

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
ADVERTISEMENT OF SALE Property described below will be sold per the Florida Self Storage Facility Act. Sale on Thursday the 22nd day of May, 2025 at 10:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. Otter Self Storage - Whitfield Sarasota, 2024 Whitfield Park Dr, Sarasota, FL, 34243 Jimmie Stires Sale is subject to cancellation in the event of settlement between owner and obligated party. May 2, 9, 202525-00656M

FIRST INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on 05/16/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 BEAC mobile home bearing vehicle identification number SSMFLAC11256 and all personal items located inside the mobile home. Last Tenant: Kathleen Kay Irons. Sale to be held at: Coach House, 4907 28th Avenue East, Palmetto, Florida 34221 (941)-845-3115. May 2, 9, 202525-00675M

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Jan Wright will engage in business under the fictitious name LADIES HOME AND GARDEN, with a physical address 264 DAHLIA CT BRADENTON, FL 34212, with a mailing address 264 DAHLIA CT BRADENTON, FL 34212, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. May 2, 202525-00683M

FIRST INSERTION
PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 22nd day of May, 2025 at 10:00 AM. Said property is iStorage, 8400 Cortez Road W, Bradenton, FL, 34210 00722 suitcases guitar case electronics music equipment totes tools speaker. 00720 Boxes Totes Misc items. 01528 Outboard motors tools air compressor totes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. May 2, 9, 202525-00670M

FIRST INSERTION
PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 22nd day of May, 2025 at 10:00 AM. Said property is iStorage, 2015 8th Ave West, Palmetto, FL, 34221 Keliyah Lang E053 Kids toys, boxes. Natalie Brown C123 Dresser, Bed Frame, Mattresses. Margaret Ann Dotse H24 Totes, Bags, Tables, Freezer, Baskets, Misc Items. jeffery Biehl A006 Totes, Bins, MiniTable. Latrice Nicole Denis B068 Refrigerator, chairs, boxes, old printer, cabinets, misc items. Evany Lynette Savage E023 Leather Couch, Case, Dresser, Tv, Electronics, Antiques. Elizabeth Beulah Levert C119 Boxes, totes, shelves, plastic drawers, bags. Ralph Dee Dyer Jr C003 Boxes, totes, suit cases, containers, coolers, baskets, misc household items. Ronald McGee E032 Pictures, Totes, Bags, Cases, Bike. Marie Alvarez D061 Deep Fryers, Grills, Kitchen supplies,Pots, Pans, Utensils, Restaurant Items,. Noe Mazariegos B077 Totes, Propane Tank, Boxes, Bags, Suit Cases. Autumn Rachel Osada-Hutton C009 Totes, Boxes, Bags, foot locker, shelves, misc items. Angelita Gonzalez B025 Doll House, Cabinets, Buckets, Chairs, Baskets, Rugs, Misc Household Items. Troy Moore K104 Refrigerator, Nintendo, Video Games, Kids Bikes, Totes, Books, Bags. Henry Lawrence D054 Furniture, Chairs, Mattress, cabinets, old electronics and computers, office electronics, misc items. Henry Lawrence D051 Shelves, table, Chairs, Office Furniture, boxes, totes, electronics, etc. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. May 2, 9, 202525-00665M

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 Speech Therapy Essentials located at 11645 Monument Dr, Unit 1302 in the City of Bradenton, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of April, 2025. Tamara Johnson Keeton May 2, 202525-00661M

FIRST INSERTION
PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 22nd day of May, 2025 at 11:00 AM. Said property is iStorage, 4305 32nd Street West, Bradenton, FL, 34205 Brianna Wagner 02010 Bike, bike tires, mirrors. Anthony Delsole 01306 boxes, door, ceiling fans, totes, misc items. Amber Allen 00005 Clothing, totes, small tables, boxes, computer chair, silver pieces, telescope, shoes, misc items. Angela Martinez 01287 Dresser. Patricia Steffen 00930 Boxes, bags, mattress, household items, dresser, folding table, wicker dresser. Rebecca Marlow 01114 Boxes, TV, mattress, bed head-board. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. May 2, 9, 202525-00676M

FIRST INSERTION
PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 22nd day of May, 2025 at 11:00 AM. Said property is iStorage, 2900 US 301 N, Ellenton, FL, 34222 Jose Lago 00567 REFRIGERATORS, WASHER, DRYER. Robert Conley 01299 WORK TABLE, WASHER. Javaris Jones 01244 RETAIL STORE ITEMS, SAFE, MICROWAVE, RACKS, MANNEQUINS, LADDER, HANGERS, BOXES, SIGN HOLDERS. Shominique Rodgers 00719 STORE SHELVING, RACKS, BOXES, MANNEQUINS, RETAIL ITEMS. Kirk Yarger 00829 FURNITURE, FILE CABINET, COFFEE TABLE, ENTERTAINMENT CENTER, TOTES, MICROWAVE, WOOD CHEST, MISC ITEMS, GOLF CLUBS. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. May 2, 9, 202525-00667M

FIRST INSERTION
PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 22nd day of May, 2025 at 10:00 AM. Said property is iStorage, 8709 Old Tampa Rd, Parrish, FL, 34219 Adam Dekow 1016 HOUSEHOLD FURNITURE, CHAIRS BINS, BINS. Darren Strong 1006 MINIFRIDGES, MINIGRILL, TOOLS, TOOL BOX, TABLE SAW, MISC ITEMS. Linda Crosby 1098 BOXES, TOTES, VACUUM, CHAIRS, MISC FURNITURE. Brian O'Connor 2026 DECORATIONS, KIDS TOYS, PAINTINGS, WALL ART, TOTES, BOXES, FURNITURE, TV, MISC ITEMS. Paulette Garey 4040 REFRIGERATOR, CABINETS, SHOPVAC, VINYL RECORD CASES, TV, CHAIRS, FURNITURE, TOTES, BOXES. Kenny Dabney 2048 TOOLS, WEIGHTS, DOLLY, DRESSERS, FURNITURE, HOUSEHOLD ITEMS, TOTES, BOXES, LAWN CARE ITEMS, TABLE SAW, MISC ITEMS. Savannah Dishman 3043 TOTES, BAGS, GROOMER CASE. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. May 2, 9, 202525-00668M

FIRST INSERTION
NOTICE OF PUBLIC SALE The following personal property of JOVAN BORSCEVSKI, if deceased any unknown heirs or assigns, will, on May 14, 2025, at 10:00 a.m., at 22 Cherry Avenue, Lot #110, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1973 FEST MOBILE HOME, VIN: 32J202JS1979 TITLE NO.: 0005855621 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#11096-3906) May 2, 9, 202525-00669M

FIRST INSERTION
PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 22nd day of May, 2025 at 11:00 AM. Said property is iStorage, 3760 Cortez Road West, Bradenton, FL, 34210 Steve Murray 01024 Misc Clothes, Cart, Small Lamp, Bottles. Bill McGinnis 01605 Misc Clothes, Shoes (like new), Oregon Saw. Sandra Smith 01655 Clothing, Totes, Misc household items. Charles Pinnell 01701 Clothes, Totes, and Misc items. Nathan Carver 01011 furniture Couches, Mattress, Zebra Print couch. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. May 2, 9, 202525-00666M

FIRST INSERTION
NOTICE OF PUBLIC MEETING UNIVERSITY PARK RECREATION DISTRICT

Notice is hereby given that the Board of Supervisors (“Board”) of the University Park Recreation District (“District”) will hold its regular Board Workshop Meeting on **Tuesday, May 13, 2025, at 10:00 a.m. at the Business Offices located at 8301 The Park Blvd. University Park, FL 34201.**

A copy of the agenda may be obtained at the offices of the District Manager, c/o PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817. Phone: (407) 723-5900 (“District Manager’s Office”) during normal business hours.

Participants are encouraged to submit questions and comments to the District Manager in advance at (407) 723-5900 to facilitate the Board’s consideration of such questions and comments during the workshop meeting.

The workshop meeting is open to the public and will be conducted in accordance with the provisions of Florida law for recreation districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Vivian Carvalho District Manager	
May 2, 2025	25-00658M

FIRST INSERTION
NOTICE OF AUDIT REVIEW COMMITTEE MEETING PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Palma Sola Trace Community Development District will hold a special meeting on May 22, 2025, at 1:15 p.m. at the **Palma Sola Trace Clubhouse, located at 7408 Hamilton Road, Bradenton, Florida 34209.** **There will be an Audit Committee meeting prior to the start of the Board of Supervisors’ meeting at 1:30p.m.** The Audit Committee will review, discuss and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Ruben Durand District Manager	
May 2, 2025	25-00677M

FIRST INSERTION
EAST RIVER RANCH STEWARDSHIP DISTRICT NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors (“Board”) of the East River Ranch Stewardship District (“District”) will hold a special meeting on May 14, 2025 at 2:00 p.m., at Medallion Home, 1651 Whitfield Ave., Suite 200, Sarasota, Florida 34243 where the Board will approve the Fiscal Year 2026 proposed budget and consider any other business that may properly come before it.

