MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF SALE OF LIVESTOCK

To Whom It May Concern:
YOU ARE HEREBY notified pursuant to §274.06. Fla. Stat., that I will offer for sale and sell to the highest, responsible bidder the following described livestock: one horse. All bids shall be submitted by 5:00 P.M. EST on Friday, the 16th of May, 2025. To place a bid please contact the mounted patrol division at (941) 518-3084.
RICK WELLS
SHERIFF OF MANATEE COUNTY
May 9, 2025 25-00709M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SRG Finance located at 14650 Westbrook Cir Apt 101, in the County of Manatee, in the City of Bradenton, Florida 34211 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Bradenton, Florida, this 1st day of May, 2025.
Steven Glicker
May 9, 2025 25-00701M

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, 1102 53rd Ave W, Bradenton, FL, 34207 Lisa Ortega- arcade games dolly shop vac shelving totes case diet coke microwave straps. 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 9, 16, 2025 25-00693M

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, 6403 E State Road 64, Bradenton, FL, 34208 Manatee County Davide Resendez 1 Boxes, Bins, Mirror, Chest, Fish Tank, Clothes, Toy Car, Scooter. 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 9, 16, 2025 25-00692M

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit Application number 914753 from Gulf Coast Consulting, Inc., 13825 ICOT Blvd., Suite 605, Clearwater, FL 33760. Application received: March 31, 2025. Proposed Activity: 183-unit apartment development, Project Name: The Mitchell at Terra Ceia. Project Size: 9.15 acres, Location: Section 19, Township 33 S, Range 18 E, Manatee County, FL. Outstanding Florida Water: No, Aquatic Preserve: No.
The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
May 9, 2025 25-00704M

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 88 LIVE located at 6640 Cortez Road; Suite A in the City of Bradenton, Manatee County, FL 34210 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 30th day of April, 2025.
KM LIVE, LLC
May 9, 2025 25-00699M

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 Concierge Doc At The Ranch located at 8936 77th Terrace East, Suite 102 in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 30th day of April, 2025.
Constance B. Purser, M.D., P.L.
May 9, 2025 25-00696M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Florida Property Wash, Inc., a Florida corporation, desiring to engage in business under the fictitious name of "Royal Tide Property Wash" located primarily at 13118 State Road 64 East 307, Bradenton, Florida 34212, Manatee County, and also operating within Sarasota County, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 5th day of May 2025.
May 9, 2025 25-00712M

FIRST INSERTION

Trailer Estates Park & Recreation District Enforcement Committee Meeting Notice

Trailer Estates Park & Recreation District will hold an Enforcement Committee Meeting on Thursday, June 12, 2025 at 9:30 a.m. The meeting will be held in the District's Mark's Hall at 1903 69th Ave West, Bradenton, FL, 34207.

Pursuant to Section 286.0105, Florida Statutes, should any person wish to appeal a decision of the board with respect to any matter considered at this meeting, he or she will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Pursuant to Section 286.26, Florida Statutes, and the Americans with Disabilities Act, any handicapped person desiring to attend this meeting should contact TJ Miller at 941-756-7177, at least 48 hours in advance of the meeting, to ensure that adequate accommodations are provided for access to the meeting.
May 9, 2025 25-00724M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.

Certificate Number: 2020-6140
Tax Deed #:2025TD000007
NOTICE IS HEREBY GIVEN that HMF FL B LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 2020-6140
Year of Issuance 2020
Description of Property LOT 128. VOGELSANG'S BRASOTA MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT 6001< 9, PAGE(S) 7, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#64682.0000/8 Parcel ID Number 6468200008
Property Address: 6408 8TH STREET CT W BRADENTON, FL 34207
Names in which assessed:
GRETA FIERO, PATRICK LEWIS
All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 06/09/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
May 9, 16, 23, 30, 2025 25-00697M

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, 4660 53rd Ave. East, Bradenton, FL, 34203 Robert Copeland -piano, compound bo case, car parts, totes, furniture, and bags. Michel Digan zak - furniture, trash can, tower fan, dishes, and boxes. Jerry Comb- TV, riffle, microwave, fishing pole, totes, blanket, misc. 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 9, 16, 2025 25-00694M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.

Certificate Number: 2019-3887
Tax Deed #:2025TD000006
NOTICE IS HEREBY GIVEN that GERALD L JONES the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 2019-3887
Year of Issuance 2019
Description of Property Lot 273, Pic Town Subdivision, Section 2, as per plat thereof recorded in Plat Book 9, Pages 62 and 63 of the Public Records of Manatee County, Florida. PI Number 5469010002 Parcel ID Number 5469010002
Property Address: 1014 52ND AVE W BRADENTON, FL 34207
Names in which assessed:
MARY JANE SMITH
All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 06/09/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
May 9, 16, 23, 30, 2025 25-00698M

FIRST INSERTION

PADDOCKS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2025 REGULAR MEETINGS

The Board of Supervisors ("**Board**") of the Paddocks Community Development District ("**District**") will hold Regular Meetings for the remainder of Fiscal Year 2025 at 11:00 a.m., at the Hampton Inn & Suites Sarasota/Lakewood Ranch, 8565 Cooper Creek Blvd., Sarasota, Florida 34201 on the following dates:

May 23, 2025
June 27, 2025
July 25, 2025
August 22, 2025
September 26, 2025

The purpose of the meetings is for the Board to consider any and all business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision 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 by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meetings is advised that 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.

District Manager
May 9, 2025 25-00738M

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 907176 from Crosswind Ranch Development Corporation, 4065 Crescent Park Dr., Riverview, FL, 33578. Application received: 5/5/2025. Proposed activity: residential. Project name: Crosswind Ranch North Mass Grade. Project size: 483.29 Location: Section(s) 10,14,15,16, 21,22,23, Township 33 South, Range 19 East, in Manatee County. Outstanding Florida Water: no. Aquatic preserve: no

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
May 9, 2025 25-00739M

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 a special meeting of the Board of Supervisors on **May 22, 2025, at 2:00 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 9, 2025 25-00702M

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT
NOTICE OF REGULAR GOVERNING BOARD MEETING

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a regular meeting on May 22, 2025 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982 for the purpose of considering any business, which may properly come before it.

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. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website, http://www.babcockranchcommunityisd.com/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that 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.

