MANATEE COUNTY LEGAL NOTICES

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, 2025	25-00656M

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, 2025 25-00675M

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 ad-dress 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, 2025 25-00683M

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, 2025 25-00670M

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 Dver 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, Untensils, 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. 25-00665M

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, 2025 25-00661M

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, sil-ver 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 headboard. 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, 2025 25-00676M

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 Lugo 00567 REFRIGERATORS, WASHER, DRYER. Robert Conley 01299 WORK TABLE, WASHER. Javaris Jones 01244 RETAIL STORE ITEMS, SAFE, MICROWAVE, RACKS, MANNE-QUINS, LADDER, HANGERS, BOX-ES, SIGN HOLDERS. Shominique Rodgers 00719 STORE SHELVING, RACKS, BOXES, MANNEQUINS, RETAIL ITEMS. Kirk Yarger 00829 FURNITURE, FILE CABINET, COF-FEE 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 cancella-tion in the event of settlement between owner and obligated party.

25-00667M May 2, 9, 2025

FIRST INSERTION

PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of JOVAN BORSCEVSKI, if deceased any un-known 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, 2025

FIRST INSERTION

25-00669M

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, Braden-ton, 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, 2025 25-00666M

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 Man ager 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 fortyeight (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

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

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 loca-tion 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.

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. 25-00659M May 2, 9, 2025

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

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, VACU-UM, CHAIRS, MISC FURNITURE. Brian O'Connor 2026 DECORA-TIONS, KIDS TOYS, PAINTINGS, WALL ART, TOTES, BOXES, FUR-NITURE, TV, MISC ITEMS. Paulette Garey 4040 REFRIGERATOR, CABI-NETS, SHOPVAC, VINYL RECORD CASES, TV, CHAIRS, FURNITURE, TOTES, BOXES. Kenny Dabney 2048 TOOLS, WEIGHTS, DOLLY, DRESS-ERS, 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. 25-00668M

May 2, 9, 2025

Ruben Durand District Manager May 2, 2025

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 fortyeight (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

25-00677M

25-00684N

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	
M	May 2, 2025	25-00686M

May 2, 9, 2025

---- ESTATE ----

ALL CLAIMS NOT SO FILED WILL

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

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

A PERSONAL REPRESENTATIVE

OR CURATOR HAS NO DUTY TO

DISCOVER WHETHER ANY PROP-

ERTY HELD AT THE TIME OF THE

DECEDENT'S DEATH BY THE DE-

CEDENT OR THE DECEDENT'S

SURVIVING SPOUSE IS PROPERTY

FORM DISPOSITION OF COM-

MUNITY PROPERTY RIGHTS AT

DEATH ACT AS DESCRIBED IN SS.

732.216-732.228, APPLIES, OR MAY

APPLY, UNLESS A WRITTEN DE-

MAND IS MADE BY A CREDITOR AS

THE DATE OF FIRST PUBLICA-

TION OF THIS NOTICE IS: May 2,

Personal Representative: RAYMOND L. DELACQUESEAUX

4512-35th Terrace North

St. Petersburg, Florida 33713 Attorney for Personal Representative:

2111 Dr. Martin Luther King Jr. Street

SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

NOTWITHSTANDING THE TIME

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

25-00687M

DAVID W. FOSTER, of

FOSTER AND FOSTER

St. Petersburg, Florida 33704

Telephone: (727) 822-2013

ATTORNEYS, P.A.

May 2, 9, 2025

ER BARRED

SPECIFIED UNDER S. 732.2211.

DATE OF DEATH IS BARRED.

BE FOREVER BARRED.

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 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: 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 25-00688M May 2, 9, 2025

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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR anatee 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITH-IN 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 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, 2025 25-00663M

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 Coun-ty, 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 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

FIRST INSERTION AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS

FIRST INSERTION

2025

North

NOTICE TO CREDITORS with this court WITHIN 3 MONTHS IN THE CIRCUIT COURT FOR THE AFTER THE DATE OF THE FIRST TWELFTH JUDICIAL CIRCUIT PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILEDWITHIN IN AND FOR MANATEE COUNTY, THE TIME PERIODS SET FORTH IN

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

FIRST INSERTION

NOTICE TO CREDITORS

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

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 de-

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 represen-

tative 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

TO WHICH THE FLORIDA UNI-Circuit Court Judge May 2, 9, 16, 2025

25-00679M

FIRST INSERTION

NOTIFIED THAT:

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

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 Ralph Donofrio, deceased, Case No. 2024 CP 2081 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 May 3, 2024; that the total value of the estate is approximately \$12,000.00, including exempt assets, and that the name of those to whom it has been assigned by such order is:

Michael Donofrio Angela Donofrio

ALL INTERESTED PERSONS ARE

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, 2025 25-00671M



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 de-

cedent'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** 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, 2025 25-00662M

to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is 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 - 3731Florida Bar No: 0717381 25-00673MMay 2, 9, 2025

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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, Michellef@hurwitzfine.com Florida Bar No. 522831 Hurwitz & Fine, P. C.

1300 Liberty Building Buffalo, New York 14202 Telephone: (716) 849-8900 May 2, 9, 2025

25-00672M

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

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

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

cedent'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 or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is: 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, 2025 25-00660M

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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



--- ACTIONS / SALES / ESTATE ---FIRST INSERTION

NOTICE OF BUDGET WORKSHOP

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

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.greyhawkcdd.org. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters,

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 Supervi-

sors or staff members will participate by telephone. A speaker telephone will be pres-ent 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.

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

ing 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

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 verba-tim record of the proceedings is made, including the testimony and evidence upon

capital improvements, and general administration activities.

FIRST INSERTION

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

Case No.: 2025 CA 000781 AX Agency Case No.: 2025-005583 IN RE: FORFEITURE OF:

2017 BUICK REGAL.

VIN# 2G4GM5EX0H9138527 TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED:

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 RE-GAL, VIN# 2G4GM5EX0H9138527, 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.

In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY,

FLORIDA

CIVIL DIVISION CASE NO.:

412024CA001283CAAXMA

ALLEN R. JENKINS AND JULIE A.

TO: Susan Oliver surviving spouse of Si-

Last Known Address: C/o Gibson Kohl

P.L. James D. Gibson, Esq., 1800 2nd

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-

LOT 7, BLOCK 18, HOLIDAY HEIGHTS, 2ND ADDITION,

ACCORDING TO THE MAP

OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 9,

PAGE 27, OF THE PUBLIC RE-

CORDS OF MANATEE COUN-

PARCEL IDENTIFICATION

has been filed against you and you are

required to serve a copy of your writ-

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

for Plaintiff, whose address is 210 N.

University Drive, Suite 900, Coral

Springs, FL 33071, on or before, with-

in 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

NUMBER: 5275100109

TY, FLORIDA.

lowing described property: THE WEST 45 FEET OF

Street Ste 777, Sarasota, FL 34236

Current Residence: UNKNOWN

ONSLOW BAY FINANCIAL LLC

PLAINTIFF, VS.

JENKINS, ET AL.,

DEFENDANT(S).

mon Oliver

6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628

ity 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 25-00674M May 2, 9, 2025

FIRST INSERTION

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

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 as-sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti-fication if the time before the 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 $25\text{-}00682\mathrm{M}$ May 2, 9, 2025

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 at-torney or immediately thereafter; oth-

erwise a default will be entered against

you for the relief demanded in the com-

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO .: 412025CA000593CAAXMA DEUTSCHE BANK NATIONAL

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 disabil-

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

District Office.

Matt O'Nolan District Manager

May 2, 2025

which the appeal is based.

A/K/A STEPHEN M. ROSHER, Deceased.

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.