A copy of the agenda may be obtained by contacting the offices of the District Manager, Wrathell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 (“District Manager’s Office”), during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

District Manager	
May 2, 2025	25-00684M

FIRST INSERTION
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W Bradenton FL, 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 5/22/25 at 2:30PM. Contents include personal property along with the described belongings to those individuals listed below.

Unit C5127	Fernando Cintron	Boxes, Bags, Totes, Clothing
Unit D7031	Candace Dipippo	Boxes, Bags, Totes, Clothes, Tools, Furniture
Unit B1004	Yanela Rivas	Furniture, Appliances, Bikes

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.
May 2, 9, 202525-00659M

FIRST INSERTION
NORTHLAKE STEWARDSHIP DISTRICT NOTICE MEETINGS

Notice is hereby given that the previously scheduled May 21, 2025 regular meeting of Board of Supervisors (“Board”) of the Northlake Stewardship District (“District”) has been rescheduled to be held on May 14, 2025 at 5:30 p.m., or as soon thereafter as the matter may be heard at 6102 162nd Ave E., Parrish.

The Board will also hold a Regular Meeting on May 28, 2025 at 5:00 p.m., or as soon thereafter as the matter may be heard, at 6102 162nd Ave E., Parrish, Florida 34219.

At such time the Board is so authorized and may consider any business that may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District’s website, <https://northlakesd.net/>.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

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

District Manager	
May 2, 2025	25-00685M

FIRST INSERTION
NOTICE OF PUBLIC MEETING UNIVERSITY PARK RECREATION DISTRICT

Notice is hereby given that the Board of Supervisors (“Board”) of the University Park Recreation District (“District”) will hold its regular meeting of the Board of Supervisors on **May 9, 2025, at 1:00 p.m., at the Business Offices located at 8301 The Park Blvd. University Park, FL 34201.**

A copy of the agenda may be obtained at the offices of the District Manager, c/o PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817. Phone: (407) 723-5900 (“District Manager’s Office”) during normal business hours or from the District’s website at <http://universityparkrd.com/>.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

Vivian Carvalho District Manager	
May 2, 2025	25-00657M

FIRST INSERTION
AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETINGS

Notice is hereby given that the previously scheduled May 21, 2025 regular meeting of the Board of Supervisors (“Board”) of the Aviary at Rutland Ranch Community Development District (“District”) has been rescheduled to be held on May 14, 2025 at 5:30 p.m., or as soon thereafter as the matter may be heard at 6102 162nd Ave E., Parrish, Florida 34219.

The Board will also hold a Regular Meeting on May 28, 2025 at 5:00 p.m., or as soon thereafter as the matter may be heard, at 6102 162nd Ave E., Parrish, Florida 34219.

At such time the Board is so authorized and may consider any business that may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District’s website, <https://aviarycdd.org/>.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

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

District Manager	
May 2, 2025	25-00686M

--- ESTATE ---

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000685 IN RE: ESTATE OF NELLIE GRAMS, Deceased.	
The administration of the estate of NELLIE GRAMS, deceased, whose date of death was NOVEMBER 15, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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: May 2, 2025 /S/ JSG James S. Grams JAMES S. GRAMS Personal Representative 20080 Pollyanna Dr. Livonia, MI 48152 /S/ J.J.H. JENNIFER J. HENSLEY, ESQUIRE Attorney for Personal Representative Florida Bar No. 1022202 5190 26th Street West, Suite D Bradenton, FL 34207 Telephone: (941) 755-8583 May 2, 9, 202525-00688M	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO: 2025 CP 595 IN RE: THE ESTATE OF: ROY SOLOMON HARRISON, SR., Deceased.	
The administration of the estate of ROY SOLOMON HARRISON, SR., deceased, whose date of death was November 10 2023, and whose Social Security Number is xxx-xx-6369, is pending in the Circuit Court in and for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE 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 the first publication of this Notice is 5/02/25. Personal Representative BROOKE MUSGRAVE c/o Richard Barton Ray, Registered Agent 6108 26th Street West, Suite 2 Bradenton, Florida 34207 Attorney for Personal Representative s/ Richard Barton Ray RICHARD BARTON RAY, Esquire 6108 26th Street West, Suite 2 Bradenton, Florida 34207 (941)755-3731 Florida Bar No: 0717381 May 2, 9, 202525-00673M	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee County, Florida PROBATE DIVISION File No. 2025CP920 Division PROBATE IN RE: ESTATE OF LEON WEISBORD, Deceased.	
The administration of the estate of Leon Weisbord, deceased, whose date of death was February 28th, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 2, 2025. Janet P. Weisbord P.O. Address: 8710 53rd Place East, Bradenton, FL 34211 Personal Representative ROBERT W. DARNELL ATTORNEY AT LAW Attorneys for Personal Representative 2639 FRUITVILLE ROAD SUITE 201 SARASOTA, FL 34237 Telephone: (941) 365-4950 Florida Bar No. 0611999 May 2, 9, 202525-00663M	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024CO000962AX Division Probate IN RE: ESTATE OF JARILYN M. SEARNS Deceased.	
The administration of the estate of Jarilyn Searns, deceased, whose date of death was January 15, 2024, 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 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 May 2, 2025. Personal Representative: David J. Searns 8120 Floss Lane East Amherst, New York 14051 Attorney for Personal Representative: Lawrence C. Franco E-mail Addresses: lcf@hurwitzfine.com, Michellelf@hurwitzfine.com Florida Bar No. 522831 Hurwitz & Fine, P. C. 1300 Liberty Building Buffalo, New York 14202 Telephone: (716) 849-8900 May 2, 9, 202525-00672M	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION UCN: 412025CP000891CPAXMA FILE NO. 412025CP000891CPAXMA IN RE: ESTATE OF JUANITA K. BRUCE, Deceased.	
The administration of the estate of JUANITA K. BRUCE, Deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, File No. 412025CP000891CPAXMA, 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, 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE (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. A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.221. THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: May 2, 2025 Personal Representative: RAYMOND L. DELACQUESEAUX 4512-35th Terrace North St. Petersburg, Florida 33713 Attorney for Personal Representative: DAVID W. FOSTER, of FOSTER AND FOSTER ATTORNEYS, P.A. 2111 Dr. Martin Luther King Jr. Street North St. Petersburg, Florida 33704 Telephone: (727) 822-2013 May 2, 9, 202525-00687M	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 412025CP000856CPAXMA IN RE: THE ESTATE OF SANDRA F. MITSUZUKA, Deceased.	
The administration of the Estate of Sandra F. Mitsuzuka, deceased, whose date of death was August 27, 2024, File Number 412025CP000856CPAXMA is pending in the Circuit Court for Manatee County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Manatee County, Probate Division, 1115 Manatee Ave W, Bradenton, FL 34205. 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME 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. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221. The date of first publication of this notice is May 2, 2025 Personal Representative HIKOICHI MITSUZUKA, Personal Representative 1749 N. Serrano Ave, #319 Los Angeles, CA 90027 Attorney for Personal Representative Lyndy C. Jennings, Esq. Attorney for Personal Representative Florida Bar No. 908851 Law Offices of Lyndy C. Jennings, PA 330 Pauls Drive, Suite 212 Brandon, FL 33511 Telephone: (813) 315-8547 Email: ljennings@lyndylaw.com May 2, 9, 202525-00662M	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-940 IN RE: ESTATE OF PATRICIA ARLENE HARLOW, Deceased.	
The administration of the estate of PATRICIA ARLENE HARLOW, deceased, whose date of death was September 17, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: May 2, 2025. Onna Cross Personal Representative 6910 34th Avenue West Bradenton, FL 34209-5918 Kevin M. Collver Attorney for Personal Representative Florida Bar No. 0104450 BARNES WALKER, GOETHE, PERRON, SHEA, & ROBINSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: kcollver@barneswalker.com Secondary Email: swix@barneswalker.com May 2, 9, 202525-00660M	

FIRST INSERTION	
ORDER APPOINTING PERSONAL REPRESENTATIVE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 0621 CPAX IN RE: ESTATE OF MICHAEL C. CAMPBELL Deceased.	
Upon the Petition for Administration filed with the Clerk on March 11, 2025, and it appearing that appointment of a personal representative is required and appropriate in the circumstances, it is hereby, ADJUDGED that Christina Campbell Sherman is appointed personal representative of the estate of the decedent, and that upon taking the prescribed oath, filing the designation of acceptance of resident agent, and posting bond in the sum of \$ Waived, letters of administration shall be issued. Done and Ordered on 4/22/2025. Hon. Diana L. Moreland Circuit Court Judge May 2, 9, 16, 202525-00679M	
FIRST INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2024 CP 2081 Judge Diana Moreland IN RE: ESTATE OF RALPH DONOFRIO Deceased	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 WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is May 2, 2025. Person Giving Notice: MICHAEL DONOFRIO 1374 Grantham Drive Sarasota, Florida 34234 Attorney for Person Giving Notice: JENNIFER L. HAMEY (0123046) Jennifer L. Hamey, PA 3815 US Highway 301 N Ellenton, FL 34222 (941) 932-6217 jenniferhamey@gmail.com May 2, 9, 202525-00671M