District Manager
May 9, 2025 25-00737M

FIRST INSERTION

FOUND AND ABANDONED PROPERTY
POST DATE: May 7, 2025

The Manatee County Sheriff's Office is holding the below listed found or abandoned property. The Sheriff's Office will retain custody of the listed property for 90 days from the date the property was submitted to the Property and Evidence section of the Sheriff's Office. Items that are not claimed by the rightful owner after 90 days may be donated to a charitable organization, traded to another local government or state agency, sold at auction or retained for use by the Sheriff's Office.

If you wish to claim any of the below listed property, please contact the Property and Evidence Section of the Manatee County Sheriff's Office at (**941**) **747-3011** ext. **1130** to make an appointment.

Note: You will be required to clearly identify your property and present valid state-issued identification.

TYPE	CASE
MONEY	2025-007650
MONEY	2024-024517

May 9, 16, 2025 25-00714M

FIRST INSERTION

Notice of Budget Workshop for the Copperstone Community Development District

The Copperstone Community Development District will hold a Budget Workshop on Tuesday, May 19, 2025, located at the Copperstone Clubhouse 8145 115th Ave E, Parrish, FL 34219, at 6:00 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there 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 this meeting is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 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 the appeal is to be based.

Stephanie DeLuna
District Manager
May 9, 2025 25-00713M

FIRST INSERTION

NOTICE OF BOARD MEETING
WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Waters Edge Community Development District ("District") will hold a Board of Supervisor meeting on **May 22, 2025, at 6:00 PM** at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at https://www.wecdd.org. These meetings may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. 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.

Each person who decides to appeal any action taken at these meetings is advised that 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.

Jason Greenwood, District Manager
Governmental Management Services – Tampa, LLC
May 9, 2025 25-00695M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer
07/10/84

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF AUDIT REVIEW COMMITTEE MEETING & REGULAR MEETING OF THE STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Stonegate Preserve Development District will hold their regular meeting on May 22, 2025 at 11:00 a.m. or immediately following the adjournment of the Prosperity Lakes Community Development District Pat the offices of Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd. Parrish FL 34219. There will be an Audit Committee meeting prior the Board of Supervisors' regular meeting. The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for audit services. The regular meeting of the Board of Supervisors will immediately follow the audit committee meeting.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 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.

Debby Wallace
District Manager

May 9, 2025 25-00725M

FIRST INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 336.10, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 336.10, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel has been made by Michael and Kristin Weick to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2406-0001 and seeks to vacate a platted right-of-way as recorded in Westover Subdivision Plat, in Plat Book 9, Page 45, of the Public Records of Manatee County, Florida, located adjacent to the property located at 5412 11th Avenue West, Bradenton, Florida.

On the 3rd of June, 2025, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

RESOLUTION R-25-065

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS, OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY A PLATTED RIGHT-OFWAY LOCATED IN WESTOVER SUBDIVISION PLAT, PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located north of the property at 5412 11th Avenue West in Bradenton and is 3,533.75 square feet (0.081 acres) more or less in size. The future land use map designation and zoning district of the property subject to the application is RSF-4.5 and RES-6, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 3603.

The Board does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Carmine DeMilio at (941) 748-4501 Ext. 6016 or carmine.demilio@mymanatee.org.

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

May 9, 2025 25-00736M

FIRST INSERTION

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL BOARD OF SUPERVISORS' MEETING

A special meeting of the Board of Supervisors (the "Board") of the Heritage Harbour South Community Development District ("CDD") is scheduled to be held on Tuesday, May 20, 2025, at 4:00 p.m., at the Stoneybrook Recreation Center located at 200 Golden Harbour Trail, Bradenton, Florida 34212.

A copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.heritageharboursouthcdd.org.

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 the meeting.

There may be an occasion where one or more supervisors will participate by telephone. At the above location, there will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 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, 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 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.

Kristee Cole
District Manager
May 9, 2025 25-00743M

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on May 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
0083 - Costello, Kellie; 0091 - Dougan, Kasey; 0115 - Dougan, Kasey; 0125 - Williams, Faye; 0147 - Williams, Melody Frazier; 0150 - Tusing, lori; 0152 - Thomas, Lilly; 0155 - Pavtis, Larry; 0161 - French, Ashley; 0176 - Sauerbeck, Scott; 0185 - Rumph, Shawnta; 0202 - FORMICA, NICHOLAS; 0314 - Bradley, Derrick; 0348 - Butterfield, Raymond; 0537 - Lerner, Carl; 1092 - Randall, Lakenyah; 1146 - SIMPSON-EDWARDS, DIEDREA; 2017 - Rausch, Carrie; 2072 - Chaplin, Trondra; 2095 - Miller, Nadia; 2136 - Guillote, Michele; 2152 - EDWARDS, DONNA ELIZABETH; 2155 - Miller, Nadia; 2237 - Benson, Lindsey; 3063 - Galloway, William; 3092 - Puffenburger, Tina K; 3134 - Hines, Tamara; 3181 - Stanton Jr, Lindon; 4018 - Ahier, Clinton; 4044 - Jenkins, Mara A; 4067 - Padro, Carmen; 4091 - Middleton, Jasmine; 4121 - weaver, Stephen; 4174 - Holland, Angleique

PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
0126 - saint-cyr, Zabdi; 0301 - Hjelmstad, Lorie; 0312 - Rubio, Agustin; 0336 - Louima, Sandra; 0427 - Mckibbin, Dwan; 0442 - Duval, Daphne; 0465 - Neal, Rodney; 0474 - Washington, David; 0475 - Watkins, Crystal; 0478 - Daniels, Derrik; 0492 - Longchamps, Karl; 0493 - Kelly, Justin; 0508 - Stevenson, Quinnisha; 0531 - wiggins, Marybeth; 0603 - Mcclendon, Katie; 0618 - Combs, Frederick; 0637 - brown, Brione; 0648 - Haeussler, Johann; 0660 - Lawson, James; 0702 - Patingale, Luke; 0706 - Gaskin, Cameron; 0720 - Lopez, Samuel; 0805 - Saincilus, Anita; 0810 - bautista, Bianca; 0815 - Chabert, Michael; 0821 - Ploss, Karen; 0825 - Wilson, Logan; 0843 - Camarena, Arelis; 2045 - vasquez, Carlos; 2047 - Sawyers, Latetia; 2067 - oyola, Frank

PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
A22 - Mock, Richard; A24 - Jennings, Thomas; C04 - Welsh, Margaret; C44 - Joseph, Martin; D09 - Vahovick, Edward; D31CC - Stewart, Kimberly; D34CC - Trail, Tony; F03 - Jordan, Jennifer; G07CC - Sable, Michael; H16 - YOUNG, CONSUELO; K24 - Williams, Quanishia; K31 - Burns, Chantia

PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
1052 - Mathews, Cindy; 1114 - prince, carenthia; 1213 - Page, Michael; 1231 - Harrison, Heather; 1446 - Lukowiak, Elizabeth; 1502 - prince, carenthia; 2140 - Pandtle, Mindee; 2339 - Cobb, Richard; 2502 - Roman, Antonio; 2503 - Roman-Perez, Antonio; 2513 - HOLMES, Tavares; 3020 - Lloyd, Nicole; 3152 - Hanselman, Dominic; 3219 - Key, Karen; 3307 - Freddes, Julee; 3309 - Moore, Shaddai

PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
A008 - Maxwell, Omari; A021 - Arechiga, Leticia; A028 - Williams, Siara; A067 - Maxwell, Hermeana; A072 - Deshawn, Laqulyon; A078 - Bravi, Mark; B023 - bassler, Francesca; B039 - Murrell, Latisha; B050 - Cameron, Sandy; C011 - HandyTony; C020 - Bailey, Kristy; C033 - Blakely, Tatyana; C040 - crisp, Renee; C048 - Malone, Ryan; C055 - Shartle, Joan; C066 - green, Angel; C075 - Santana Concepcion, Marcos; C080 - Nunez, Cornejo; C090 - Miller, Anna; C095 - Smith, Ronald; C097 - Milton, Mercedes; C101 - Clarke, Jayla; D026 - Steele, Steven; D044 - Gatling, Troy; D051 - BREWER, DESIREE; D082 - Dent, Mallorie; E036 - Love-Davis, Kanecia; E044 - Carmona, Clifton; F032 - Vallance, Jordan; G002 -Shield, Dale; G007 - Rafferty, Danielle; G016 - Jackson, Dallas; G052 - McNear, Stacie; H012 - malaret, Christian; H047 -MEXIRA, ROVELY; J033 - Cannon, Candice; J038 - Aguilar, Luis; J039 - Settltes, Abreal; J058 - Rosado, Vanessa; K025 Hernandez, Carl

PUBLIC STORAGE # 77875, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
0103 - jurado, ruby; 0134 - Nelson, Jerry; 0135 - Bagley, Kisha; 0136 - Brown, Amanda; 0164 - Duncan, Acie; 0181 - linares, Jose; 0222 - Foster, Michael; 0231 - Raley, Amber; 0281 - haynes, catoria; 0311 - Levatte, Tedra; 0314 - BurnhamEdward; 0320 - Pearson, James; 1005 - hundley, Jacob; 1037 - mortimore, Benjamin; 1112 - Stephens, Tom; 1123 - Zapata, Uriel; 2009 - Wright, Norrece; 2072 - Laws, Azhane; 2098 - Taylor, Kevin; 2126 - alvear, Laura ; 2211 - Peterson, Michael; 2229 - sardina, Elizabeth; 3073 - Brewer, Shedrea; 3086 - Williams, Robert; 3118 - ECONOMY TRUST VELEZ, ELLSWORTH; 3122 - Ferdinand, Magdalena

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

May 9, 16, 2025 25-00700M

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Water's Edge Community Development District ("**District**"), located in Manatee County, Florida, announces that professional engineering services will be required on a continuing basis for the District's infrastructure improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("**Applicant**") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("**Qualification Statement**") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with the [Jurisdiction]; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, *Florida Statutes* ("**CCNA**"). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on June 6, 2025 to the attention of Jason Greenwood (by email to: jgreenwood@gms-tampa.com) ("**District Manager's Office**").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars ($20,000.00).

WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 30 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 30 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 5 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 10 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

May 9, 2025 25-00703M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP929
IN RE: ESTATE OF JOSEPH A. GULASH, JR. a/k/a JOSEPH GULASH Deceased.

The administration of the Estate of JOSEPH A. GULASH, JR., a/k/a JOSEPH GULASH, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 PUBLICATION OF THIS NOTICE IS: May 9, 2025.

Personal Representative:
ANGELA PETRIE
4290 Habersham Way
Cumming, GA 30041

Attorney for
Personal Representative:
JAMES WM. KNOWLES
Florida Bar No. 0296260
2812 Manatee Ave W
Bradenton, FL 34205
941-746-4454
May 9, 16, 2025 25-00718M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP914
IN RE: ESTATE OF SHIRLEY L. BRANSTETTER Deceased.

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

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

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

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 PUBLICATION OF THIS NOTICE IS: May 9, 2025.

Personal Representative:
JOHN MADSEN
4612 26th Ave W
Bradenton, FL 34209

Attorney for
Personal Representative:
JAMES WM. KNOWLES
Florida Bar No. 0296260
2812 Manatee Ave W
Bradenton, FL 34205
941-746-4454
May 9, 16, 2025 25-00719M

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
Case No. 2025CP838
IN RE: ESTATE OF
WALLACE F. MILLS

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 WALLACE F. MILLS, deceased, by the Circuit Court for Manatee County, Florida, Probate Division; the address of which is P. O. Box 3079, MANATEE, FL 34239; that the decedent's date of death was February 7, 2025; that the only assets of the estate are decedent's homestead and exempt property which passed by court order to the following heirs of decedent:

NAME Address

Patrick Michael Mills 4601 E Viola Drive, Mooresville, IN 46158

Jason Lee Mills 5762 East 300 South, Franklin, IN 46131

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 payment was made in the Order of Summary Administration must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS May 9, 2025.

Person Giving Notice
Patrick Michael Mills
Jason Lee Mills
Attorney for Person Giving Notice
JAMES WM. KNOWLES
Florida Bar No. 0296260
Knowles Bouziane & Shaffer PLLC
2812 Manatee Avenue West
Bradenton, Florida 34205
941-746-4454
May 9, 16, 2025 25-00722M

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
Case No. 2025CP972
IN RE: ESTATE OF
JEAN E. GALLAGHER

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 JEAN E. GALLAGHER, deceased, by the Circuit Court for Manatee County, Florida, Probate Division; the address of which is P. O. Box 3079, MANATEE, FL 34239; that the decedent's date of death was March 13, 2025; that the only assets of the estate are decedent's homestead and exempt property which passed by court order to the following heirs of decedent:

NAME Address

Thomas Brian Gallagher 3001 Eglington Dr., Orlando, FL 32806

Andrew Tucker Gallagher 2259 Black Oak Ct, Sarasota, FL 34232

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 payment was made in the Order of Summary Administration must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS May 9, 2025.

