

--- ACTIONS / SALES ---

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. 41-2023-CA-005049
Division B

**SUNCOAST CREDIT UNION, A
FEDERALLY INSURED STATE
CHARTERED CREDIT UNION
Plaintiff, vs.
BRADLEY LANDI A/K/A
BRADLEY JOSEPH LANDI,
KATIE C. LANDI, UNKNOWN
SPOUSE OF BRADLEY LANDI
A/K/A BRADLEY JOSEPH LANDI,
PALMA SOLA TRACE MASTER
ASSOCIATION, INC., PALMA
SOLA TRACE CONDOMINIUM
ASSOCIATION, INC., AND
UNKNOWN TENANTS/OWNERS,
Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 15, 2024, in the Circuit Court of Manatee County, Florida, Angelina M. Colon-

neso, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as:
UNIT NO. 412, BUILDING NO. 18, PALMA SOLA TRACE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2185, PAGE 736, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, 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

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
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 Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.

manatee.realforeclose.com, at 11:00 AM, on March 21, 2024, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING DESCRIBED 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 SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

705 26TH AVE E, BRADENTON, 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: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-007101 - MaM
March 1, 8, 2024 24-00311M

FIRST INSERTION

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

**GENERAL JURISDICTION
DIVISION
Case No. 2018CA006114AX
DEUTSCHE BANK NATIONAL
TRUST COMPANY as Trustee for
INDYMAC INDX MORTGAGE
LOAN TRUST 2005-AR2,
MORTGAGE PASS-THROUGH
CERTIFICATES Series 2005-AR2,
Plaintiff, vs.
James Heyward a/k/a James M.
Heyward a/k/a J. Heyward a/k/a
James W. Heyward, et al.,
Defendants.**

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

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 Colonnese, 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 VILLAGE, 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 PUBLIC 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.

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 23rd day of February, 2024.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
Case No. 2018CA006114AX
File # 17-F01592
March 1, 8, 2024 24-00293M

FIRST INSERTION

**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 at www.manatee.realforeclose.com

at 11:00 a.m. on the 3rd day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF GULF OF MEXICO DRIVE (JOHN RINGLING PARKWAY) (100' WIDE) AND NORTHERLY LINE OF LOT 4 OF A SUBDIVISION OF FRACTIONAL SECTIONS 25, 26 AND PART OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 16 LAST, RECORDED IN PLAT BOOK 7, PAGE 16, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4, 982.5 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4, 123.5 FEET; THENCE CONTINUE SOUTHEASTERLY PARALLEL TO SAID GULF OF MEXICO DRIVE (JOHN RINGLING PARKWAY), 100 FEET; THENCE SOUTHWESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 4, 123.5 FEET; THENCE NORTHWESTERLY 100 FEET TO THE POINT OF BEGINNING, MANATEE COUNTY, FLORIDA.

Property Address: 651 Jungle Queen Way, Longboat Key, Florida 34228

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 2/27/2024
McCabe, Weisberg & Conway, LLC
By: /s/Craig Stein
Craig Stein, Esq.
FL Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 22-400534
March 1, 8, 2024 24-00312M



Q What is a public notice?

A 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.

Q Are internet-only legal notices sufficient?

A 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.

Q Are there different types of legal notices?

A 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.

Q Who benefits from legal notices?

A 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.

Q How much do legal notices cost?

A 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

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)	Per Request	1% of Construction
Right of Way Acceptance Package (RAP)		Cost or minimum of
Stormwater and Right of Way Acceptance Package (SRAP)		\$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

24-00199T

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 www.selfstorageauction.com 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 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 **March 19th at 10AM**

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

--- ESTATE ---

FIRST INSERTION

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 Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: 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 representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 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

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

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

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

--- ACTIONS / 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 BEING 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 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 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 at, www.charlotte.realforeclose.com, 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 56A THROUGH 56E,

INCLUSIVE, OF THE PUBLIC 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 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 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 March 1, 8, 2024 24-00200T

FIRST INSERTION

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

Truist Bank, formerly known as Branch Banking and Trust Company Plaintiff, -vs.- Tammy Lyn Ewing; Unknown Spouse of Tammy Lyn Ewing; State of Florida; Clerk of Circuit Court of Charlotte County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

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

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

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

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

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



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