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--- ACTIONS / SALES / ESTATE ---		
FIRST INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>Case No.: 2025 CA 000781 AX Agency Case No.: 2025-005583 IN RE: FORFEITURE OF: 2017 BUICK REGAL, VIN# 2G4GM5EXOH9138527 TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:</p> <p>YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida a 2017 BUICK REGAL, VIN# 2G4GM5EXOH9138527, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-</p>		
6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.		
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.		
DATED: 4/25/2025 ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT MANATEE COUNTY, FLORIDA 1115 Manatee Avenue West Bradenton, FL 34205 (Seal) BY: Deputy Clerk Attorney for Petitioner Brian A. Iten General Counsel Manatee County Sheriff's Office, 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 May 2, 9, 202525-00674M		
FIRST INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 412024CA001283CAAXMA ON SLOW BAY FINANCIAL LLC PLAINTIFF, VS. ALLEN R. JENKINS AND JULIE A. JENKINS, ET AL., DEFENDANT(S). TO: Susan Oliver surviving spouse of Simon Oliver Last Known Address: C/o Gibson Kohl P.L. James D. Gibson, Esq., 1800 2nd Street Ste 777, Sarasota, FL 34236 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: THE WEST 45 FEET OF LOT 7, BLOCK 18, HOLIDAY HEIGHTS, 2ND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 27, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 5275100109 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the</p>		
Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.		
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.		
WITNESS my hand and the seal of this Court this 29TH day of APRIL, 2025.		
ANGELINA COLONNESO As Clerk of Court (SEAL) By: Kris Gaffney As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 210 N. University Drive, Suite 900, Coral Springs, FL 33071 24FL935-0036 May 2, 9, 202525-00682M		
FIRST INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 412025CA000593CAAXMA DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIZATION TRUST 2006-A1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-A, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF ELIZABETH JANE BLACKETER A/K/A ELIZABETH J. MCCORMICK, DECEASED; et al., Defendant(s). TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Elizabeth Jane Blacketer A/K/A Elizabeth J. McCormick, Deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in MANATEE County, Florida:</p>		
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, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.		
In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.		
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.		
Dated on APRIL 29, 2025. ANGELINA COLONNESO As Clerk of the Court (Seal) By: As Deputy Clerk ALDRIDGE PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1221-16502B Ref# 11246 May 2, 9, 202525-00680M		
FIRST INSERTION		
<p>NOTICE OF BUDGET WORKSHOP GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT</p> <p>The Board of Supervisors of the Greyhawk Landing Community Development District ("District") will hold a budget workshop on Thursday, May 22, 2025, from 5:00-6:00pm followed by a regular meeting at 6:00 p.m. at the Greyhawk Landing Clubhouse located at 12350 Mulberry Avenue, Bradenton, FL 34212. A copy of the agenda for the workshop can be obtained from the District Office at 3434 Colwell Ave, Tampa, FL 33614 or by phone at (813) 533-2950. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at https://www.greyhawkcd.org. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.</p> <p>The workshop is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. A speaker telephone will be present at the above location so that any Board Supervisor or staff member can attend the workshop by telephone and be fully informed of the discussions taking place either in person or by telephone communication. The workshop may be continued in progress without additional notice to a time, date, and location stated on the record.</p> <p>Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813)533-2950, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800- 955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Office.</p> <p>A person who decides to appeal any decision made by the Board with respect to any matter considered at the workshop is advised that the person will need a record of the proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is based.</p> <p>Matt O'Nolan District Manager May 2, 202525-00691M</p>		
FIRST INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 412025CP000945CPAXMA IN RE: THE ESTATE OF STEPHEN MICHAEL ROSHER A/K/A STEPHEN M. ROSHER, Deceased.</p> <p>The administration of the Estate of Stephen Michael Rosher a/k/a Stephen M. Rosher, deceased, whose date of death was October 25, 2024, File Number 412025CP000945CPAXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Manatee County, Probate Division, 1115 Manatee Ave W, Bradenton, FL 34205. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or un-</p>		
liquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.		
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.		
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.		
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.		
The date of first publication of this notice is May 2, 2025.		
Personal Representative STEPHANIE DAVIS Personal Representative 3 Woodman Street, Unit B Gloucester, MA 01930 Attorney for Personal Representative Christopher J. Horlacher, Esq. Attorney for Personal Representative Florida Bar Number: 69087 DHR LAW 2639 Fruitville Road, Suite 203 Sarasota, Florida 34237 Telephone: (941) 361-1153 Email: chris@dhrlaw.com May 2, 9, 202525-00678M		
FIRST INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 412025CA000496CAAXMA TH MSR HOLDINGS LLC PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CLAUDIA A. SULLIVAN A/K/A CLAUDIA ANN JOACHIM SULLIVAN A/K/A CLAUDIA JOACHIM, ET AL., DEFENDANT(S). TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Claudia A. Sullivan A/K/A Claudia Ann Joachim Sullivan A/K/A Claudia Joachim Last Known Address: 6203 Courtside Dr, Bradenton, FL 34210 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: UNIT 21, PHASE II, THE RACQUET CLUB VILLAS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 984, PAGES 2498 THROUGH 2547 AND ANY EXHIBITS AND AMENDMENTS THEREOF, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 10, PAGES 182 THROUGH 185, AS AMENDED, ALL OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney</p>		
for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint		
In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.		
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.		
WITNESS my hand and the seal of this Court this 29TH day of APRIL, 2025.		
ANGELINA COLONNESO As Clerk of Court (SEAL) By: Kris Gaffney As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 210 N. University Drive, Suite 900, Coral Springs, FL 33071 25FL404-0016 May 2, 9, 202525-00681M		
FIRST INSERTION		
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2023-CA-4503 SALZBURG INVESTMENTS, LLC, a Florida limited liability company, Plaintiff(s), vs. CHAO GAO; JOSHUA SINCLAIR; AMY LI LEI LAWSON; and UNKNOWN TENANT IN POSSESSION OF PROPERTY, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure, dated January 3, 2025, wherein SALZBURG INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, the Plaintiff and CHAO GAO; JOSHUA SINCLAIR; AMY LEI LAWSON; and THE UNKNOWN TENANT IN POSSESSION OF THE PREMISES, now known as Jessie Mu, are the Defendants, the Clerk of this Court will sell to the highest and best bidder for cash and subject to any and all liens and faults, on the Internet at www.manatee.realforeclose.com beginning at 11:00 a.m., on the 3rd day of June 2025, the following described property as set forth in said Final Judgment.</p> <p>Lots 3, 4, 5 & W 1/2 of Lot 6, Block 6, WHITFIELD ESTATES</p>		
UNIT NO. 1, as per Plat Book 2, page 127A and 128A, Public Records of Manatee County, Florida. Appraiser's Identification No. 66773.0000/3 Any person claiming an interest in the surplus from the sale, if any, other than the Plaintiff and the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale.		
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.		
Dated: April 24, 2025 Damian M. Ozark, Esquire Florida Bar No. 0582387 The Ozark Law Firm, P.A. 1904 Manatee Ave West, Ste. 300 Bradenton, Florida 34205 Telephone: (941)750-9760 May 2, 9, 202525-00664M		
FIRST INSERTION		
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025-CC-000988 DUVAL LENDING AT, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AS TRUSTEE OF ORLANDO ASSET ONE TRUST, Plaintiff, vs. OAKS HOLDING 34639 LLC, Defendants. NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated April 28, 2025, and entered in Case No.: 2025-CC-000988, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein the property will sell to the highest and best bidder for cash at https://manatee.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on the 3rd day of June, 2025, the following described property as set forth in said Order or Final Judgement, to wit: (LEGAL DESCRIPTION) LOT 16, UNIT 9, WOODS OF WHITFIELD, UNITS 8 & 9, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 904 CYPRESS WOOD LANE, SARASOTA, FL</p>		
The above is to be published in Business Observer. 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 sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in this proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled 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.		
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.		
Respectfully Submitted, Charles R. Pinson, Esq. Pinson Law, P.A. 7821 N. Dale Mabry Hwy, Ste 110 Tampa, FL 33614 Phone: (813) 574-7736 Fax: (813) 200-1057 Charles@pinsonlawpa.com Fla. Bar No.: 125279 Attorney for Plaintiff May 2, 9, 202525-00689M		
FIRST INSERTION		
<p>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. 412025CA000375CAAXMA COMPU-LINK CORPORATION, DBA CELINK, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARNOLD W. DAVIS, DECEASED, et. al. Defendant(s). TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARNOLD W. DAVIS, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. TO: RANDALL L. HOLDEN, 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 31, BLOCK C, SUN SET ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 97, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA</p>		
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.		
In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.		
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.		
WITNESS my hand and the seal of this Court at Manatee County, Florida, this 29TH day of APRIL, 2025.		
ANGELINA COLONNESO CLERK OF THE CIRCUIT COURT BY: KRIS GAFFNEY DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-263214 May 2, 9, 202525-00690M		

PUBLIC SALES / ESTATE / SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below at the location indicated.