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 PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or un-

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO .: 412025CA000496CAAXMA TH MSR HOLDINGS LLC PLAINTIFF, VS. UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM

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

25-00691M

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

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

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, 2025 25-00678M

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

FIRST INSERTION 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 Foreclosure, dated January of 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, the Internet at www.manatee. on 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. Lots 3, 4, 5 & W 1/2 of Lot 6, Block 6, WHITFIELD ESTATES

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, 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 RE-CORDED IN PLAT BOOK 22, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-DA.

PROPERTY ADDRESS: 904 CYPRESS WOOD LANE, SARASOTA, FL

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,

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 im-mediately 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, 2025 25-00664M FIRST INSERTION

> 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, 2025 25-00689M

FIRST INSERTION

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

In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-

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

LOT 24, OF BLOCK G OF CASA DEL SOL, 5TH UNIT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 67 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written plaint 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, 2025 25-00680M

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, ACCORD-ING TO THE DECLARATION OF CONDOMINIUM RE-CORDED IN O.R. BOOK 984, PAGES 2498 THROUGH 2547 AND ANY EXHIBITS AND AMENDMENTS THEREOF, AND AS PER PLAT THEREOF RECORDED IN CONDOMIN-IUM BOOK 10, PAGES 182 THROUGH 185, AS AMEND-ED. ALL OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY, 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, Attornev

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

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, 2025 25-00681M

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, BEN-

EFICIARIES, DEVISEES, GRANTEES, ASSIGNEES LIENORS CREDITORS TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARNOLD W. DAVIS, DE-CEASED.

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: RANDALLL HOLDEN. whose residence is unknown and all par-

ties 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, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 97, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-DA

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, 2025 25-00690M

SUBSEQUENT INSERTIONS

--- SALES / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2023-CA-004126 M&T BANK, Plaintiff, v. JAMES WM. KNOWLES AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JACKSON A. ROSENBERG, et al., Defendants.

RE-NOTICE OF FORECLOSURE

SALE

IN THE CIRCUIT COURT FOR THE

TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY,

FLORIDA

CIRCUIT CIVIL DIVISION CASE NO.: 2023CA004171

CROSSCOUNTRY MORTGAGE,

EARL ROBERT STANCIL, JR.;

NOTICE IS HEREBY GIVEN THAT,

pursuant to the Agreed Order Granting Motion to Reschedule Foreclosure Sale

entered on April 9, 2025 in the above-

captioned action, the Clerk of Court, Angelina "Angel" Colonesso, will sell

to the highest and best bidder for cash

at www.manatee.realforeclose.com in

accordance with Chapter 45, Florida

Statutes on the 27th day of May, 2025

at 11:00 AM on the following described property as set forth in said Final

Judgment of Foreclosure or order, to

CATHERINE STANCIL

Defendant(s).

LLC Plaintiff(s), vs.

wit:

NOTICE is hereby given that Angelina "Angel" Colonneso, Clerk of the Circuit Court of Manatee County, Florida, will on May 28, 2025, at 11:00 a.m. ET, via the online auction site at www.manatee. 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 Manatee County, Florida, to wit: LOTS 2 AND 3 OF KNOX SUBDIVISION AS PER PLAT THEREOF RECORDED IN

SECOND INSERTION

THE FOLLOWING DE-SCRIBED LAND, SITUATE,

PLAT BOOK 19, PAGE 122, PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA. Property Address: 7249 9th Avenue Northwest, Bradenton, FL 34209

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.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date

ments required to be served on the par-

If you are a person with a disability

6267 Old Water Oak Road, Suite 203

Tallahassee, FL 32312 (850) 422-2520 (telephone)

(850) 422-2567 (facsimile)

TDP File No. 23-005351-1

attorney@padgettlawgroup.com Attorney for Plaintiff

April 25; May 2, 2025 25-00620M

ties.

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 entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. 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,

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

CASE NO.: 2021CA003447

METROPOLITAN LIFE INSURANCE COMPANY,

SIDNEY HIRD JR. N/K/A

UNKNOWN TENANT #1, et al.,

NOTICE is hereby given that Angelina

"Angel" Colonneso, Clerk of the Circuit

Court of Manatee County, Florida, will

on May 29, 2025, at 11:00 a.m. ET, via

the online auction site at www.manatee.

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

Begin 484 feet West of the

Southeast corner of the North-

west 1/4 of the Southwest 1/4 of

Section 7, Township 35 South, Range 18 East, thence North

155 feet, thence East 66 1/2 feet,

Manatee County, Florida, to wit:

Plaintiff, v.

Defendants.

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. SUBMITTED on this 16th day of April, 2025. TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 April 25; May 2, 2025 25-00619M

SECOND INSERTION

thence South 155 feet, thence West 66 1/2 feet to the Point of Beginning, less roadway on the South, lying and being in Manatee County, Florida. Property Address: 1625 51st Av-

enue E, Bradenton, FL 34203 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.

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 entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. 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 asCounty 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. SUBMITTED on this 21st day of April, 2025. TIFFANY & BOSCO, P.A.

sistance. Please contact the Manatee

/s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I, Kasper, Esg. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 April 25; May 2, 2025 25-00643M

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

OF

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC MEETING

The Lakewood Ranch Stewardship District's (the "District") Board of Supervisors (the "Board") will hold a public hearing at 9:00 a.m., on May 15, 2025, at the offices of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202. The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments on certain benefited lands within the District known as the "Saddlestone Project" (the "Project Area"), and to provide for the levy, collection and enforcement of assessments securing bonds and/or notes issued to finance a portion of the cost of the acquisition and/or construction of the Saddlestone Project (hereinafter defined). The public hearing is being conducted pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2005-338, Laws of Florida, as amended.

The Project Area, geographically depicted below, is generally located in eastern Manatee County and on the east side of Bourneside Blvd., on the north side of 44th Avenue East, and south of State Road 64. The streets and areas to be improved are more specifically depicted in the Engineer's Report (hereinafter defined) and in the map below. The Saddlestone Project contemplates that construction and/ or acquisition of stormwater management facilities, potable water, sanitary sewer improvements, and perimeter berm and landscaping improvements, all as more fully described in the preliminary *Engineer's Report Saddlestone* (the "Engineer's Report"), dated April 2025.

The District intends to impose assessments on benefited lands within the Project Area in the manner set forth in its preliminary Master Assessment Methodology Report Lakewood Ranch Stewardship District Saddlestone Project Area, dated April 11, 2025 (the "Assessment Report"), which is on file with the District and available during normal business hours at the address provided below.

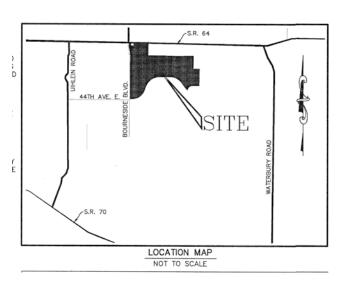
The District expects to collect sufficient revenues to retire no more than \$73,195,000 in principal amount of debt to be incurred by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The annual assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 3501 Quadrangle Bou-levard, Suite 270, Orlando, Florida 32817 and at the local records office located at 14400 Covenant Way, Lakewood Ranch, Florida 34202.