Persons Giving Notice
Thomas Brian Gallagher
Andrew Tucker Gallagher
Attorney for Person Giving Notice
JAMES WM. KNOWLES
Florida Bar No. 0296260
Knowles Bouziane & Shaffer PLLC
2812 Manatee Avenue West
Bradenton, Florida 34205
941-746-4454
May 9, 16, 2025 25-00723M

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 2025-CP-001032
IN RE: THE ESTATE OF
ARLENE L. RICHNER A/K/A
ARLENE RICHNER,
DECEASED.

The administration of the estate of ARLENE L. RICHNER A/K/A ARLENE RICHNER, deceased, whose date of death was February 2, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this Notice is May 9, 2025.

Signed on this 29 day of April, 2025.

Personal Representative:
LINDA SARKIS
A/K/A LINDA L. SARKIS
1000 Gate Parkway North, #1312
Jacksonville, FL 32246
Attorney for Personal Representative:
JAMES D. JACKMAN, ESQUIRE
Florida Bar No. 521663
JAMES D. JACKMAN, P.A.
5008 Manatee Avenue West, Suite A
Bradenton, Florida 34209
Telephone: (941) 747-9191
Facsimile: (941) 747-1221
Email: jackmanpleadings@gmail.com
May 9, 16, 2025 25-00742M

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 504
Division Probate
IN RE: ESTATE OF
Edith K. Dougherty
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 Edith K. Dougherty, deceased, File Number 2025 CP 504; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was November 2, 2024; that the total value of the estate is $11,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS

Edith K. Dougherty Trust dated April 25, 2024, c/o James F. Dougherty, III, Trustee
4091 Overture Circle
Bradenton, FL 34209

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is May 9, 2025.

Person Giving Notice:
James F. Dougherty, III
4091 Overture Circle
Bradenton, FL 34209
Attorney for Person Giving Notice:
Marla Stewart Owczarek, Esq.
Florida Bar No/1021687
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email: attorney@gerlinglawgroup.com
May 9, 16, 2025 25-00741M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
Case No.:
412024CP002454CPAXMA
Judge: DIANA LEE MORELAND
IN RE: ESTATE OF
CATHERINE M. BURNS,
Deceased.

The administration of the estate of CATHERINE M. BURNS, whose date of death was January 3, 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 addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
Karen Fichera C/O
1230 S.E. 4th Avenue
Fort Lauderdale, FL 33316
Telephone: 954-462-7760
Attorney for Personal Representative:
Diana Waterous Centorino, Esq.
Diana Waterous Centorino, P.A.
Florida Bar No. 611778
1230 S.E. 4th Avenue
Fort Lauderdale, Florida, 33316
Telephone: (954) 462-7760
dwc@dianawaterouscentorino.com
May 9, 16, 2025 25-00710M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 000424
Division PROBATE
IN RE: ESTATE OF
ROBERT M. MARTIN
Deceased.

The administration of the estate of ROBERT M. MARTIN, deceased, whose date of death was August 21, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25499, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 9, 2025.

ROGER M. MARTIN
Personal Representative
3187 GlenElyn Blvd
Sarasota, FL 34237
Mary Lynn Desjarlais
Attorney for Personal Representative
Florida Bar No. 0347469
Desjarlais Law & Title
2750 Stickney Point Rd, Suite 201
Sarasota, FL 34231
Telephone: 941-923-3388
Email:
mldesjarlais@attorneydesjarlais.com
May 9, 16, 2025 25-00716M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL
CIRCUIT COURT IN AND FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000067
IN RE: ESTATE OF
RALPH J. NOWAK,
Deceased.

The administration of the estate of Ralph J. Nowak, deceased, whose date of death was August 18, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 5/9/25.

Mary Mavety,
Personal Representative
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
May 9, 16, 2025 25-00740M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
File No. 2025-CP-000970
IN RE: ESTATE OF
MICHAEL S. THRASHER,
Deceased.

The administration of the estate of MICHAEL S. THRASHER, deceased, whose date of death was March 22, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
NATALIE H. THRASHER
1717 71st Street NW
Bradenton, FL 34209
Attorney for Personal Representative:
DOUGLAS J. ELMORE
Florida Bar No. 0020858
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service:
Primary:
delmore@williamsparker.com
Secondary:
mbussiere@williamsparker.com
May 9, 16, 2025 25-00706M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-0946
IN RE: ESTATE OF
DEBRA HUDDLESTON,
Deceased.

The administration of the estate of DEBRA HUDDLESTON, deceased, whose date of death was February 8, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: May 9, 2025.

Sarah Jordan
Personal Representative
607 45th Street West
Bradenton, FL 34209
M. Brandon Robinson, Esq.
Attorney for Personal Representative
Florida Bar No. 0119364
BARNES WALKER, GOETHE,
PERRON, SHEA, & ROBINSON,
PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: brobinson@barneswalker.com
Secondary Email:
ctschida@barneswalker.com
May 9, 16, 2025 25-00705M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
File No. 2025-CP-001002 AX
Probate Division
IN RE: ESTATE OF
Cynthia J. Perez,
also known as Cynthia E. Perez,
Deceased.

The administration of the estate of Cynthia J. Perez, also known as Cynthia E. Perez, deceased, whose date of death was March 10, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
Christopher F. Jones
3028 Ashley Oaks Drive
Lexington, KY 40517
Attorney for Personal Representative:
James E. Johnson II
Email Address:
jjohnson@manateelegal.com
Email Address:
cgodfrey@manateelegal.com
Florida Bar No. 0061621
Greene Hamrick Schermer
& Johnson, P.A.
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 747-1871
May 9, 16, 2025 25-00707M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2025-CP-001008 AX
Probate Division
IN RE: ESTATE OF
Nancy A. West,
Deceased.