Auction date and time:
05/15/25 @ 10:00AM

Extra Space Storage
1930 Cortez Rd W,
Bradenton, FL, 34207
941-302-9918
www.Storage treasures.com

William Pacheco - household goods

Purchases must be made with cash only and paid at the above referenced facility in order to complete this transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.

Apr. 25; May 2, 2025 25-00632M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated : ExtraSpace 115 Manatee Ave. W. Bradenton Fl, 34205 on May 15,2025 at 10:00 AM

Darron Grooms - Furniture

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property

April 25; May 2, 2025 25-00631M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Extra Space Storage, 5311 34th St. W Bradenton, FL 34210 on 5/15/2025 at 9:30AM

Tarnished Reputations LLC - Business Supplies

Brendan Reese - Household items, tvs, furniture

Makalee Alexandria Whitehead - sectional couch, 95" TV, 75" TV, 2 king beds w/frames, household items, mirrors, shoes, clothes

Danyasia Thomas - couch King & 2 full beds TVs clothes deep freezer

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

April 25; May 2, 2025 25-00628M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Extra Space Storage, 5305 Manatee Ave W, Bradenton FL, 34209 on 5/15/25 at 9:30am.

Those in Auction:

Mitch Mallett - Wheelchairs, telescope, projector, bikes, tarps, safe, small chest, car battery, power drill, animal carriers, laptops, desktop computers, cabinets & shelves, health & wellness, lamps, old stuff, clothing & shoes, heavy equipment, mattress & bedding, personal effects, wall art, books, collectibles, electronics, household furniture, sports & outdoors, boxes, computers, office equipment, tools & suppliers

Willie Coney - appliances, clothing & shoes, personal effects, household furniture, boxes, A/C window units, 2-seater couch

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

April 25; May 2, 2025 25-00627M

HOW TO PUBLISH YOUR

LEGAL NOTICE

IN THE BUSINESS OBSERVER

CALL

941-906-9386

and select the appropriate County name from the menu option

OR E-MAIL:

legal@businessobserverfl.com

Business Observer

LY0242

SECOND INSERTION

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN

That pursuant to a Writ of Execution issued by the Palm Beach County Court of Palm Beach County, Florida, on the 28th day of August, 2024, in the cause wherein Cypress Recovery Corporation was plaintiff and Lori A Edwards a/k/a Lori Anne Keirn was defendant(s), being case number 2012-SC-009259XXXX MB RE in said Court, I, Charles R. Wells, as Sheriff of Manatee County, Florida, have this day levied upon **all the right, title and interest of the DEFENDANT**, Lori A Edwards a/k/a Lori Anne Keirn, in and to the following described personal property, to-wit:

2014 Jeep Wrangler Sport
VIN# 1C4GJWAG8EL235598

and on the 28th day of May, 2025, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 202, Bradenton, Manatee County, Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, **SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES**, if any, to the highest and best bidder for **CASH IN HAND**, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution. Property may be seen at Barfield's Wrecker Service, 6407 33rd St E, Sarasota, FL 34243 between the hours of 8:00a.m. and 5:00p.m., Monday thru Friday.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Daniel Sanchez, Manatee County Sheriff's Office, 747-3011 ext. 2339, Monday through Friday, 8:00 a.m. to 5:00 p.m., not later than seven (7) days prior to the proceedings.

CHARLES R. WELLS, SHERIFF
MANATEE COUNTY, FLORIDA
BY: D.S. John Dickerman
April 25; May 2, 9, 16, 2025

25-00654M

SECOND INSERTION

NOTICE TO CREDITORS (summary administration)

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 412025CP000937CPAXMA
IN RE: ESTATE OF
TIMOTHY MICHAEL CADY
Deceased.

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

You are hereby notified that an Order of Summary Administration will be entered in the estate of Timothy Michael Cady, deceased, File Number 412025CP000937CPAXMA, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, Florida 34205; that the decedent's date of death was December 28, 2024; that the total value of the estate is \$18,438.07 and that the names and addresses of those to whom it has been assigned by such order are:

NAME	ADDRESS
Daniel S. Cady	110 Little Killarney Beach Road Bay City, MI 48706
Patrick J. Cady	1555 S. Washington Saginaw, MI 48601
Donald J. Cady Jr.	1507 22nd Ave West Bradenton, FL 34205
Robert W. Cady	1555 S. Washington Saginaw, MI 48601
Andrew T. Cady	90 Burley Circle Cincinnati, OH 45218

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is April 25, 2025

Person Giving Notice:
Daniel S. Cady
110 Little Killarney Beach Road
Bay City, MI 48706
Attorney for Person Giving Notice:
Renee E. Nesbit
E-mail Addresses:
RNesbit@Nesbit-Law.com
Florida Bar No. 75374
Renee E. Nesbit, Attorney At Law
8305 Laurel Lakes Way
Naples, Florida 34119
Apr. 25; May 2, 2025 25-00635M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File Number: 2025CP000453AX
IN RE: ESTATE OF
DOUGLAS P WILLIAMS,
Deceased.

The administration of the Estate of Douglas P. Williams Deceased, whose date of death was October 29, 2024, 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 for said Estate and the Attorney for said Personal Representative are respectively set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this Notice is April 25, 2025.

Personal Representatives:
ANNE MARIE MAROTTA-ENGEL
7355 Ridge View Drive
Lancaster, CA 93536
MICHAEL ANTHONY MAROTTA
621 Woodgate Street
Lancaster, CA 93536
Attorney for Personal Representative:
BARRY A. DIAMOND, #471770
LAW OFFICES OF BARRY A. DIAMOND, P.A.
Coral Springs Professional Campus
5541 N. University Drive, Suite 103
Coral Springs, Florida 33067
Telephone: (954) 752-5000
April 25; May 2, 2025 25-00623M

SECOND INSERTION

NOTICE OF SALE UNDER E.S. CHAPTER 45

IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO. 2023CC0006412
EVERGREEN OF MANATEE COUNTY COMMUNITY ASSOCIATION INC., a Florida Not-For-Profit Corporation,
Plaintiff, v.
GUENSLY MEMNON; UNKNOWN SPOUSE OF GUENSLY; MARIE SONISE JEAN LOUIS; UNKNOWN SPOUSE OF MARIE SONISE JEAN LOUIS & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

Notice is given that under a Final Summary Judgment dated November 8, 2024, and in Case No. 2023CC006412 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, in which EVERGREEN OF MANATEE COUNTY COMMUNITY ASSOCIATION INC., the Plaintiff and GUENSLY MEMNON & MARIE SONISE JEAN LOUIS the Defendant(s), the Manatee County Clerk of Court will sell to the highest and best bidder for cash at manatee.realforeclose.com, at 11:00am on May 22, 2025, the following described property set forth in the Final Summary Judgment:

Lot 121, Evergreen Phase I, according to the plat as recorded in

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/09/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 OAKT mobile home bearing vehicle identification number 65B195 and all personal items located inside the mobile home. Last Tenant: Danny Nagle Russo, Estate of Danny Nagle Russo, All Unknown Parties, Beneficiaries, Heirs, Successors and Assigns of Danny Nagle Russo and Unknown Party or Parties in Possession. Sale to be held at: Pescara Lake, Inc, 570 57th Avenue West, Bradenton, Florida 34207, (941)-756-8702.

April 25; May 2, 2025 25-00652M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 810 AX
IN RE: ESTATE OF
JAMES H. HAMMOND,
Deceased.

The administration of the estate of JAMES H. HAMMOND, deceased, whose date of death was March 20, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee Clerk of Circuit Court, P.O. Box 25400 Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of 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 April 25, 2025.

Personal Representative:
MARK CHMIELEWSKI
3523 North Lockwood Ridge Road
Sarasota, FL 34234
Attorney for Personal Representative:
DOUGLAS J. ELMORE
Florida Bar No. 0020858
Williams Parker Harrison Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service:
Primary:
delmore@williamsparker.com
Secondary:
ltraver@williamsparker.com
April 25; May 2, 2025 25-00642M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 000638
IN RE: ESTATE OF
DONNA JEAN RHODES
Deceased.

The administration of the estate of Donna Jean Rhodes, deceased, whose date of death was on or about July 28, 2024, 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 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of 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 4/25/2025.

Kenneth W. Davis
Personal Representative
8433 Enterprise Circle, Suite 200
Lakewood Ranch, Florida 34202
Matthew D. Unzicker, Esq.
Attorney for Personal Representative
Florida Bar Number: 1015962
BERLIN PATTEN EBLING
8433 Enterprise Circle, Suite 200
Lakewood Ranch, Florida 34202
Telephone: (941) 907-9022
Fax: (941) 907-9024
E-Mail: munzicker@berlinpatten.com
Secondary E-Mail:
probate@berlinpatten.com
April 25; May 2, 2025 25-00626M

SECOND INSERTION

NOTICE OF SALE

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

CIRCUIT CIVIL DIVISION

CASE NO.: 2024-CA-001395
DIVISION: B
HIGH DESERT FINANCIAL, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
Plaintiff, vs.
EQUITY TRUST COMPANY
CUSTODIAN FBO 200360784 IRA, Defendants.

NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated August 28, 2024, and entered in Case No.: 2024-CA-001395 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein the property will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on the 22nd day of May, 2025, the following described property as set forth in said Order or Final Judgement, to wit:

(LEGAL DESCRIPTION)
LOT 4157 RIVER CLUB SOUTH, SUBPHASE IV, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 85, OF THE PUBLIC RE-

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 00390
Division Probate
IN RE: ESTATE OF
DEAN M. FOLKES
Deceased.

The administration of the estate of Dean M. Folkles, deceased, whose date of death was January 13, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 April 25, 2025.

Personal Representative:
Shawn M. Folkles
15 Acorn Drive
Hawthorne Woods,
Illinois 60047-9006
Attorney for Personal Representative:
John T. Griffin
Attorney
Florida Bar Number: 0674281
GRIFFIN & GRIFFIN
7077 S. Tamiami Trail
Sarasota, FL 34231
Telephone: (941) 966-2700
Fax: (941) 966-2722
E-Mail: john@griffinelderlaw.com
Secondary E-Mail:
tish@griffinelderlaw.com
April 25; May 2, 2025 25-00624M

CORDS OF MANATEE COUNTY, FLORIDA.

PARCEL ID: 587644956

The above is to be published in the Business Observer. 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 sixty (60) days after the sale.

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

Respectfully Submitted,
Charles R. Pinson, Esq.
Pinson Law, P.A.
7821 N. Dale Mabry Hwy, Ste 110
Tampa, FL 33614
Phone: (813) 574-7736
Fax: (813) 200-1057
Charles@pinsonlawpa.com
Fla. Bar No.: 125279
Attorney for Plaintiff
April 25; May 2, 2025 25-00640M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Extra Space Storage, 4805 96th street E palmetto Fl 34221) on 5-15-25 at 9: 30 AM

Bridget Ketchum-Household items, artwork, bicycle

Otto Moser-Household Goods/Furniture, TV/Stereo Equipment, Tools/Appliances

Matthew Heffner-Household Goods/Furniture

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

April 25; May 2, 2025 25-00630M

SECOND INSERTION		SECOND INSERTION		SECOND INSERTION		SECOND INSERTION		SECOND INSERTION			
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP843 IN RE: ESTATE OF Cindy L. Shauan Deceased.</p> <p>The administration of the estate of Cindy L. Shauan, deceased, whose date of death was February 10th, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is April 25, 2025.</p> <p>Personal Giving Notice: MARY K. DELAP 11305 62nd Street East Parrish, Florida 34219 Attorney for Person Giving Notice: JENNIFER L. HAMEY (0123046) Jenniifer L. Hamey, PA 3815 US Highway 301 N Ellenton, FL 34222 (941) 932-6217 jenniferhamey@gmail.com April 25; May 2, 2025 25-00637M</p>		<p>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2025 CP 740 Judge Diana Moreland IN RE: ESTATE OF MARY LOUISE A. FICE Deceased TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Mary Louise A. Fice, deceased, Case No. 2025 CP 740 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was February 17, 2025; that the total value of the estate is approximately \$59,500.00, including exempt assets, and that the name of those to whom it has been assigned by such order is:</p> <p>Mary K. Delap John Fice David Fice Mary J. Hammett ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>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 WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is April 25, 2025.</p> <p>Person Giving Notice: MARY K. DELAP 11305 62nd Street East Parrish, Florida 34219 Attorney for Person Giving Notice: JENNIFER L. HAMEY (0123046) Jenniifer L. Hamey, PA 3815 US Highway 301 N Ellenton, FL 34222 (941) 932-6217 jenniferhamey@gmail.com April 25; May 2, 2025 25-00637M</p>		<p>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2025 CP 431 Judge Diana Moreland IN RE: ESTATE OF BOBBY M. HARDY Deceased TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Bobby M. Hardy, deceased, Case No. 2025 CP 431 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was October 8, 2024; that the total value of the estate is approximately \$18,000.00, and that the name of those to whom it has been assigned by such order is:</p> <p>Jamey Hardy Ian Hardy Sydney Hardy Audrey Trichter, guardian of minor child ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>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 WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is April 25, 2025.</p> <p>Person Giving Notice: AUDREY TRICHTER 6710 36th Ave E, Lot 120 Palmetto, Florida 34221 Attorney for Person Giving Notice: JENNIFER L. HAMEY (0123046) Jennifer L. Hamey, PA 3815 US Highway 301 N Ellenton, FL 34222 (941) 932-6217 jenniferhamey@gmail.com April 25; May 2, 2025 25-00636M</p>		<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2025 CP 470 JUDGE DIANA MORELAND IN RE: ESTATE OF HERBERT A. HAIGHT Deceased</p> <p>The administration of the Estate of Herbert A. Haight, deceased, whose date of death was November 9, 2024, 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.</p> <p>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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is April 25, 2025.</p> <p>Personal Representative: JANET MILLSPAUGH (PR) 9779 Arden Road Trumansburg, New York 14886 Attorney for Personal Representative: JENNIFER L. HAMEY (0123046) Jenniifer L. Hamey, PA 3815 US Highway 301 N Ellenton, FL 34222 (941) 932-6217 jenniferhamey@gmail.com April 25; May 2, 2025 25-00638M</p>		<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 412024CA001728CAAXMA U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. JUNE C. GAINNEY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated April 1, 2025, and entered in Case No. 412024CA001728CAAXMA of the Circuit Court in and for Manatee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is Plaintiff and JUNE C. GAINNEY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, ANGELINA "ANGEL" COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash at their website www.manatee.realforeclose.com, at 11:00 a.m., on June 11, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:</p> <p>ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF MANATEE, STATE OF FLORIDA, BEING KNOWN AS BEGIN AT THE NORTHWEST CORNER OF LOT 28, BLOCK H, WASHINGTON GARDENS SUBDIVISION, SECTION 3, AS RECORDED IN PLAT BOOK 12,</p>		<p>PAGE 24, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N89°59'E., ALONG THE NORTH LINE OF SAID LOT 28, A DISTANCE OF 115.0 FEET TO THE NORTHWEST CORNER OF SAID LOT 28; THENCE N00°17'45" E., 70.00 FEET; THENCE S89°59'W., 114.89 FEET TO THE EAST RIGHT OF WAY OF 15TH AVENUE EAST; THENCE S00°23'21" W., ALONG SAID RIGHT OF WAY LINE, 70.00 FEET TO THE POINT OF BEGINNING, BEING IN SECTION 12, TOWNSHIP 34 SOUTH RANGE 17 EAST, MANATEE COUNTY, FLORIDA.</p> <p>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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.</p> <p>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.</p> <p>DATED April 11, 2025.</p> <p>By: /s/ Lisa A. Woodburn Lisa A Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1446-201284 / TM1 April 25; May 2, 2025 25-00644M</p>	

<div>FLORIDA PROBATE DIVISION File No. 2025-CP-0484 IN RE: ESTATE OF CHARLES J. CANNON Deceased.</div> <div>The administration of the estate of Charles J. Cannon, deceased, whose date of death was January 6, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 25, 2025.</div> <div>Personal Representative: Marie C. Cannon 447 Littlefield Rd Boxboro, Massachusetts 01719 Attorney for Personal Representative: R. Matthew Elliott, Esquire Attorney Florida Bar Number: 17820 1023 Manatee Avenue West, Suite 502 Bradenton, FL 34205 Telephone: (941) 242-2898 E-Mail: matt@rmelliottesq.com April 25; May 2, 2025 25-00648M</div>	<div>IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2024CP2087 IN RE: ESTATE OF ARIAIL G. BURTON Deceased.</div> <div>The administration of the estate of Ariail G. Burton, deceased, whose date of death was August 18, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is April 25, 2025.</div> <div>Personal Representative: Nancy S. Burton 6189 9th Ave, NE Bradenton, Florida 34212 Attorney for Personal Representative: Shanna Hourihan E-mail Addresses: shannahourihanlaw@outlook.com Florida Bar No. 0030396 Shanna Hourihan Law, PLLC P.O. Box 110008 Bradenton, Florida 34211 Telephone: (941) 404-6094 April 25; May 2, 2025 25-00649M</div>	<div>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NUMBER: 2025 CP 000568 IN RE: ESTATE OF ROSEMARNA PAJERSKI Deceased.</div> <div>The administration of the Estate of ROSEMARNA PAJERSKI, whose date of death was November 5, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and address of the personal representative and the personal representative's attorney are set forth below.</div> <div>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div> <div>All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>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 served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with the Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.</div> <div>The date of first publication of this Notice is April 25, 2025.</div> <div>Persons Giving Notice: FRANCIS WALL, Personal Representative c/o 2033 Main Street, Suite 404 Sarasota, Florida 34237 C. Ted French, Esq. Attorney for Personal Representative Florida Bar No 173400 2033 Main Street, Suite 404 Sarasota, Florida 34237 (941) 955-0908 - phone ted@tedfrench.org April 25; May 2, 2025 25-00625M</div>	<div>SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE No. 2025CP535 IN RE: ESTATE OF JOSEPHINE RAE TOBIAS Deceased</div> <div>The administration of the Estate of JOSEPHINE RAE TOBIAS, deceased, whose date of death was June 18th, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, 1115 Manatee Avenue West, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s 732.2211</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: April 25, 2025.</div> <div>Personal Representative KAREN YEO 4425 Star Apple Terrace Bradenton, Fl 34221 Attorney for Personal Representative: ERNIE C. LISCH, ESQ., Florida Bar No. 323284 3007 Manatee Ave W Bradenton, FL 34205 941-748-8464 April 25; May 2, 2025 25-00653M</div>	<div>SECOND INSERTION NOTICE OF SALE IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2024-CC-3424 COVE AT TWIN RIVERS NEIGHBORHOOD ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. ROBERT WILLIAM FLETCHER; ERICA ROSE FLETCHER; AND UNKNOWN TENANT(S), Defendants.</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Manatee County, Florida, Clerk of Court will sell all the property situated in Manatee County, Florida described as:</div> <div>Lot 5126, COVE AT TWIN RIVERS FORMERLY KNOWN AS TWIN RIVERS PHASE V-B, according to the Plat thereof as recorded in Plat Book 66, Page 52, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.</div> <div>Property Address: 14510 20th Street East, Parrish, FL 34219 at public sale, to the highest and best bidder, for cash, via the Internet at www.manatee.realforeclose.com at 10:00 A.M. on May 29, 2025 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE</div>	<div>ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.</div> <div>IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.</div> <div>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.</div> <div>MANKIN LAW GROUP BRANDON K. MULLIS, ESQ. Email: Service@MankinLawGroup.com Attorney for Plaintiff 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 April 25; May 2, 2025 25-00622M</div>
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SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF PUBLIC SALE</p> <p>Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:</p> <p>Facility Address 5717 14th Street W, Bradenton, Florida 34207 Phone Number 941-866-6675 Time of Sale 05/15/2025 9:30am Amanda Simacek- household Thomasena Brown- Household Goods</p> <p>The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.</p> <p>April 25; May 2, 2025 25-00629M</p>	<p>SECOND INSERTION</p> <p>NOTICE OF PUBLIC SALE</p> <p>Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:</p> <p>Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 05/15/25 at 9: 30 AM Jatzen Doronio - Household Items The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.</p> <p>Apr. 25; May 2, 2025 25-00633M</p>