SECOND INSERTION Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

LAKEWOOD RANCH STEWARDSHIP DISTRICT



RESOLUTION 2025-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE

District as set forth in that certain Master Assessment Methodology Report Lake-wood Ranch Stewardship District Saddlestone Project Area, dated April 11, 2025, attached hereto as Exhibit B and incorporated herein by reference and on file at 14400 Covenant Way, Lakewood Ranch, Florida 34202 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved; and

WHEREAS, this Resolution shall serve as the "resolution required to declare spe-cial assessments" contemplated by Section 170.03, *Florida Statutes*, for the assessment lien(s) levied against the property as described in Exhibits A and B that secure the Assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SU-PERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DIS-TRICT:

1. The Assessments shall be levied to defray the cost of the Improvements.

2. The nature and general location of, and plans and specifications for, the Imrovements are described in Exhibit A, and are on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

3. The total estimated cost of the Improvements is \$58,087,779 (the "Estimated Cost").

4. The Assessments will defray approximately \$73,195,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service

5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B.

6. The Assessments shall be levied within the Saddlestone Project of the District on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

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

8. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-

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, Any person claiming an interest in the PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882

min. 2.516, the above signed counsel

LYING AND BEING IN THE MANATEE COUNTY, FLORI-DA, TO-WIT: LOT 26, BLOCK who needs any accommodations in order to participate in this proceeding, C, FRESH MEADOWS SUBDIyou are entitled, at no cost to you, VISION, PHASE I, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 63 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS MANATEE COUNTY, FLORIDA.

Property address: 6006 66th Street Circle East, Palmetto, FL 34221

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. Pursuant to the Fla. R. Jud. Ad-

for Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and docu-

The proposed schedule of maximum principal debt to be allocated to the properties within the Project Area is as follows

Land Use	Debt/Unit	Net Debt Service	Administrative Expenses	Total Debt Service
Townhomes	\$25,063	\$1,753	\$132	\$1,885
Villas	\$45,113	\$3,156	\$238	\$3,393
Single-Family 40'	\$50,126	\$3,506	\$264	\$3,770
Single-Family 50'	\$62,657	\$4,383	\$330	\$4,713
Single-Family 60'	\$75,189	\$5,259	\$396	\$5,655
Single-Family 75'	\$93,986	\$6,574	\$495	\$7,069

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

The assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also at 9:00 a.m. on May 15, 2025, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202, the Board will hold a public meeting to consider any other business that may lawfully be considered by the District. This Board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. This

LAKEWOOD RANCH STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS: PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE: PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL AS-SESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESS-MENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Lakewood Ranch Improvement District (the "District") is a local unit of special-purpose government located in Sarasota and Manatee Counties, and established pursuant to Chapter 2005-338, Laws of Florida, as amended (the "Act") for the purposes of constructing, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") within the portion of the District known as Saddlestone as more particularly described in that certain Engineer's Report Saddlestone, dated April, 2025, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefitted lands within the Saddlestone Project pursuant to Section 13 of the Act (hereinafter, the "Assessments"); and

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

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Saddlestone Project of the

valorem taxes and collected pursuant to the Act and Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment meth-od of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in $\mathbf{Exhibit} \mathbf{B}$ hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee and Sarasota Counties and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 11th day of April, 2025.

LAKEWOOD RANCH STEWARDSHIP DISTRICT

/s/ Jane Gaarlandt Secretary/Assistant Secretary

ATTEST:

/s/ Rex Jensen Rex Jensen, Chairman

Exhibit A: Engineer's Report Saddlestone, dated April 2025 Exhibit B: Master Assessment Methodology Report Lakewood Ranch Stewardship District Saddlestone Project Area, dated April 11, 2025 April 25; May 2, 2025 25-00646M

--- 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.Storagetreasures.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.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

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

Danvasia Thomas - couch King &2 full beds TVs clothes deep freezer The auction will be listed and adver-

tised 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.

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.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.

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 EN-CUMBRANCES, 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 execu-tion. 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 Or-der of Summary Administration will be entered in the estate of Timothy Michael Cady, deceased, File Num-ber 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. Cadv 1555 S. Washington Saginaw, MI 48601 Donald J. Cady Jr. 1507 22nd Ave West Bradenton, FL 34205 Robert W. Cady

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 Representa-

tive 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 BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against 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 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 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 25-00623M April 25; May 2, 2025

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 Divi-sion, 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 WITH-IN 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 Com-munity 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is 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 Primary: delmore@williamsparker.com Secondary:

CHAPTER 45

FLORIDA CASE NO. 2023CC006412 SONISE JEAN LOUIS; UNKNOWN Plat Book 68, Pages 27 through 52 of the Public Records of Man-

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

SECOND INSERTION NOTICE TO CREDITORS IN THETWELFTH 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 Com-munity 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 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 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

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

CUSTODIAN FBO 200360784 IRA,

NOTICE IS HEREBY GIVEN, pursu

LLC, A NEW MEXICO LIMITED

HIGH DESERT FINANCIAL

EQUITY TRUST COMPANY

LIABILITY COMPANY

Plaintiff. vs.

Defendants.

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. Folkes, 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 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:

Shawn M. Folkes

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

SECOND INSERTION

CORDS OF MANATEE COUN-TY, 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

Designation of Email Addresses for service: ltraver@williamsparker.com April 25; May 2, 2025 25-00642M

SECOND INSERTION

NOTICE OF SALE UNDER F.S. IN THE COUNTY COURT IN AND FOR MANATEE COUNTY,

EVERGREEN OF MANATEE COUNTY COMMUNITY **ASSOCIATION INC., a Florida** Not-For-Profit Corporation, Plaintiff, v. **GUENSLY MEMNON: UNKNOWN** SPOUSE OF GUENSLY; MARIE

atee County, Florida. Any person claiming an interest in the

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

April 25; May 2, 2025 25-00627M



1555 S. Washington Saginaw, MI 48601 Andrew T. Cadv 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. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

Notice is 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, Attornev At Law 8305 Laurel Lakes Way Naples, Florida 34119 Apr. 25; May 2, 2025 25-00635M

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 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 this 17th day of April 2025. By: /s/ Karen J. Wonsetler Karen J. Wonsetler, Esq. Florida Bar No. 140929 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843 Attorney for Plaintiff April 25; May 2, 2025 25-00621M

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. 25-00652M April 25; May 2, 2025

ant 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 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 prop-erty 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 RE-CORDED IN PLAT BOOK 32, PAGE 85, OF THE PUBLIC RE-

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/Appli-

Matthew Heffner-Household Goods/Furniture

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. April 25; May 2, 2025 25-00630M

--- ESTATE / SALES ----

SECOND INSERTION

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP843 IN RE: ESTATE OF Cindy L. Shauan Deceased.

The administration of the estate of Cindv 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.

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

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

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 speci-fied under s. 732.2211, Florida Statutes.

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. Ashley Newton

P.O. Address: 1908 22nd Street W.

Bradenton, FL April 25; May 2, 2025 25-00639M

SECOND	INSERTION	

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-0484 IN RE: ESTATE OF **CHARLES J. CANNON** Deceased.

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

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 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.

SECOND INSERTION 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:

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: Mary K. Delap

John Fice

David Fice

Mary J. Hammett

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 WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DE-MANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

Notice is April 25, 2025. Person Giving Notice: MARY K. DELAP 11305 62nd Street East Parrish, Florida 34219 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 25-00637M

SECOND INSERTION

NOTICE TO CREDITORS 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.

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.