The administration of the estate of Nancy A. West, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
Lyle H. West
118 Tidy Island Boulevard
Bradenton, FL 34210
Attorney for Personal Representative:
James E. Johnson II
Email Address:
jjohnson@manateelegal.com
Email Address:
cgodfrey@manateelegal.com
Florida Bar No. 0061621
Greene Hamrick Schermer
& Johnson, P.A.
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 747-1871
May 9, 16, 2025 25-00708M

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025CP68
IN RE: ESTATE OF
KAREN JERONIMO
Deceased

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

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

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

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 PUBLICATION OF THIS NOTICE IS: May 9, 2025.

Personal Representative:
MATTHEW A. JERONIMO
2002 20th St W, Unit C
Bradenton, FL 34205
Attorney for Personal Representative:
JAMES WM. KNOWLES
KNOWLES BOUZIANE
& SHAFFER PLLC
Florida Bar No. 0296260
2812 Manatee Ave W
Bradenton, FL 34205
941-746-4454
Attorney for
Person Giving Notice
JAMES WM. KNOWLES
Florida Bar No. 0296260
May 9, 16, 2025 25-00721M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT IN AND
FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412015CA002051AX
BANK OF NEW YORK MELLON F/K/A BANK OF NEW YORK, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF ALTERNATIVE LOAN TRUST 2006-OA3, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-OA6,
Plaintiff, v.
JOHN FASEL, ET AL.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order dated April 28, 2025 entered in Civil Case No. 412015CA002051AX in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein BANK OF NEW YORK MELLON F/K/A BANK OF NEW YORK, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF ALTERNATIVE LOAN TRUST 2006-OA3, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-OA6, Plaintiff and JOHN FASEL; NANCY FASEL; CHARLES A. ROY ROOFING, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., MIN NO. 1000157-0006490479-6, are defendants, Angelina Colonneso, Clerk of Court, will sell the property at public sale at www.manatee.realforeclose.com beginning at 11:00 AM on June 12, 2025 the following described property as set forth in said Final Judgment, to-wit:.

THE EAST 360 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, LESS; ROAD RIGHT OF WAY TO THE CITY OF PALMETTO.

Property Address: 1711 17th Street W., Palmetto, Florida 34221

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Taji Foreman
Taji Foreman, Esq.
FBN: 58606
File No: M170046-JMV
May 9, 16, 2025 25-00731M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT
OF THE TWELFTH
JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.:
412024CA001134CAAXMA
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, v.
NICHOLAS JOHN D`AMICO A/K/A NICHOLAS D`AMICO, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated May 5, 2025, issued in and for Manatee County, Florida, in Case No. 412024CA001134CAAXMA, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and NICHOLAS JOHN D`AMICO A/K/A NICHOLAS D`AMICO, UNKNOWN SPOUSE OF NICHOLAS JOHN D`AMICO A/K/A NICHOLAS D`AMICO, INNA D`AMICO A/K/A INNA D"AMICO and WILLOW WALK COMMUNITY ASSOCIATION, INC. are the Defendants.

The Clerk of the Court, ANGELINA COLONNESO, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on June 24, 2025, at electronic sale beginning at 11:00 AM, at www.manatee.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT 46, WILLOW WALK - PHASE IIA-IIB-IID, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 63, PAGE 129, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 4024 Mossy Limb Ct., Palmetto, FL 34221

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

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

Dated: This 6th day of May, 2025.
Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
May 9, 16, 2025 25-00729M

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CASE NO.: 2024CC000414AX
VILLA DEL SOL ASSOCIATES, L.P. d/b/a Villa Del Sol Mobile Home Park,
Plaintiff, vs.
THE ESTATE OF JAMES FRANCIS BLASTORAH and
ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF JAMES FRANCIS BLASTORAH,
Defendants.

Notice is hereby given that, pursuant to the Amended Default Final Judgment and Order Directing Clerk to Disburse Court Registry Funds entered in this cause on April 15, 2025, in the County Court of Manatee County, Angelina Colonneso, Manatee County Clerk of the Court, will sell the property situated in Manatee County, Florida, described as:

That certain 1996 MERI mobile home bearing vehicle identification numbers FLHMLCP53715005A and FLHMLCP53715005B located in the Community at 6515 15th Street East, Lot No. G10, Sarasota, Florida 34243.

at public sale, to the highest and best bidder, for cash, via the internet at www.manatee.realforeclose.com at 11:00 A.M. on the 21st day of May 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale.

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

Respectfully submitted,
ATLAS LAW, PLLC
Brian C. Chase, Esq. –
Fla. Bar No. 17520
LeBron C. Page, Esq. –
Fla. Bar No. 1030825
1313 North Howard Avenue
Tampa, Florida 33607
813.241.8269
efiling@atlaslaw.com
Attorneys for Plaintiff
May 9, 16, 2025 25-00730M

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 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 defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

Dated on April 29, 2025.
As Clerk of the Court
By:/s/ Kris Gaffney
As Deputy Clerk
1221-16502B
Ref# 11246
May 9, 16, 2025 25-00734M

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL DIVISION
Case No. 2025CC000917
WILLOWBROOK CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
WILSON ALVAREZ, DAIHANNA V. ALVAREZ, and UNKNOWN TENANT(S),
Defendants.

TO: WILSON ALVAREZ

YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Manatee County, Florida:

Condominium Unit 3506, Building 35, Phase 8, WILLOWBROOK, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 2187, Pages 2990 through 3154, and amended by document recorded in Official Records Book 2307, Page 6394, as amended from time to time, of the Public Records of Manatee County, Florida.

PARCEL ID NO.: 1918562809 ("Property")

Property Address: 8978 White Sage Loop, Lakewood Ranch, Florida 34202

A Lawsuit has been filed against you in Pinellas County Court, WILLOWBROOK CONDOMINIUM ASSOCIATION, INC. v. WILSON ALVAREZ, DAIHANNA V. ALVAREZ, and UNKNOWN TENANT(S), and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with 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.

This notice shall be published once each week for two consecutive weeks in The Business Observer.

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

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

WITNESS my hand and the seal of this Court on this 5TH day of MAY, 2025.

Angelina Colonneso, Clerk of Court
BY: DEPUTY CLERK
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10573-016
May 9, 16, 2025 25-00717M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025CP982
IN RE: ESTATE OF
BETTY EILEEN FERREL
Deceased.

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

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

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

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 PUBLICATION OF THIS NOTICE IS: May 9, 2025.