CHARLOTTE COUNTY LEGAL NOTICES



Who benefits from legal notices?

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

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

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

--- PUBLIC SALES ---

FIRST INSERTION		
NOTICE OF PUBLIC SALE Notice is hereby given that on 5/16/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 2011 HYUN SANTA FE 4D GRAY #5XYZG3AB6BG047938 TAG # 86DIZX . Last Tenants: BRANDI LYNN FARMER, LINDA RAE MILLER, AND DWAYNE FARMER and all unknown parties beneficiaries heirs . Sale to be at CS1031 HARBORVIEW MHC LLC DBA HARBOR VIEW ON THE BAY, 4234 MANATEE LOOP, PUNTA GORDA, FL 33980. 813-241-8269. May 2, 9, 2025 25-00439T		

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 Starshine Pavers Plus located at 3101 Felda St in the City of Port Charlotte, Charlotte County, FL 33948 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of April, 2025. STARSHINE PAINTING & PRESSURE CLEANING, INC. May 2, 2025 25-00423T		

FIRST INSERTION		
NOTICE OF PUBLIC SALE Notice is hereby given that on 5/16/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1961 KNOX HS S55TFB193 . Last Tenants: MICHAEL JOHN CHASE AND JOHN WILLET CHASE and all unknown parties beneficiaries heirs . Sale to be at CS1031 HARBOR VIEW MHC LLC DBA HARBOR VIEW ON THE BAY, 4234 MANATEE LOOP, PUNTA GORDA, FL 33980. 813-241-8269. May 2, 9, 2025 25-00435T		

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 NoteArmor located at 43837 Cattleman Drive in the City of Punta Gorda, Charlotte County, FL 33982 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of April, 2025. Evan M Hoffman May 2, 2025 25-00422T		

FIRST INSERTION		
Notice of Sale Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date May 23rd, 2025 @ 10:00 AM at each individual repair facility. 40685 2019 Ram VIN#: 3C6TRVBG8KE509264 Repair Facility: Gettel Chrysler Dodge Jeep Ram 2323 Tamiami Trl Punta Gorda 941-676-3630 Lien Amt \$3,758.02 40686 2023 Ram VIN#: 3C63R3HL2PG532107 Repair Facility: Gettel Chrysler Dodge Jeep Ram 2323 Tamiami Trl Punta Gorda 941-676-3630 Lien Amt \$1,609 May 2, 2025 25-00419T		

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 May 20th, 2025 at 10AM <table><tr><th>Occupant Name</th><th>Unit</th><th>Description of Property</th></tr><tr><td>Patricia Marie Douglas</td><td>06005</td><td>Household Items</td></tr><tr><td>David Syrett</td><td>12035</td><td>Household Items</td></tr><tr><td>Nicola Baker</td><td>11131</td><td>Household Items</td></tr><tr><td>Yosyf Popov</td><td>10027</td><td>Household Items</td></tr><tr><td>Stephanie Robinson</td><td>11029</td><td>Household Items</td></tr></table> May 2, 9, 2025 25-00420T			Occupant Name	Unit	Description of Property	Patricia Marie Douglas	06005	Household Items	David Syrett	12035	Household Items	Nicola Baker	11131	Household Items	Yosyf Popov	10027	Household Items	Stephanie Robinson	11029	Household Items
Occupant Name	Unit	Description of Property																		
Patricia Marie Douglas	06005	Household Items																		
David Syrett	12035	Household Items																		
Nicola Baker	11131	Household Items																		
Yosyf Popov	10027	Household Items																		
Stephanie Robinson	11029	Household Items																		

FIRST INSERTION		
CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025 MEETINGS The Board of Supervisors ("Board") of the Coral Creek Community Development District ("District") will hold regular meetings for the remainder of Fiscal Year 2025 at 1:00 p.m., or as soon thereafter as the matter may be heard, at the Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954 on the following dates: May 15, 2025 July 17, 2025 August 21, 2025 September 18, 2025 The purpose of the meetings is for the Board to consider any business which may properly come before it. Copies of the agendas may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, https://coralcreekcdd.net/. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager District Manager May 2, 2025 25-00440T		

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 05/22/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below. Chad Nunez 130 Boxes, Shelving, furniture Mikaelah Scharmberg 307 Furniture, Boxes Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071. May 2, 9, 2025 25-00418T		

FIRST INSERTION		
WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING Notice is hereby given that the Board of Supervisors ("Board") of the West Port East Community Development District (the "District") will hold a special meeting on May 13, 2025 at 12:00 p.m., at the Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954. The Special Meeting is being held for the necessary public purpose of considering the delegation resolution and related financing items, as well as conducting any other business that may properly come before the Board. A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office") during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager May 2, 2025 25-00442T		

FIRST INSERTION		
TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025 MEETINGS The Board of Supervisors ("Board") of the Tuckers Pointe Community Development District ("District") will hold regular meetings for the remainder of Fiscal Year 2025 at 1:00 p.m., at the Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954 on the following dates: May 15, 2025 July 17, 2025 August 21, 2025 September 18, 2025 The purpose of the meetings is for the Board to consider any business which may properly come before it. Copies of the agendas may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website at https://tuckerspointcdd.net/. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager District Manager May 2, 2025 25-00441T		

FIRST INSERTION		
NOTICE OF PUBLIC SALE Notice is hereby given that on 5/16/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1980 HILL HS 02611236N . Last Tenants: BRANDI LYNN FARMER AND LINDA RAE MILLER and all unknown parties beneficiaries heirs . Sale to be at CS1031 HARBOR VIEW MHC LLC DBA HARBOR VIEW ON THE BAY, 4234 MANATEE LOOP, PUNTA GORDA, FL 33980. 813-241-8269. May 2, 9, 2025 25-00436T		

SAVE TIME

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Business Observer

LV4680

ACTIONS / SALES ---

FIRST INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 23001528CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. WELLINGTON MARCELO PAVARINI, Defendant	mondin Way, Placida, FL 33946 In an online sale at www.charlotte. realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 11:00 a.m., on May 28th, 2025. 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, Sec- tion 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Admin- istrative 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 notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this day of 04/24/2025. By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court May 2, 9, 202525-00428T	
	Notice is hereby given that pursuant to an Amended Final Judgment of Fore- closure entered on 03/26/2025, in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida, legally described as: 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. Commonly known as : 31 Cala-	

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2024-CA-001104 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. DANIEL D. BOOTH, et al., 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 the sale is set aside for any reason, the Purchaser at the sale shall be en- titled only to a return of the deposit paid. The Purchaser shall have no further re- course against the Mortgagor, the Mort- gagee or the Mortgagee's attorney. 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 provi- sion 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. WITNESS my hand and official seal of this Honorable Court this day of 04/29/2025. Roger D. Eaton Clerk of the Circuit Court By: (SEAL) B. Lackey DEPUTY CLERK	
	NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on June 6, 2025, at 11:00 a.m. ET, via the online auction site at www.charlotte. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit: Lot 112, SOUTH PUNTA GOR- DA HEIGHTS, 8TH ADDI- TION, a subdivision according to the plat thereof, as recorded in Plat Book 4, Page(s) 6A through 6D, of the Public Records of Charlotte County, Florida. To- gether with a 2005 Double Wide DYNA Mobile Home VIN No's. H817973GL and H817973GR and Title No's. 9401241I and 94012344. Property Address: 15532 Mango Drive, Punta Gorda, FL 33955 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.	