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

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

SECOND INSERTION 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:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Bobby M. Hardv. 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:

Jamey Hardy

Ian Hardy Sydney Hardy

Audrey Trichter, guardian of

minor child 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 WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DE-MANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

SECOND INSERTION

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. 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 ALL INTERESTED PERSONS ARE

NOTIFIED THAT: 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

SECOND INSERTION 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

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, Pro-bate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal represen-

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

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

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

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

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

Personal Representative: JANET MILLSPAUGH (PR)

9779 Arden Road Trumansburg, New York 14886 Attorney for Personal Representative: 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 25-00638M

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 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

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

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. GAINEY; 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 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. GAINEY; 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: ALL THAT CERTAIN PAR-

CEL OF LAND SITUATED IN THE COUNTY OF MANATEE, STATE OF FLORIDA, BEING KNOWN AS BEGIN AT THE NORTHWEST CORNER OF LOT 28. BLOCK H. WASH-INGTON GARDENS SUBDI-VISION, SECTION 3, AS RE-CORDED IN PLAT BOOK 12,

PAGE 24, PUBLIC RECORDS MANATEE COUNTY, OF FLORIDA; THENCE N89º59'E. ALONG THE NORTH LINE OF SAID LOT 28, A DIS-TANCE OF 115.0 FEET TO THE NORTHWEST CORNER OF SAID LOT 28; THENCE N00º17'45" E., 70.00 FEET; THENCE S89º59'W., 114.89 FEET TO THE EAST RIGHT OF WAY OF 15TH AVENUE EAST: THENCE S00º23'21" W. ALONG SAID RIGHT OF WAY LINE, 70.00 FEET TO THE POINT OF BEGINNING, BE-ING IN SECTION 12, TOWN-SHIP 34 SOUTH RANGE 17 EAST, MANATEE 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 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 11, 2025.

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

SECOND INSERTION

ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-MENT.

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 ENTI-TLED TO ANY REMAINING FUNDS.

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, Braden-ton, 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. 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

NOTICE OF SALE 12th JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2024-CC-3424 COVE AT TWIN RIVERS

Plaintiff, vs. AND UNKNOWN TENANT(S),

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

Lot 5126, COVE AT TWIN RIV-ERS FORMERLY KNOWN AS TWIN RIVERS PHASE V-B. according to the Plat thereof as recorded in Plat Book 66, Page

IN THE COUNTY COURT OF THE

NEIGHBORHOOD ASSOCIATION, INC., a not-for-profit Florida

Defendants.

corporation,

ROBERT WILLIAM FLETCHER; ERICA ROSE FLETCHER:

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: 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

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 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: 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

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 PUBLICA-TION OF THIS NOTICE OR THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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.

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

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

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

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

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

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

TION OF THIS NOTICE IS: April 25, 2025.

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 52, of the Public Records of Mana-tee County, Florida, and any subsequent amendments to the aforesaid.

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 10.00 A M on May 29, 2025 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

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

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. April 25; May 2, 2025 25-00629M

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 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. Apr. 25; May 2, 2025 25-00633M

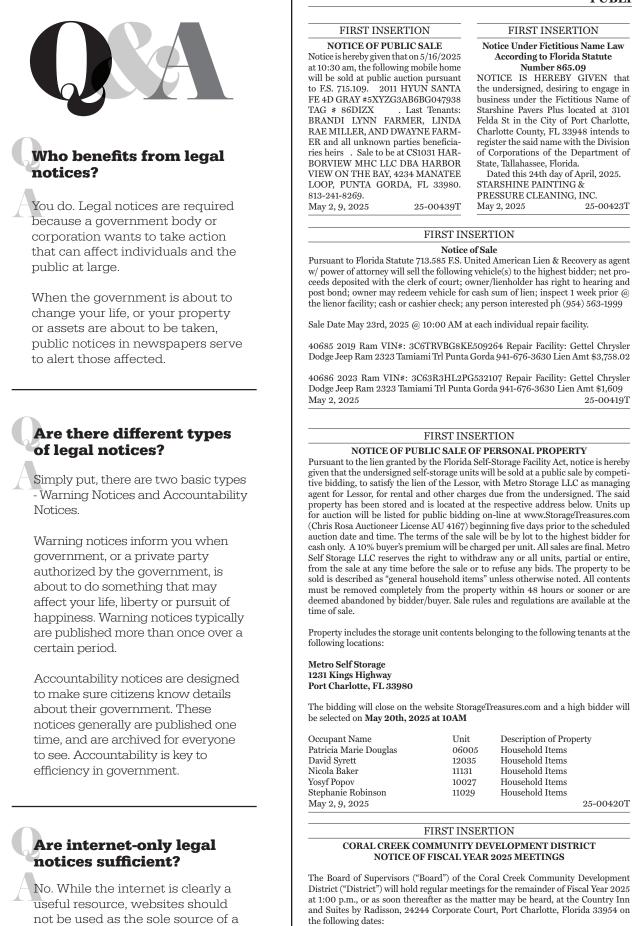
CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

Notice of Sale

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY



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

legal notice.

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 FARM-ER and all unknown parties beneficiaries heirs . Sale to be at CS1031 HAR-BORVIEW 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

25-00419T

--- 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. 1961 KNOX HS S55TFB193 . Last Ten-KNOX HS S55TFB193 . Last Ten-ants: 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 25-00422T May 2, 2025

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 Mikaelah Scharmberg 307 Boxes, Shelving, furniture Furniture, Boxe

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 pur-chase 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/.

Description of Property Household Items Household Items Household Items Household Items

NOTICE OF FISCAL YEAR 2025 MEETINGS

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,

The bidding will close on the website StorageTreasures.com and a high bidder will

CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT

Yosyf Popov 10027 Stephanie Robinson 11029 Household Items 25-00420T May 2, 9, 2025 FIRST INSERTION

Unit

06005

12035

11131

The Board of Supervisors ("Board") of the Coral Creek Community Development

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

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

District Manager 25-00440T May 2, 2025



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

FIRST INSERTION

25-00441T

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 LIN-DA 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. 25-00436T May 2, 9, 2025

CHARLOTTE COUNTY

--- ESTATE ----

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

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

All other creditors of the decedent

OF THIS NOTICE ON THEM.

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY FLORIDA PROBATE DIVISION File No. 25-470 CP IN RE: ESTATE OF MARGARET MAE ALLEN,

Deceased. The administration of the estate of Margaret Mae Allen, deceased, whose date of death was March 10, 2025 is pending in the Circuit Court of CHARLOTTE County Florida Probate Division the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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 May 2, 2025

Personal Representative: Diane C. Cooper, 18630 Van Nuys Circle, Port Charlotte, FL 33948 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 May 2, 9, 2025 25-00430T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY FLORIDA PROBATE DIVISION File No. 25000372CP IN RE: ESTATE OF KHEMRAJ RAJPAUL Deceased.

The administration of the estate of Khemraj Rajpaul, deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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,

FIRST INSERTION NOTICE TO CREDITORS (Ancillary Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000492-CP IN RE: ESTATE OF CAROLYN M. CORYELL, Deceased.

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

You are hereby notified that an Order of Ancillary Summary Administration has been entered in the estate of CAR-OLYN M. CORYELL. deceased. File Number 25-000492-CP by the Circuit Court for Charlotte County. Florida. Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda. FL 33950; that the decedent's date of death was June 18, 2024; that the total value of the estate is 50% of non-homestead real property located at 12 Master Dr., Placida. FL 33946 and that the names and addresses of those to whom it has been assigned by such order are:

Address Name CATHERINE MITCHELL. as Successor Trustee of the CAROLYN M. MITCHELL TRUST dated 9/5/2018.

1004 Stargaze Dr. Shiloh. IL 62269 ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of the estate of the

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

The date of first publication of this Notice is May 2, 2025.

Person Giving Notice: CATHERINE MITCHELL 1009 Stargaze Dr.