Personal Representative:
EDNA SUE JUDA
3750 Pinebrook Cir, # 108
Bradenton, FL 34209
Attorney for Personal Representative:
JAMES WM. KNOWLES
Florida Bar No. 0296260
2812 Manatee Ave W
Bradenton, FL 34205
941-746-4454
May 9, 16, 2025 25-00720M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
File No. 2025 CP 000980 AX
IN RE: ESTATE OF
SCOTT KENNETH ADAMS,
Deceased.

The administration of the estate of SCOTT KENNETH ADAMS, deceased, whose date of death was October 16, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Clerk of Court, 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
VICTORIA KONSAVAGE
320 N. Cattlemen Rd. #206
Sarasota, FL 34232
Attorney for Personal Representative:
FLETCHER H. RUSH
Florida Bar No. 0100586
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-552-2563
Designation of
Email Addresses for service:
Primary: frush@williamsparker.com
Secondary:
emitchell@williamsparker.com
May 9, 16, 2025 25-00726M

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
12TH JUDICIAL CIRCUIT IN AND
FOR MANATEE COUNTY, FLORIDA
CASE NO. 2024-CC-4171
BAYSHORE ON THE LAKE CONDOMINIUM APARTMENT OWNERS, INC., a Florida not for profit corporation,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ROSEMARY CHENOT, DECEASED, AND ALL OTHER PERSONS CLAIMING BY AND THROUGH, UNDER, AGAINST THE NAMED DEFENDANT(S), DENNIS CHENOT, UNKNOWN TENANT(S), SECRETARY OF HOUSING AND URBAN DEVELOPMENT, DEBBIE BRICKING,
AND RICK CHENOT
Defendants.

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ROSEMARY CHENOT, DECEASED, AND ALL OTHER PERSONS CLAIMING BY AND THROUGH, UNDER, AGAINST THE NAMED DEFENDANT(S)
LAST KNOWN ADDRESS: 4117 Heron Way E106 Bradenton FL 34205
CURRENT ADDRESS: UNKNOWN

YOU ARE NOTIFIED that an action to foreclose a claim of lien on the following property in MANATEE County, Florida:

UNIT 106-D, BUILDING "E", BAYSHORE-ON-THE-LAKE CONDOMINIUM APARTMENTS, Section 4, a condominium according to the Declaration of Condominium recorded in Official Records Book 954, Pages 995 through 1015, inclusive, and as per plat thereof recorded in Condominium Book 9, Pages 142 and 143, of the Public Records of Manatee County, Florida.

Property Address: 4117 Heron Way E106 Bradenton FL 34205

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Association Assessment Attorneys, P.A., Plaintiff's attorney, whose address is 111 2nd Ave. N.E. Suite 539, St. Petersburg, Florida 33701, within thirty (30) days of the date of the 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 Amended Complaint.

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

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

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 6TH day of MAY, 2025.

Angelina "Angel" Colonneso
Clerk of the Court
By: As Deputy Clerk
Robert Todd, Esq.
Association Assessment Attorneys, PA
111 2nd Ave. N.E. Suite 539
St. Petersburg, FL 33701
May 9, 16, 2025 25-00728M

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2023-CA-006654
AURORA FINANCIAL GROUP, INC.
Plaintiff, vs.
DEREK C. RUETZ; COPPERSTONE MASTER ASSOCIATION, INC.; COPPERSTONE TOWNHOME HOMEOWNERS ASSOCIATION
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Mortgage Foreclosure entered on the 2nd day of April 2024, in Case No. 2023-CA-006654, of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein AURORA FINANCIAL GROUP, INC, is the Plaintiff, and DEREK C. RUETZ; COPPERSTONE MASTER ASSOCIATION, INC.,; COPPERSTONE TOWNHOME HOMEOWNERS ASSOCIATION, INC., are the Defendants. Angelina Colonneso Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 17th day of June 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 98, COPPERSTONE PHASE I, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS PLAT BOOK 51, PAGES 178 THROUGH 201, INCLUSIVE OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

Dated this 1st day of May 2025.
By: /s/Michael V. Supple, Esq
Michael V. Supple, Esq.
Bar Number: 92080
Copies sent to:
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
25-06596
May 9, 16, 2025 25-00735M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2024CA1446
SUNHOLD LLC,
Plaintiff, v.
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2006- AR4; JOSE GREGORIO; and HSBC BANK US, NATIONAL ASSOCIATION,
Defendants.

TO: JOSE GREGORIO
3506 54™ STREET WEST BRADENTON, FL 34210

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN MANATEE COUNTY, FLORIDA, TO WIT:

Unit 202, of ACADEMY RESORT LODGE, A CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 2092, Page 241, and all Amendments thereto, of the Public Records of Manatee County, Florida, together with an undivided interest or share in the common elements appurtenant thereto.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiffs attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 30 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 1115 Manatee Ave W, Bradenton, Florida 34205 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

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 this 29th day of April, 2025.
Angelino Colonneso
Clerk of the Circuit Court
/s/ *ANGELINO COLONNESO
Deputy Clerk
May 9, 16, 23, 30, 2025 25-00732M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2023CA002958AX
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST,
Plaintiff, vs.
JAMES C. HALLMAN III AND JULIA F. HALLMAN , et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 21, 2023, and entered in 2023CA002958AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and JAMES C. HALLMAN, III; JULIA F. HALLMAN are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on May 28, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 31, BLOCK 76, COUNTRY CLUB ADDITION TO WHITFIELD ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 82, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
6620 KIMLINDA LN, SARASOTA, FL 34243

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

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

Dated this 5 day of May, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-091788 - NaC
May 9, 16, 2025 25-00733M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWELTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
File No. 25CP938
Division Probate
IN RE: ESTATE OF JOHN G. GIOVANNI A/K/A JOHNNY GIRARD GIOVANNI
Deceased.