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 24001010CA FIRST HOME MORTGAGE CORPORATION, Plaintiff, VS. MARK BRYANT MOORE; 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 INTER- EST AS SPOUSES, HEIRS, DEVI- SEES, 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 March 25, 2025 in Civil Case No. 24001010CA, of the Circuit Court of the TWENTIETH Judicial Cir- cuit in and for Charlotte County, Florida, wherein, FIRST HOME MORTGAGE CORPORATION is the Plaintiff, and MARK BRYANT MOORE; ANY AND ALL UNKNOWN PARTIES CLAIM- ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN- KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose. com on July 11, 2025 at 11:00:00 AM EST the following described real	property as set forth in said Final Judgment, to wit: LOT 22, BLOCK 1681, PORT CHARLOTTE SUBDIVISION SECTION TWENTY-ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 12, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disabili- ty 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 or voice impaired, call 711. WITNESS my hand and the seal of the court on 04/22/2025. CLERK OF THE COURT Roger D. Eaton (SEAL) D. Gerace Deputy Clerk ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1100-978B May 2, 9, 202525-00433T	

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Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

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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. 24-2140-CC SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation, Plaintiff, v. RUBEN MARTINEZ, Defendant. NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages dated April 25, 2025 in Case No. 24-2140 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 corpora- tion is plaintiff and RUBEN MARTI- NEZ 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 July 16, 2025 at 11:00 a.m. the following described property set forth in the Final Judgment of Foreclosure and Damages. Lot 5, Block 785, PUNTA GORDA	ISLES, Section 23, according to the plat thereof as recorded in 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 order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Admin- istrative 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 notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated 04/29/2025 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 May 2, 9, 202525-00432T	

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2025-CA-0430 SIGMA INFINITY LLC, Plaintiff, v. AMSC FLORIDA HOLDINGS CORP., a FLORIDA CORPORATION, Defendant. To: AMSC FLORIDA HOLDINGS CORP., a FLORIDA CORPORATION YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as: RHT 000 0000 0881 RO- TONDA HTS LT 881 688/674 UNREC NJ PROB-AAC DC4395/389-LRC PR19- 114-AAC DC4395/391-AAC OSA4406/470 4727/2045 4728/1600 More commonly known as: 112 Arrow Lane, Ro- tonda West, FL 33947 has been filed by Plaintiff, SIGMA IN- FINITY LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sut- ton Park Dr. S., Suite 1204, Jackson- ville, FL 32224, (904)620-9545 on or	before 5-29-2025 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judg- ment will be entered against you for the relief demanded. If you are a person with a disabili- ty 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 or voice impaired, call 711. Witness my hand and the seal of this court on this 23 day of April, 2025. Clerk of the Circuit Court (SEAL) By: B. Lackey Deputy Clerk Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 May 2, 9, 16, 23, 202525-00427T	

FIRST INSERTION		
NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2553CA NEW VISTA PROPERTIES, INC., a Florida corporation, Plaintiff, vs. BARRY W. SHARP; GLENN R. SHARP; TIMOTHY LYNN DEWEESE;TIMOTHY DONALD MOBERLY; TERRY ANN M. PERKINS; LEE HSIA-LAN; JOHN CHANG; LINDA CHANG; ARIDERSON BENITEZ; JEAN C. MATTHIEU; GRACE LIN; and JU YU HUANG; if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against him, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein described, Defendants. TO: BARRY W. SHARP, GLENN R. SHARP, TIMOTHY LYNN DEWEESE, TIMOTHY DONALD MOBERLY, TERRY ANN M. PERKINS, JOHN CHANG, LINDA CHANG, ARIDER- SON BENITEZ, JEAN C. MATTHIEU, GRACE LIN and JU YU HUANG, if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against her, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the prop- erty herein described: YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described properties in Charlotte Coun- ty, Florida: Lot 5, Block 2328, Port Charlotte Subdivision, Section 38, accord- ing to the map or plat thereof, as recorded in Plat Book 5, Page(s) 42A through 42H, inclusive, of the Public Records of Charlotte County, Florida. Commonly Known As: 13342 Gold Avenue, Port Charlotte, FL 33953 Lot 11, Block 3090, Port Char- lotte Subdivision, Section 57, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 71A through 71C, in- clusive, of the Public Records of Charlotte County, Florida. Commonly Known As: 2032 Lorraine Drive, Port Charlotte, FL 33953 Lot 11, Block 2717, Port Charlotte Subdivision, Section 31, accord-	ing to the map or plat thereof, as recorded in Plat Book 5, Page(s) 26A through 26F, inclusive, of the Public Records of Charlotte County, Florida. Commonly Known As: 3632 Fla- mingo Blvd., Port Charlotte, FL 33948 Lot 1, Block 2266, Port Charlotte Subdivision, Section 20, accord- ing to the map or plat thereof, as recorded in Plat Book 5, Page(s) 10A through 10F of the Public Records of Charlotte County, Florida. Commonly Known As: 23386 Hemenway Avenue, Punta Gor- da, FL 33980 Lot 1, Block 2225, Port Charlotte Subdivision, Section 37, accord- ing to the map or plat thereof, as recorded in Plat Book 5, Page(s) 41A through 41H, of the Public Records of Charlotte County, Florida. Commonly Known As: 18024 Republic Avenue, Port Charlotte, FL 33948 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., 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 disabili- ty 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 or voice impaired, call 711. WITNESS my hand and seal of this Court April 29, 2025. ROGER D. EATON, CLERK OF THE COURT (SEAL) By: B. Lackey Deputy Clerk	

Albert J. Tiseo, Jr., Esq. atiseo@gtslawfirm.com lbaird@gtslawfirm.com Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 941-625-6666 May 2, 9, 16, 23, 202525-00434T		

FIRST INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 23003435CA NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN P. SOUZA A/K/A JOHN PHILLIP SOUZA, DECEASED; JENNETTE CORYN SOUZA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 22, 2025, and entered in Case No. 23003435CA of the Circuit Court in and for Charlotte County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN P. SOUZA A/K/A JOHN PHILLIP SOUZA, DECEASED; JENNETTE CORYN SOUZA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash website of www.charlotte.realforeclose. com, 11:00 a.m., on June 6, 2025 , the following described property as set	forth in said Order or Final Judgment, to-wit: LOT 4, BLOCK 1478, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 38-A THROUGH 38H, INCLUSIVE, 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID- ED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to 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 provi- sion 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 at Punta Gorda, Florida, on 04/28/2025. ROGER D EATON As Clerk, Circuit Court By: (SEAL) B. Lackey As Deputy Clerk Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff P.O. BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Service E-mail: answers@dallegal.com 1463-193895 / BJB May 2, 9, 202525-00438T	

SUBSEQUENT INSERTIONS

ESTATE ---		
SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY FLORIDA PROBATE DIVISION File No. 25-399 CP IN RE: ESTATE OF EDMUND FRANCIS LEWIS, Deceased. The administration of the estate of Ed- mund Francis Lewis, deceased, whose date of death was February 24, 2025 is pending in the Circuit Court of CHAR- LOTTE County Florida Probate Divi- sion the address of which is 350 E. Mar- ion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal repre- sentative's attorney are set forth below. All creditors of the decedent and 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 de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 April 25, 2025. Personal Representative: Edmund G. Lewis, 4977 Lake Forest Drive, Peninsula, OH 44264. Attorney for Personal Representative: Sarah M. Howell, Esq., FL Bar No. 084738, 22226 Westchester Blvd, Port Charlotte, FL 33952; tel 941-445-6017, fax 941625-2504. April 25; May 2, 202525-00405T	

SECOND INSERTION		
NOTICE TO CREDITORS (ancillary administration) IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25000482CP IN RE: ESTATE OF DAVID EARLE JOHNSON, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The ancillary administration of the Estate of DAVID EARLE JOHNSON, deceased, File Number 25000482CP is pending in the Circuit Court for Char- lotte County, Florida. The names and addresses of the an- cillary personal representative and the personal representative's attorney are set forth below. ALL INTERESTED PARTIES ARE NOTIFIED THAT: 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 served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE	LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA- TION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SER- VICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims against the estate of the decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. The date of the first publication of this Notice is April 25, 2025. Personal Representative: PETER JOHNSON 2602A Monroe Street Madison, WI 53711 Attorney for Personal Representative: JAN A. YELEN YELEN YELEN & SIMON, P.A. Florida Bar No. 323799 1104 Ponce de Leon Boulevard Coral Gables, Florida 33134 (305) 445-3721 jyelen@yelen-yelen.com April 25; May 2, 202525-00416T	

ESTATE / ACTION ---

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25000149CP
Division Probate
IN RE: ESTATE OF HENRY G. MARCHMAN 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 HENRY G. MARCHMAN, deceased, File Number 25000149CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was August 22, 2024; that the total value of the estate is \$10,218.41 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Janet L. Marchman
24017 Madaca Lane
Port Charlotte, FL 33954

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the de-

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

The date of first publication of this Notice is April 25, 2025.