Shiloh, IL 62269 Attorney for Person Giving Notice: THE PURDY FIRM JAMES K. PURDY, ESQ Florida Bar Number: 143510 401 E. Jackson St., Suite 2340 Tampa, FL 33602 Telephone: (813) 934-2270 E-Mail: jim@thepurdyfirm.com May 2, 9, 2025 25-00431T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25000456cp IN RE: The Estate of CHARLES WILLIAM O'CONNELL, A/K/A CHARLES W. O'CONNELL, A/K/A C. WILLIAM O'CONNELL,

Deceased. The administration of the estate of CHARLES WILLIAM O'CONNELL, A/K/A CHARLES W. O'CONNELL, A/K/A C. WILLIAM O'CONNELL, deceased, whose date of death was January 14, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000473-CP **Division: Probate** IN RE: ESTATE OF CAROLINE BILLS

Deceased. The administration of the estate of Caroline Bills, deceased, whose date of death was March 29, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the personal representative and the personal representative's

FLORIDA

and all others claiming by, through

and under GARY MCCLINTICK,

deceased and MARIE KALEMBA,

and all others claiming by, through and under GARY MCCLINTICK, deceased

to quiet the title on the following real

property in Charlotte County, Florida:

Lots 211, 212, 245 and 246,

Amended Plat of South Punta

Gorda Heights and its First Ad-

dition, according to the map or

plat thereof, as recorded in Plat Book 5, Page(s) 17A through 17C,

inclusive, of the Public Records

of Charlotte County, Florida. a/k/a 11317 Fourth Ave Punta

Gorda, FL 33955; 11321 Fourth

Ave Punta Gorda, FL 33955; 11330 Fifth Ave Punta Gorda, FL

33955; and 11334 Fifth Ave Pun-

ta Gorda, FL 33955 a/k/a Parcel

YOU ARE NOTIFIED that an action

GARY MCCLINTICK, deceased

Plaintiff, vs.

Defendant,

TO:

FIRST INSERTION

NOTICE OF ACTION attorney, whose address is 4767 New IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before June 3, 2025, and file the origi-CASE No.: 25000304CA VICKI R. LEONARD, nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a GARY MCCLINTICK, deceased default will be entered against you for

NOTICE.

the relief demanded in the Complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 28 day of April 2025.

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

Manzo & Associates, P.A., Plaintiff's attorney 4767 New Broad Street Orlando, FL 32814 telephone number (407) 514-2692 May 2, 9, 16, 23, 2025 25-00443T

FIRST INSERTION

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 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 May 2, 2025. Personal Representative:

JOHN A. DELVINCENZO

2448 Celebes Court Punta Gorda, Florida 33983 Attorney for Personal Representative: MARY A. BYRSKI, Attorney Florida Bar Number: 0166413 MARY A. BYRSKI 25086 Olympia Ave., Suite 310 Punta Gorda, Florida 33950 Telephone: (941) 833-9262 (941) 833-9264 E-Mail: mary@byrskilaw.com Secondary E-Mail: kaye@byrskilaw.com 25-00444T May 2, 9, 2025

FIRST INSERTION

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

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

The 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 § 732.216 - § 732.228 applies, or may apply, unless a

NOTICE TO CREDITORS

(Summary Administration)

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2025-CP-000486

Division Probate

IN RE: ESTATE OF BARBARA H. LAVEZZOLI

Deceased.

TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE

You are hereby notified that an Or-

der of Summary Administration has

been entered in the estate of Barbara

H. Lavezzoli, deceased, File Number 2025-CP-000486, by the Circuit Court

for Charlotte County, Florida, Pro-

bate Division, the address of which is

350 E. Marion Avenue, Punta Gorda,

FL 33950; that the decedent's date of

death was February 12, 2025; that the

total value of the estate is approximately

\$7,700.00 and that the names and ad-

dresses of those to whom it has been as-

Barbara H. Lavezzoli Revocable

Trust Dated December 29, 1993 as

ALL INTERESTED PERSONS ARE

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

File No.: 2025-CP-000387

Division: Probate

IN RE: ESTATE OF

RUDOLF P. MAERCHY,

Deceased.

The administration of the estate of

Rudolf P. Maerchy, deceased, whose

date of death was February 25, 2025, is

pending in the Circuit Court for Char-

lotte 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 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

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 sur-

which

OF THIS NOTICE ON THEM.

Julie Lavezzoli Purcell, Trustee

Address

signed by such order are:

306 Cove Road

Stonington, CT 06378

Name

amended

ABOVE ESTATE:

written demand is made by the surviving spouse of a beneficiary as specified under § 732.2211. The date of first publication of this

notice is May 2, 2025 Personal Representative:

Gregory H. Dyer 1489 Ultramarine Lane

Punta Gorda, Florida 33983 Attorney for Personal Representative: Jeffrey Briscoe, Esq. Florida Bar No. 0127501 3440 Conway Blvd., Suite 1-A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 E-mail: jeff@jeffbriscoe.com May 2, 9, 2025 25-00429T

FIRST INSERTION NOTIFIED THAT:

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

Notice is May 2, 2025. **Person Giving Notice:**

Julie Lavezzoli Purcell, Trustee

306 Cove Road Stonington, CT 06378 Attorney for Person Giving Notice Brett H. Sifrit, Esq. Attorney Florida Bar Number: 105564 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: bsifrit@farr.com Secondary E-Mail: akibler@farr.com and probate@farr.com May 2, 9, 2025 25-00424T

FIRST INSERTION

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 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 May 2, 2025.

Personal Representative:

Terrance Wright 1751 Hunter Creek Drive

Punta Gorda, FL 33982 Attorney for Personal Representative: Forrest J. Bass, Attorney Florida Bar Number: 68197 Farr Law Firm, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028

Deceased.

JOHN C. DELVINCENZO, deceased, whose date of death was February 26, 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 representative and the personal representative's attorney are set forth

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.

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

No. 412334307005 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No.: 25-394-CP **Division: PROBATE** IN RE: ESTATE OF JOHN C. DELVINCENZO

The administration of the estate of below.

The personal representative has no

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

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

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

The date of first publication of this notice is 05/02/2025.

Personal Representative: Richard Rajpaul 43-431 Silverstone Drive Etobicoke, Florida M9V3K7 Attorney for Personal Representative: Andrew Ponnock

Attorney Florida Bar Number: 195420 10100 West Sample Road, 3rd Fl Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (954) 340-3411 E-Mail: andy@ponnocklaw.com Secondary E-Mail: eservice@ponnocklaw.com May 2, 9, 2025 25-00421T

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 2, 2025. Personal Representative: Sheila M. O'Connell 351 New London Avenue, Unit 506 Warwick, RI 02886 Attorney for Personal Representative: Gary F. Ritter Fla. Bar No. 0492051 24341 Copperleaf Blvd. Bonita Springs, FL 34135 Tel.: (239) 390-0081 May 2, 9, 2025 25-00425T

Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

Secondary E-Mail: msleeper@farr.com and probate@farr.com May 2, 9, 2025 25-00426T

PUBLISH YOUR **LEGAL NOTICE**

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

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

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



CHARLOTTE COUNTY

--- ACTIONS / SALES ---FIRST INSERTION

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

Notice is hereby given that pursuant to an Amended Final Judgment of Foreclosure 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-

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.

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. 94012411 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

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, Section 45.031.

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

DATED this day of 04/24/2025.

Bv: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court 25-00428T May 2, 9, 2025

FIRST INSERTION

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 entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee 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 provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days: if you are hearing or voice impaired, call 711.

WITNESS my hand and 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

Tiffanv & Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com 25-00437T May 2, 9, 2025

property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 1681, PORT CHARLOTTE SUBDIVISION SECTION TWENTY-ONE, 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 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 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.