The administration of the estate of JOHN G. GIOVANNI A/K/A JOHNNY GIRARD GIOVANNI, deceased, whose date of death was February 2, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
Matthew DeCanio
3811 5th Avenue NE
Bradenton, Florida 34208
Attorney for Personal Representative:
/s/ Nicole Bell Cleland, Esq.
Nicole Bell Cleland, Esq., Attorney
Florida Bar Number: 124934
LEGACY PROTECTION LAWYERS, LLP
100 Second Avenue South, Suite 900
St. Petersburg, FL 33701
Telephone: (727) 471-5868
E-Mail:
nbell@legacyprotectionlawyers.com
Secondary E-Mail:
karen@legacyprotectionlawyers.com
May 9, 16, 2025 25-00727M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, CIVIL DIVISION
CASE NO.: 2022-CA-002718
MLD MORTGAGE INC. DBA THE MONEY STORE,
Plaintiff, vs.
LUIS A. COLLAZO et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Mortgage Foreclosure entered on April 30, 2025, in Case No. 2022-CA-002718 of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein MLD MORTGAGE INC. DBA THE MONEY STORE is Plaintiff, and LUIS COLLAZO, MARY I COLLAZO, and THE HARBORAGE ON BRADEN RIVER HOMEOWNERS ASSOCIATION, INC are Defendants, the Office of Angelina "Angel" Colonneso, Manatee County Clerk of the Court, will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com, beginning at 11:00 A.M. on the 17th day of June 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 130, HARBORAGE ON BRADEN RIVER, PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 88 THROUGH 92, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Also known as: 5654 Simonton Street, Bradenton, FL 34203

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated this 1st day of May 2025.
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
May 9, 16, 2025 25-00711M

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

SECOND 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

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 22nd day of May, 2025 at 10:00 AM. Said property is iStorage, 8709 Old Tampa Rd, Parrish, FL, 34219 Adam Dekow 1016 HOUSEHOLD FURNITURE, CHAIRS BINS, BINS. Darren Strong 1006 MINIFRIDGES, MINIGRILL, TOOLS, TOOL BOX, TABLE SAW, MISC ITEMS. Linda Crosby 1098 BOXES, TOTES, VACUUM, CHAIRS, MISC FURNITURE. Brian O'Connor 2026 DECORATIONS, KIDS TOYS, PAINTINGS, WALL ART, TOTES, BOXES, FURNITURE, TV, MISC ITEMS. Paulette Garey 4040 REFRIGERATOR, CABINETS, SHOPVAC, VINYL RECORD CASES, TV, CHAIRS, FURNITURE, TOTES, BOXES. Kenny Dabney 2048 TOOLS, WEIGHTS, DOLLY, DRESSERS, FURNITURE, HOUSEHOLD ITEMS, TOTES, BOXES, LAWN CARE ITEMS, TABLE SAW, MISC ITEMS. Savannah Dishman 3043 TOTES, BAGS, GROOMER CASE. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.
May 2, 9, 2025 25-00668M

SECOND 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

THIRD INSERTION

NOTICE OF SHERIFF'S SALE

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

2014 Jeep Wrangler Sport
VIN# 1C4GJWAG8EL235598

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

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

CHARLES R. WELLS, SHERIFF
MANATEE COUNTY, FLORIDA
BY: D.S. John Dickerman
April 25; May 2, 9, 16, 2025
25-00654M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2025 CP 000877
IN RE: ESTATE OF JANET CWIETNIEWICZ
Deceased.

The administration of the estate of Janet Cwietniewicz, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W. Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 9, 2025.

Caitlyn Elizabeth Olson
Petitioner
C. Ryan Violette, Esq.
Florida Bar No. 0071018
VIOLETTE LAW FIRM
3277 Fruitville Road, Unit C-2
Sarasota, FL 34237
(941) 365-6563
Ryan@VioletteLawFirm.com
Attorney for Caitlyn E. Olson
May 9, 16, 2025 25-00715M

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
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V26

--- ACTIONS / SALES / ESTATE ---

SECOND 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 DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida a 2017 BUICK REGAL, VIN# 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) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

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

DATED: 4/25/2025
ANGELINA COLONNESO,
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
(Seal) BY: Deputy Clerk

Attorney for Petitioner
Brian A. Iten
General Counsel
Manatee County Sheriff's Office,
600 Hwy. 301 Blvd. W., Ste. 202,
Bradenton, FL 34205
May 2, 9, 2025 25-00674M

SECOND 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, MANNEQUINS, LADDER, HANGERS, BOXES, SIGN HOLDERS. Shominique Rodgers 00719 STORE SHELVING, RACKS, BOXES, MANNEQUINS, RETAIL ITEMS. Kirk Yarger 00829 FURNITURE, FILE CABINET, COFFEE TABLE, ENTERTAINMENT CENTER, TOTES, MICROWAVE, WOOD CHEST, MISC ITEMS, GOLF CLUBS. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

May 2, 9, 2025 25-00667M

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 22nd day of May, 2025 at 11:00 AM. Said property is iStorage, 4305 32nd Street West, Bradenton, FL, 34205 Brianna Wagner 02010 Bike, bike tires, mirrors. Anthony Delsole 01306 boxes, door, ceiling fans, totes, misc items. Amber Allen 00005 Clothing, totes, small tables, boxes, computer chair, silver pieces, telescope, shoes, misc items. Angela Martinez 01287 Dresser. Patricia Steffen 00930 Boxes, bags, mattress, household items, dresser, folding table, wicker dresser. Rebecca Marlow 01114 Boxes, TV, mattress, bed 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

SECOND 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 of Foreclosure, dated January 3, 2025, wherein SALZBURG INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, the Plaintiff and CHAO GAO; JOSHUA SINCLAIR; AMY LEI LAWSON; and THE UNKNOWN TENANT IN POSSESSION OF THE PREMISES, now known as Jessie Mu, are the Defendants, the Clerk of this Court will sell to the highest and best bidder for cash and subject to any and all liens and faults, on the Internet at www.manatee.realforeclose.com beginning at 11:00 a.m., on the 3rd day of June 2025, the following described property as set forth in said Final Judgment.

Lots 3, 4, 5 & W 1/2 of Lot 6, Block 6, WHITFIELD ESTATES UNIT NO. 1, as per Plat Book 2, page 127A and 128A, Public Records of Manatee County, Florida.

Appraiser's Identification No. 66773.0000/3

Any person claiming an interest in the surplus from the sale, if any, other than the Plaintiff and the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale.

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

Dated: April 24, 2025
Damian M. Ozark, Esquire
Florida Bar No. 0582387
The Ozark Law Firm, P.A.
1904 Manatee Ave West, Ste. 300
Bradenton, Florida 34205
Telephone: (941)750-9760
May 2, 9, 2025 25-00664M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 412024CA001283CAAXMA
ONSLOW BAY FINANCIAL LLC PLAINTIFF, VS.
ALLEN R. JENKINS AND JULIE A. JENKINS, ET AL., DEFENDANT(S).