Persons Giving Notice
Janet L. Marchman
Attorney for Persons Giving Notice:
Tasha Warnock, Esq.
Florida Bar Number: 116474
The Warnock Law Group LLC
6843 Porto Fino Circle
Fort Myers, Florida 33912
Telephone: (239) 437-1197
Fax: (239) 437-1196
E-Mail: service@warnocklawgroup.com
Secondary E-Mail: twarnock@warnocklawgroup.com
April 25; May 2, 2025 25-00409T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 1721 NC
IN RE: ESTATE OF HUNT B. WAGSTAFF Deceased.

The administration of the Estate of Hunt B. Wagstaff, deceased, whose date of death was December 17, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The name and address of the Personal Representative and the Personal Representative's attorney is 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.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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: Friday, April 25, 2025.

Personal Representative:
Paige C. Sutherland
25 Central Park W, Suite 3Y
New York, NY 10023-7214

Attorneys for Personal Representative: DUNLAP & MORAN, P.A.
Post Office Box 3948
Sarasota, Florida 34230-3948
Telephone: (941) 366-0115
Fax: (941) 365-4660
By: Daniel J. Jackson, Esq.
Florida Bar No: 1015499
Johnson S. Savary, Jr., Esq.
Florida Bar No. 0162220
Primary E-Mail: djackson@dunlapmoran.com
Primary E-Mail: jsavary@dunlapmoran.com
Secondary E-Mail: eserve@dunlapmoran.com
April 25; May 2, 2025 25-00404T

FOURTH INSERTION

NOTICE OF ACTION
IN THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 082025CC000129000101 ROBERT SPEER, and LAURIE SPEER, Plaintiffs, vs. PATRICIA CAMPANINI, AS TRUSTEE of the JUDITH EVE GOLDMAN TRUST of September 29, 2014, Defendant.

Pursuant to Florida Statutes §49.08, this is notice that on January 27, 2025, an action was filed against the following Defendant/s: PATRICIA CAMPANINI, AS TRUSTEE of the JUDITH EVE GOLDMAN TRUST of September 29, 2014, against the real property located at: 5007 Palermo Dr., Punta Gorda, Florida, 33950, Parcel Identification Number: 41-23-29-2580-07, and legal description:

LOT 101 BLOCK 282, PUNTA GORDA ISLES, SECTION 15-REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE(S) 25A THROUGH 25O, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

It is an action for Trespass, Quiet Title, and Violation of Florida Statutes §720.305 involving alleged encroachments on neighboring property and related damages. The action is proceeding in the Twentieth

Judicial Circuit Court in and for Charlotte County, Florida and is titled, Robert Speer and Laurie Speer vs. Patricia Campanini, as Trustee of the Judith Eve Goldman Trust of September 29, 2014, and is case number: 082025CC000129000101. Plaintiff's attorney is: Sheri L. Freeman-Novoa, Esq., Lake Law Firm, P.A., 745 Central Ave., Ste. 402, St. Petersburg, FL 33701, Phone: (727) 592-1812, slfreemmannovoa@lakelawfirm.com.

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: April 4, 2025

ROGER D. EATON
(seal) Clerk of the Circuit Court

ROGER D. EATON,
CLERK OF THE CIRCUIT COURT
350 E. Marion Avenue,
Punta Gorda, FL 33950
(941) 637-2113
D. Gerace
As Deputy Clerk
April 11, 18, 25; May 2, 2025 25-00362T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-0457 CP
Division Probate
IN RE: ESTATE OF FRANK A. NEWMAN Deceased.

The administration of the estate of FRANK A. NEWMAN, deceased, whose date of death was February 27, 2025, 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 representatives and the personal representatives' attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 April 25, 2025.

Personal Representatives:
JOHN F. NEWMAN
24619 Rio Villa Lake Circle
Punta Gorda, Florida 33950
KELLY J. VAN HYFFTE (f/k/a Kelly J. Newman)
6749 Ryan Gulch Road
Silverthorne, CO 80498

Attorney for Personal Representatives: DOROTHY L. KORSZEN, ESQUIRE
Florida Bar Number: 765317
Farr Law Firm P.A.
901 Ridgewood Avenue
Venice, FL 34285
Telephone: (941) 4841-3000
Fax: (941) 485-5173
E-Mail: dkorszen@farr.com
Secondary E-Mail: jpainchaud@farr.com
April 25; May 2, 2025 25-00415T

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-408-CP
IN RE: ESTATE OF DENNIS WAYNE WHITE a/k/a DENNIS WAYNE WHITE, SR. 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 Dennis Wayne White a/k/a Dennis Wayne White, Sr., deceased, File Number 25-408-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was January 9, 2025; that the total value of the estate is \$0.00 (exempt property only) and that the names and addresses of those to whom it has been assigned by such order are:

Dennis White, Jr.
1718 S. 11th St.
Terre Haute, IN 47802
Angela Marie Wallace
1812 South 21st Street
Terre Haute, IN 47802

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

Florida Statutes. The written demand must be filed with the clerk.

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 April 25, 2025.

Personal Representatives:
JOHN F. NEWMAN
24619 Rio Villa Lake Circle
Punta Gorda, Florida 33950
KELLY J. VAN HYFFTE (f/k/a Kelly J. Newman)
6749 Ryan Gulch Road
Silverthorne, CO 80498

Attorney for Personal Representatives: DOROTHY L. KORSZEN, ESQUIRE
Florida Bar Number: 765317
Farr Law Firm P.A.
901 Ridgewood Avenue
Venice, FL 34285
Telephone: (941) 4841-3000
Fax: (941) 485-5173
E-Mail: dkorszen@farr.com
Secondary E-Mail: jpainchaud@farr.com
April 25; May 2, 2025 25-00415T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 082025CP000461000101
Division PROBATE
IN RE: ESTATE OF BONNIE JEAN FULKUS Deceased.

The administration of the estate of Bonnie Jean Fulkus, deceased, whose date of death was November 11, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 April 25, 2025.

Personal Representative:
Kate Fulkus
1751 Old Trail Drive
Crozet, Virginia 22932

Attorney for Personal Representative: Alexandra Kane
Attorney
Florida Bar Number: 1039243
Goodwin Law, P.A.
9955 Tamiami Trail North, STE 4
Naples, Florida 34108
Telephone: (239) 207-3403
Fax: (239) 207-3403
E-Mail: alexandra@flestatelaw.com
Secondary E-Mail: matt@flestatelaw.com
April 25; May 2, 2025 25-00417T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-465-CP
Division: Probate
IN RE: ESTATE OF JEANNETTE ANN LEE A/K/A JEANNETTE LEE Deceased.

The administration of the estate of Jeannette Ann Lee a/k/a Jeannette Lee, deceased, whose date of death was March 23, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 April 25, 2025.

Personal Representative:
Scott Lee
31 Lincoln Road
Saco, Maine 04072

Attorney for Personal Representative: 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
April 25; May 2, 2025 25-00413T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-437
Division Probate
IN RE: ESTATE OF RICHARD WORTH SHAMPENY a/k/a RICHARD W. SHAMPENY Deceased.

The administration of the estate of Richard Worth Shampeny a/k/a Richard W. Shampeny, deceased, whose date of death was February 22, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 25, 2025.

Personal Representative
John T. Shampeny
c/o BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236

Attorney for Personal Representative Edwin M. Boyer, Esq.
Florida Bar Number: 252719
BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Telephone: (941) 365-2304
Fax: (941) 364-9896
Email: emboyer@boyerboyer.com
Secondary Email: service@boyerboyer.com
April 25; May 2, 2025 25-00411T

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25000208CP
Division Probate
IN RE: ESTATE OF RONALD L. BEASOM 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 RONALD L. BEASOM, deceased, File Number 25000208CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was April 22, 2024; that the total value of the estate is \$11,836.86 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
JEFFREY C. BEASOM 9624 Ambleside Drive Windermere, Florida 34786
KIM L. SCHWAB 710 Danica Jo Lane Carl Juction, MO 64834
BRYN A. FAY 24 Findall Drive Newark, DE 19711

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

The date of first publication of this Notice is April 25, 2025.

Person Giving Notice:
JEFFREY C. BEASOM
9624 Ambleside Drive
Windermere, Florida 34786

Attorney for Person Giving Notice ANTHONY G. MOWRY, Attorney
Florida Bar Number: 107374
227 Pensacola Rd.
Venice, FL 34285
Telephone: (941) 480-0333
Fax: (941) 486-4106
E-Mail: tony@mowrylawoffice.com
Secondary E-Mail: jen@mowrylawoffice.com
April 25; May 2, 2025 25-00410T

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

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