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 corporation 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

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CASE NO.: 2025-CA-0430

To: AMSC FLORIDA HOLDINGS

CORP., a FLORIDA CORPORATION

an action to Quiet Title to real property

RHT 000 0000 0881 RO-

TONDA HTS LT 881 688/674 UNREC NJ PROB-AAC DC4395/389-LRC PR19-

4728/1600 More commonly

known as: 112 Arrow Lane, Ro

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

NOTICE OF ACTION

CONSTRUCTIVE

SERVICE - PROPERTY

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA CIVIL ACTION

DC4395/391-AAC

4727/2045

YOU ARE HEREBY NOTIFIED that

SIGMA INFINITY LLC,

CORP., a FLORIDA

described as:

114-AAC

OSA4406/470

tonda West, FL 33947

Plaintiff, v. AMSC FLORIDA HOLDINGS

CORPORATION, Defendant.

FIRST INSERTION

before 5-29-2025 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact Jon Embury, 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,

ROGER D. EATON CLERK OF THE COURT

(SEAL) By D. Gerace

Deputy Clerk

25-00432T

Dated 04/29/2025

David K. Oaks, Esq.

Saluda, NC 28773

May 2, 9, 2025

doaksesq@comcast.net

P. O. Box 671

call 711.

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

Witness my hand and the seal of this court on this 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, 2025 FIRST INSERTION

ing to the map or plat thereof, as recorded in Plat Book 5, Page(s) 26A through 26F, inclusive, of IN THE CIRCUIT COURT OF THE

County, Florida. Commonly Known As: 3632 Flamingo Blvd., Port Charlotte, FL

Lot 1, Block 2266, Port Charlotte Subdivision, Section 20, according to the map or plat thereof, as recorded in Plat Book 5, Page(s)

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,

Commonly Known As: 18024 Republic Avenue, Port Charlotte,

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 TWENTIETH JUDICIAL COUNTY, FLORIDA.

CASE NO. 23003435CA NATIONSTAR MORTGAGE LLC, Plaintiff. vs.

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

TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

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 THE PROPERTY HEREIN IN 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

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

CIRCUIT IN AND FOR CHARLOTTE CIVIL DIVISION

HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN P. SOUZA

CLAIMING TO HAVE ANY RIGHT,

FIRST INSERTION

THE UNKNOWN SPOUSES,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary

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,

forth in said Order or Final Judgment.

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 notification if the time before the scheduled appearance is less than 7 days; if you are aring 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, 2025 25-00438T

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS and other persons having claims or de-IN THE CIRCUIT COURT FOR mands against decedent's estate must CHARLOTTE COUNTY file their claims with this court WITH-FLORIDA PROBATE DIVISION IN 3 MONTHS AFTER THE DATE OF File No. 25-399 CP IN RE: ESTATE OF THE FIRST PUBLICATION OF THIS NOTICE. EDMUND FRANCIS LEWIS,

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,

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 Florida. 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,

Florida.

FL 33948

25-00427T

the Public Records of Charlotte

33948

10A through 10F of the Public Records of Charlotte County,

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 Circuit 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, DEVISEES, 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

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.com1100-978B May 2, 9, 2025 25-00433T

What makes public notices in newspapers superior to other forms of notices?

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. $\stackrel{\simeq}{>}$

Rarely do consumers specifically search online for public notices.

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 property herein described:

under or against him, and all other parties claiming by, through,

Defendants, and all parties having or claiming to have any right, title,

TO: BARRY W. SHARP, GLENN R.

SHARP, TIMOTHY LYNN DEWEESE,

under or against the foregoing

or interest in the property herein

described, Defendants.

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described properties in Charlotte County, Florida:

Lot 5, Block 2328, Port Charlotte Subdivision, Section 38, according 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 Charlotte Subdivision, Section 57, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 71A through 71C, inclusive, 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-

Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court 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, 2025 25-00434T

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

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

All other creditors of the decedent

226 Westchester Bly Port Charlotte, FL 33952; tel 941-445-6017, fax 941625-2504 April 25; May 2, 2025 25-00405T

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 DEMANDS AGAINST THE OR ABOVE ESTATE:

The ancillary administration of the Estate of DAVID EARLE JOHNSON, deceased. File Number 25000482CP is pending in the Circuit Court for Charlotte 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 other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE

LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY DAVS 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, 2025 25-00416T

--- ESTATE / ACTION ---

SECOND INSERTION

NOTICE.

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-

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 AF-TER 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.

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

The date of first publication of this Notice is 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

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

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

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

notice is: 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

Judicial Circuit Court in and for Charlotte County, Florida and is titled, Robert Speer and Laurie Speer Patricia Campanini, as Trustee vs. of the Judith Eve Goldman Trust of September 29, 2014, and is case 082025CC00012900010. number: 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, slfreemannovoa@lakelawfirmpa.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 ontact 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

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 repre-

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

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 Com-munity 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,

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:

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 082025CP000461000101 Division PROBATE

IN RE: ESTATE OF

BONNIE JEAN FULKS

Deceased.

The administration of the estate of Bon-

nie Jean Fulks, deceased, whose date of

death was November 11, 2024, is pend-

ing in the Circuit Court for Charlotte

County, Florida, Probate Division, the

address of which is 18500 Murdock Cir.

SECOND INSERTION

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand

April 25; May 2, 2025 25-00414T

forrest@kuhnslawfirm.com

must be filed with the clerk. 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 FLORIDA STATUTES IN TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702WILLBEFOREVERBARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 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

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

BARRED. NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative

John T. Shampeny c/o BOYER & BOYER PA

46 N Washington Blvd, Ste 21

Sarasota, FL 34236

Attorney for Personal Representative

DATE OF DEATH IS BARRED.

notice is April 25, 2025.

Edwin M. Boyer, Esq.

BOYER & BOYER PA

Sarasota, FL 34236

Fax: (941) 364-9896

Florida Bar Number: 252719

46 N Washington Blvd, Ste 21

Email: emboyer@boyerboyer.com

25-00411T

Telephone: (941) 365-2304

NOTICE.

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

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 oth-

All other creditors of the decedent

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 DEMANDS AGAINST THE OR 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

must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The 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 Com-

AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Person Giving Notice: Dennis White, Jr 1718 S. 11th St. Terre Haute, IN 47802

FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE

Notice is April 25, 2025.

Attorney for Person Giving Notice: Jeffrev R. Kuhns. Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail:

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702WILLBEFOREVERBARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 25, 2025.

Florida Statutes. The written demand

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

must be filed with the clerk.

Personal Representatives: JOHN F. NEWMAN

24619 Rio Villa Lake Circle Punta Gorda, Florida 33950 KELLY J. VAN HYFTE (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

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

Deceased.

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.

and other persons having claims or de-

Secondary Email: service@boyerboyer.com April 25; May 2, 2025

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 CHAR-LOTTE 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

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

Port Charlotte, FL 33948. The names and addresses of the personal represen tative 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,

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 Fulks

1751 Old Trail Drive Crozet, Virginia 22932 Attorney for Personal Representative:

Florida Bar Number: 1039243 Goodwin Law, P.A. 9955 Tamiami Trail North, STE 4 Telephone: (239) 207-3403 E-Mail: alexandra@flestatelaw.com

April 25; May 2, 2025 25-00417T 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 Amble-

side Drive Windermere, Florida 34786 KIM L. SCHWAB 710 Danica Jo Lane Carl Juction, MO 64834

BRYN A. FAY 24 Findail 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 munity 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: ien@mowrvlawoffice.com 25-00410T April 25; May 2, 2025



Alexandra Kane Attorney

> Naples, Florida 34108 Fax: (239) 207-3403 Secondary E-Mail: matt@flestatelaw.com

CHARLOTTE COUNTY

--- ESTATE / SALES ----

DEFENDANT(S).

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT. IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE No.: 25000407CA

BONNIE OCONNELL,

Plaintiff, vs. MARIA FERRARA, and all others claiming by, through and under MARIA FERRARA, FACUNDO MARQUES, and all others claiming by, through and under FACUNDO MARQUES and SANTIAGO MARQUES, and all others claiming by, through and under SANTIAGO MARQUES, Defendant.

