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 SHER-SHENOVICH, 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

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.

Plaintiff, vs.

a Kansas limited liability company,

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

lienors, creditors, trustees,

required to serve a copy of your written defenses, if any, to it on Ernest W. Stur-ges, 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 disabil-ity 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

FOURTH INSERTION

PROPERTY ADDRESS 7365 Palm Island Drive, Placida, Florida 33946 PARCEL II 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

to foreclose a Claim of Lien on the following described property in CHAR-LOTTE County, Florida: Lot 1292 & 1293, Rotonda has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com,

required to serve a copy of your written

Joel W. Walters, Esq. Walters Levine & DeGrave 240 S. Pineapple Ave., Suite 206 Sarasota, FL 34236 Primary

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 disabil-

ity who needs any accommodation in

order to participate in this proceed-

ing, you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact Jon Embury, Adminis-

trative 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 sched-

uled court appearance, or immediately

upon receiving this notification if the

time before the scheduled appearance is less than 7 days; if you are hearing

ROGER D. EATON

As Clerk of the Court

As Deputy Clerk

24-00124T

(SEAL) By: B. Lackey

or voice impaired, call 711.

DATED on 2-6-2024.

Joel W. Walters, Esq.

Primary Email:

Secondary Email:

Walters Levine & DeGrave

240 S. Pineapple Ave., Suite 206 Sarasota, FL 34236

jwaltersefile@walterslevine.com

jww-sec@walterslevine.com

Feb. 9, 16, 23; Mar. 1, 2024

jwaltersefile@walterslevine.

defenses, if any, to it on:

FOURTH INSERTION

Email:

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

CASE NO. 22001239CA BARRET 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, GRANTEES, ASSIGNEES, 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 Ranch-ettes, 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

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

FOURTH INSERTION

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, 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.

SECOND INSERTION NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24000142CA

LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs. DOROTHY JEAN HODGSON

A/K/A DOROTHY J. HODGSON AND DOROTHY JEAN HODGSON A/K/A DOROTHY J. HODGSON, AS TRUSTEE OF THE HODGSON FAMILY TRUST DATED MAY 17, 1985 AS RESTATED FEBRUARY 11. 2004, et al. Defendant(s)

APPURTENANT THERETO. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPUR-TENANCES TO THE CONDO-MINIUM UNIT ABOVE DE-SCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 3-21-24/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. 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.

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

941-625-6666 941-625-0660 (Facsimile) February 16, 23; March 1, 8, 2024

CLERK OF COURT (SEAL) By: Deni G Deputy Clerk

Court February 13, 2024. ROGER D. EATON,

Ernest W. Sturges, Jr., Esq. Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954

If you are a person with a disability

impaired, call 711. WITNESS my hand and seal of this

24-00153T

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

Commonly Known As: 7457 Co-

has been filed against you and you are

burn Street, Port Charlotte, FL

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.

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

alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described,

alive and if not known to be dead or

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, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown. claiming under any of the above named or described defendants or parties who are claiming to have any right, title or

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 TO: UNKNOWN BENEFICIARIES OF THE HODGSON FAMILY TRUST DATED MAY 17, 1985 AS RESTATED FEBRUARY 11, 2004

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

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

UNIT NO. 1423B, MEDITER-RANEAN COURT, A CONDO-MINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RE-CORDED IN OFFICIAL RE-CORDS BOOK 670, PAGE 1723, AND PLAT THEREOF AS RE-CORDED IN CONDOMINIUM BOOK 3, PAGE 19A THROUGH 19G, AND ALL AMEND-MENTS THERETO, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA, TOGETHER WITH AN UN-DIVIDED 1/13TH SHARE IN THE COMMON ELEMENTS

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

WITNESS my hand and the seal of this Court at County, Florida, this 14th day of February, 2024. CLERK OF THE CIRCUIT COURT

(SEAL) BY: Brittany Lackey DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVE., SUITE 100 BOCA RATON, FL 33487 PRIMARY EMAIL: FLMAIL@RASLG.COM 23-168956 Feb. 23; March 1, 2024 24-00160T 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-ininterest, 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:

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 mediately 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