TO: MARIA FERRARA, and all others claiming by, through and under MARIA FERRARA, FACUNDO MARQUES, and all others claiming by, through and under FACUNDO MARQUES and SANTIAGO MARQUES, and all others claiming by, through and under SAN-TIAGO MARQUES

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

Lot 4, Block 1014, Port Charlotte Subdivision Section Fourteen, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 3-A through 3-E, inclusive, of the Public Records of Charlotte County, Florida. a/k/a 18384 Tulane Ave, Port Charlotte, FL 33954.

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY. FLORIDA CIVIL DIVISION CASE NO. 2024-CA-002137 TONY TAING and KIMHEANG TAING, Plaintiff, -vs-

ANTONIO KENT, Defendant.

TO: Defendant, ANTONIO KENT YOU ARE NOTIFIED that Plaintiffs TONY TAING and KIMHEANG TAING, have filed an action against you

seeking to quiet title to the following real property in Charlotte County, Florida 50278 Bermont Rd., Punta Gorda, Florida 33982 and more

particularly identified as follows: The South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4, Section 28, Township 40 South, Range 27 East, Charlotte County, Florida (a/a/a Tract 30 of Section 28, Golden Ranches).

You are required to serve a copy of your written defenses, if any, on Michael E. Schuchat, Esq., Plaintiff's attorney, whose address is Lutz, Bobo & Telfair, P.A., Two North Tamiami Trail, Suite 500, Sarasota, Florida 34236, on or before sixty (60) days after first publication and file the original with this Court

NOTICE OF ACTION - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 25000344CA EIP IV FL CALOOS LAND CO., LLC, a Delaware limited liability

company, Plaintiff, v.

BRUCE LONDON; SCOTT L. LONDON: MARC LONDON: SCOTT D. MILLER; MERYL CAPPELLO; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST JENNIE C. FALBO, CELIA MILLER, ANNE CAPPELLO, EVELYN LONDON, MILLER O

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A. Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before May 8, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability

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

DATED this 2 day of April 2025. Clerk of the Circuit Court

By: B. Lackey (SEAL) As Deputy Clerk

April 11, 18, 25; May 2, 2025 25-00366T

THIRD INSERTION

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.

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

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

WITNESS my hand and the seal of this Court on this 9 day of April, 2025. ROGER D. EATON Clerk of the Circuit Court (SEAL) By: B. Lackey Deputy Clerk

Michael E. Schuchat, Esq. Lutz, Bobo & Telfair, P.A. Two North Tamiami Trail, Suite 500 Sarasota, Florida 34236 meschuchat@lutzbobo.com April 18, 25; May 2, 9, 2025

25-000389T

THIRD INSERTION

Attorney, David L. Boyette, Esquire, whose address is Adams and Reese LLP, 2001 Siesta Drive, Suite 302, Sarasota, Florida 34239 on or before May 20, 2025 or within thirty (30) days after first publication of the notice and file the original with the Clerk of the above-styled 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 Verified Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office at 350 E Marion Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on April 14, 2025. ROGER D. EATON CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By: B. Lackey Deputy Clerk

NOTICE IS HEREBY GIVEN pursuant NOTICE OF FORECLOSURE SALE **#20286** IN THE CIRCUIT COURT OF THE to the Final Judgment of Foreclosure dated April 7, 2025, in the above action, TWENTIETH JUDICIAL

CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE No. 24001161CA SEATTLE BANK, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES. GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF SALLY A. GENOVESE A/K/A SALLY ANN CRISCIONE A/K/A SALLY ANN GENOVESE (DECEASED), ET AL.

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

MARK BRYANT MOORE; ANY

DEVISEES, GRANTEES, OR

NOTICE IS HEREBY GIVEN that sale

NOTICE OF FORFEITURE

PROCEEDING

IN THE CIRCUIT COURT OF

THE TWENTIETH JUDICIAL

CIRCUIT IN AND FOR CHARLOTTE COUNTY,

FLORIDA CIVIL ACTION

Case Number: 25000023CA

OTHER CLAIMANTS

Defendant(s).

PHILLION

TO:

ARE

CORPORATION,

Plaintiff, vs.

I will sell to the highest bidder for cash at Charlotte County, Florida, on June 2, 2025, at 11:00 AM, at WWW.CHAR-LOTTE.REALFORECLOSE.COM for the following described property: LOT 10, BLOCK 2326, PORT CHARLOTTE SUBDIVISION, SECTION 38, ACCORDING TO THE PLAT THEREOF,

RECORDED IN PLAT BOOK 5, PAGES 42A THRU 42H, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Any person claiming an interest in the

SECOND INSERTION 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 Circuit 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 DEVISEES, 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 prop-

SECOND INSERTION

but may claim an interest in the motor vehicle described as One (1) 2021 Blue Mazda 4-Door, VIN# JM1B-PAALXM1325046. Notice is hereby given that WILLIAM PRUMMELL, Sheriff of Charlotte County, Florida, has filed a forfeiture proceeding in the Twentieth Judicial Circuit of the State of Florida in and for Charlotte County, Florida, requesting that the said motor vehicle described above, be forfeited to the Petitioner, WILLIAM PRUM-MELL, Sheriff of Charlotte County, Florida, for the use and benefit of the Charlotte County Sheriff's Office.

On March 5, 2025, Petitioner, WIL-LIAM PRUMMELL, Sheriff of Charlotte County, Florida, obtained an OR-DER DETERMINING PROBABLE

AND (DEED BOOK 2715, PAGE 1442)A PARCEL OR TRACT OF A FARCEL OK A RORTION LAND BEING A PORTION OF LOT 70, ENGLEWOOD GARDENS, AS RECORDED IN PLAT BOOK 2, PAGE 57, PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA, BEING MORE PARTICULRLY DESCRIBED AS FOLLOWS: COMMENCE AT INTERSEC-TION OF THE EAST LINE OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 20 EAST AND THE NORTHERLY PLAT LIMITS OF MAY TERRACE AS RECORDED IN PLAT BOOK 6, PAGES 49-A THRU 49-B PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA, THENCE SOUTH 89 DE-GREES 26 MINUTES WEST ALONG SAID NORTHERLY PLAT LIMITS A DISTANCE OF 360.50 FEET TO THE NORTH-EAST CORNER OF LOT 12,

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 en-large the time of the sale. Notice of the changed time of sale shall be published as provided herein.

SECOND INSERTION

to wit:

If you are a person with a disability who needs any accommodation in order to participate in this proceed-ing, you are entitled, at no cost to you, 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 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. Date: 04/21/2025

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

Prepared by: Tromberg, Morris & Partners, PLLC 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Our Case#: 24-000232/24001161CA/ PHH

Apr. 25; May 2, 2025 25-00406T

telephone number is (941) 637-2110, erty as set forth in said Final Judgment, at least 7 days before your scheduled LOT 22, BLOCK 1681, PORT court appearance, or immediately upon receiving this notification if the time CHARLOTTE SUBDIVISION SECTION TWENTYONE, AC-CORDING TO THE PLAT THEREOF AS RECORDED before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. CLERK OF THE COURT IN PLAT BOOK 5, PAGE 12, PUBLIC RECORDS OF CHAR-Roger D. Eaton LOTTE COUNTY, FLORIDA. (SEAL) D. Gerace Any person claiming an interest in the surplus from the sale, if any, other than Deputy Clerk ALDRIDGE PITE, LLP Attorney for Plaintiff the property owner as of the date of the lis pendens must file a claim before the 5300 West Atlantic Avenue clerk reports the surplus as unclaimed. Suite 303 If you are a person with a disability Delray Beach, FL 33484 who needs any accommodation in order to participate in this proceeding, you

Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1100-978B Apr. 25; May 2, 2025 25-00412T

of the Charlotte County Sheriff's Of-

CAUSE AND REQUIRING CLAIM-ANTS DESIRING TO CONTEST FORFEITURE TO FILE AND SERVE RESPONSIVE PLEADINGS AND AFFIRMATIVE DEFENSES from the Court determining that probable cause existed for seizure of the subject motor vehicle, for violation of Florida Statutes §932.701, et seq., in that the subject motor vehicle, were used as an instrumentality in the commission of a violation of Florida Statutes §893.13 and is subject to forfeiture to the Charlotte County Sheriff's Office under Chapter 932 Florida Statutes. Petitioner will further seek a Final Order of Forfeiture forfeiting the subject motor vehicle to the Charlotte County Sheriff's Office.

The property was seized by Officers

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact Jon Embury, Administrative

Services Manager, whose office is lo-

cated at 350 E. Marion Avenue, Punta

Gorda, Florida 33950, and whose

fice on or about December 27, 2024, at or near Cochran Blvd./Bendway Dr., Port Charlotte, Charlotte County, Florida, and is being held by the Charlotte County Sheriff's Office. FARR LAW FIRM, P.A. Bv:/s/ Will W. Sunter WILL W. SUNTER, ESQUIRE Florida Bar No. 0011448 Attorney for Petitioner 99 Nesbit Street Punta Gorda, FL 33950 (941) 639-1158 wsunter@farr.com // alambert@farr.com 001122.1001 4923-3720-5559, v. 1 Apr. 25; May 2, 2025 25-00401T

SECOND INSERTION

CORNER OF SAID LOT 12, BLOCK F; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY EXTEN-SION OF THE WESTERLY LOT LINE OF SAID LOT 12, BLOCK F, A DISTANCE OF 65.01 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 41 SECONDS EAST AND PARALLEL WITH NORTH-ERLY PLAT LIMITES A DIS-TANCE OF 75.00 FEET TO THE INTERSECTION OF THE NORTHERLY EXTEN-SION OF THE EASTERLY LOT LINE OF SAID LOT 12, BLOCK 6, THENCE SOUTH OO DE-GREES 19 MINUTES 00 SEC-ONDS WEST ALONG SAID LINE, A DISTANCE OF 65.01 FEET TO THE POINT OF BE-GINNING. and commonly known as: 1266 LINCOLN DRIVE, ENGLE-WOOD, FL 34224 (the "Prop-

erty"). 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 WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, vou are entitled, at no cost to vou, 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. Submitted By: GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami. FL 33161 Telephone: (305) 501-2808

Facsimile: (954) 780-5578 Bv: /s/ Johanni Fernandez-Marmol Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq

In Re: The Forfeiture of: 2021 Blue Mazda 4-Door VIN #: JM1BPAALXM1325046 Claimant: SCOTT WILLIAM Scott William Phillion 9921 Gulfstream Blvd. Englewood, FL 34224 AND ALL OTHERS WHOSE NAMES PRESENTLY UNKNOWN

NOTICE OF SALE PURSUANT TO **CHAPTER 45** IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY.

FLORIDA CASE NO.: 24001091CA GITSIT SOLUTIONS, LLC,

Plaintiff. v. WILLIAM H. LONG, et al,

Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on February 1, 2025 and entered in Case No. 24001091CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein WILLIAM H. LONG, AS PERSONAL REP-RESENTATIVE OF THE ESTATE OF MARY E. LONG, DECEASED, are the Defendants. The Clerk of the Court, ROGER D. EATON, will sell to the highest bidder for cash at https:// www.charlotte.realforeclose.com on May 28, 2025 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

(DEED BOOK 647, PAGE 1337) LOT 12, BLOCK F, MAY TER-

AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS,

MILLER: AND ALL UNKNOWN PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY. Defendants.

TO: All Defendants named above, and to all others whom it may concern:

YOU ARE NOTIFIED that an action seeking quiet title and determination of beneficiaries relating to real property located in Charlotte County, which is legally described as follows: Lot 2, Block 22, Resubdivision

of Tamiami Subdivision, according to the map or plat thereof, as recorded in Plat Book 2, Page 24 1/2, of the Public Records of Charlotte County, Florida.

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

Plaintiff's Attorney David L. Bovette, Esquire Adams and Reese LLP 2001 Siesta Drive, Suite 302 Sarasota, Florida 34239 April 18, 25; May 2, 9, 2025 25-00390T



RACE SUBDIVISION, AC-CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 49, PUB-LIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

BLOCK F, OF SAID PLAT FOR A POINT OF BEGINNING. THENCE CONTINUE SOUTH 89 DEGREES 26 MINUTES 41 SECONDS WEST ALONG SAID NORTHERLY PLAT LIMITS A DISTANCE OF 75.00 FEET TO THE NORTHWEST

FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 fcpleadings@ghidottiberger.comApr. 25; May 2, 2025 25-00402T

FOURTH INSERTION

CONDOMINIUM, INC. and SOUTH **GULF COVE HOMEOWNERS** ASSOCIATION, INC., Defendant.

TO: MARK S. HOPKINS, and all others claiming by, through and under MARK S. HOPKINS, JUAN DIEGO VELEZ MAYO, and all others claiming by, through and under JUAN DI-EGO VELEZ MAYO IIIAN FELIPE GAVIRIA GUTIERREZ, and all others claiming by, through and under JUAN FELIPE GAVIRIA GUTIERREZ, DARIO DEJESUS TAMAYO VELEZ, and all others claiming by, through and under DARIO DEJESUS TAMAYO VELEZ and FRANK ENRIQUE DEG-REIFF RAMOS, and all others claiming by, through and under FRANK EN-RIQUE DEGREIFF RAMOS YOU ARE NOTIFIED that an action to quiet the title on the following real properties in Charlotte County, Florida: Parcel 1:

Unit 109 of Cambridge House of Port Charlotte, a Condominium according to the Declaration of Condominium thereof, recorded

in Official Records Book 620. Page(s) 1205, of the Public Records of Charlotte County, Florida, and any amendments thereto, together with its undivided share in the common elements. a/k/a 21260 Brinson Ave -Unit 109, Port Charlotte, FL 33952 ("Parcel 1").

Parcel 2:

Lot 31, Block 4247, Port Charlotte Subdivision Section Fifty-Eight, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 72A through 72J, inclusive, of the Public Records of Charlotte County, Florida. a/k/a 14200 Salvatierra Ln, Port Charlotte, FL 33981 ("Parcel 2"). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before May 8, 2025, and file the original with the Clerk of this Court either

before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED this 2 day of April 2025. Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk April 11, 18, 25; May 2, 2025 25-00363T

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE No.: 25000402CA AMERICAN BRIDGE

DEVELOPMENT LLC. Plaintiff, vs.

MARK S. HOPKINS, and all others claiming by, through and under MARK S. HOPKINS, JUAN DIEGO VELEZ MAYO, and all others claiming by, through and under JUAN DIEGO VELEZ MAYO, JUAN FELIPE GAVIRIA GUTIERREZ, and all others claiming by, through and under JUAN FELIPE GAVIRIA GUTIERREZ, DARIO DEJESUS TAMAYO VELEZ, and all others claiming by, through and under DARIO DEJESUS TAMAYO VELEZ, FRANK ENRIQUE DEGREIFF RAMOS, and all others claiming by, through and under FRANK ENRIQUE DEGREIFF RAMOS, CAMBRIDGE HOUSE OF PORT CHARLOTTE - A