TO: Susan Oliver surviving spouse of Simon Oliver
Last Known Address: C/o Gibson Kohl P.L. James D. Gibson, Esq., 1800 2nd Street Ste 777, Sarasota, FL 34236
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

THE WEST 45 FEET OF LOT 7, BLOCK 18, HOLIDAY HEIGHTS, 2ND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 27, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 5275100109

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attornev for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

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

WITNESS my hand and the seal of this Court this 29TH day of APRIL, 2025.

ANGELINA COLONNESO
As Clerk of Court
(SEAL) By: Kris Gaffney
As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900,
Coral Springs, FL 33071
24FL935-0036
May 2, 9, 2025 25-00682M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO. 412025CP000945CPAXMA
IN RE: THE ESTATE OF STEPHEN MICHAEL ROSHER A/K/A STEPHEN M. ROSHER, Deceased.

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 PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

Personal Representative
STEPHANIE DAVIS
Personal Representative
3 Woodman Street, Unit B
Gloucester, MA 01930

Attorney for Personal Representative
Christopher J. Horlacher, Esq.
Attorney for Personal Representative
Florida Bar Number: 69087
DHR LAW
2639 Fruitville Road, Suite 203
Sarasota, Florida 34237
Telephone: (941) 361-1153
Email: chris@dhrlaw.com
May 2, 9, 2025 25-00678M

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025-CC-000988
DUVAL LENDING AT, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AS TRUSTEE OF ORLANDO ASSET ONE TRUST, Plaintiff, vs.
OAKS HOLDING 34639 LLC, Defendants.

NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated April 28, 2025, and entered in Case No.: 2025-CC-000988, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein the property will sell to the highest and best bidder for cash at https://manatee.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on the 3rd day of June, 2025, the following described property as set forth in said Order or Final Judgement, to wit:

(LEGAL DESCRIPTION)
LOT 16, UNIT 9, WOODS OF WHITFIELD, UNITS 8 & 9, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 904 CYPRESS WOOD LANE, SARASOTA, FL

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

SECOND 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 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 defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before , and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

Dated on APRIL 29, 2025.

ANGELINA COLONNESO
As Clerk of the Court
(Seal) By: As Deputy Clerk

ALDRIDGE PITE, LLP
Plaintiff's attorney
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1221-16502B
Ref# 11246
May 2, 9, 2025 25-00680M

SECOND 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 AN INTEREST IN THE ESTATE OF CLAUDIA A. SULLIVAN A/K/A CLAUDIA ANN JOACHIM SULLIVAN A/K/A CLAUDIA JOACHIM, ET AL., DEFENDANT(S).

TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Claudia A. Sullivan A/K/A Claudia Ann Joachim Sullivan A/K/A Claudia Joachim
Last Known Address: 6203 Courtside Dr, Bradenton, FL 34210
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

UNIT 21, PHASE II, THE RACQUET CLUB VILLAS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 984, PAGES 2498 THROUGH 2547 AND ANY EXHIBITS AND AMENDMENTS THEREOF, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 10, PAGES 182 THROUGH 185, AS AMENDED, ALL OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attornev for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

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

WITNESS my hand and the seal of this Court this 29TH day of APRIL, 2025.

ANGELINA COLONNESO
As Clerk of Court
(SEAL) By: Kris Gaffney
As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900,
Coral Springs, FL 33071
25FL404-0016
May 2, 9, 2025 25-00681M

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 412025CA000375CAAXMA
COMPU-LINK CORPORATION, DBA CELINK, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARNOLD W. DAVIS, DECEASED, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARNOLD W. DAVIS, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
TO: RANDALL L. HOLDEN,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 31, BLOCK C, SUN SET ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 97, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

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

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

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

WITNESS my hand and the seal of this Court at Manatee County, Florida, this 29TH day of APRIL, 2025.

ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT
BY: KRIS GAFFNEY
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-263214
May 2, 9, 2025 25-00690M

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000685
IN RE: ESTATE OF
NELLIE GRAMS,
Deceased.

The administration of the estate of NELLIE GRAMS, deceased, whose date of death was NOVEMBER 15, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 2, 2025

/S/ JSG James S. Grams
JAMES S. GRAMS
Personal Representative
20080 Pollyanna Dr.
Livonia, MI 48152

/S/ J.J.H.
JENNIFER J. HENSLEY, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 1022202
5190 26th Street West, Suite D
Bradenton, FL 34207
Telephone: (941) 755-8583
May 2, 9, 2025 25-00688M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 2025 CP 595
IN RE: THE ESTATE OF:
ROY SOLOMON HARRISON, SR.,
Deceased.

The administration of the estate of ROY SOLOMON HARRISON, SR., deceased, whose date of death was November 10 2023, and whose Social Security Number is xxx-xx-6369, is pending in the Circuit Court in and for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this Notice is 5/02/25.

Personal Representative
BROOKE MUSGRAVE
c/o Richard Barton Ray,
Registered Agent
6108 26th Street West, Suite 2
Bradenton, Florida 34207

Attorney for Personal Representative
s/ Richard Barton Ray
RICHARD BARTON RAY, Esquire
6108 26th Street West, Suite 2
Bradenton, Florida 34207
(941)755-3731
Florida Bar No: 0717381
May 2, 9, 2025 25-00673M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Manatee COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP920
Division PROBATE
IN RE: ESTATE OF
LEON WEISBORD,
Deceased.

The administration of the estate of Leon Weisbord, deceased, whose date of death was February 28th, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Janet P. Weisbord
P.O. Address:
8710 53rd Place East,
Bradenton, FL 34211
Personal Representative

ROBERT W. DARNELL
ATTORNEY AT LAW
Attorneys for Personal Representative
2639 FRUITVILLE ROAD
SUITE 201
SARASOTA, FL 34237
Telephone: (941) 365-4950
Florida Bar No. 0611999
May 2, 9, 2025 25-00663M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CO000962AX
Division Probate
IN RE: ESTATE OF
JARILYN M. SEARNS
Deceased.

The administration of the estate of Jarilyn Searns, deceased, whose date of death was January 15, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
UCN: 412025CP000891CPAXMA
FILE NO.
412025CP000891CPAXMA
IN RE: ESTATE OF
JUANITA K. BRUCE, Deceased.

The administration of the estate of JUANITA K. BRUCE, Deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, File No. 412025CP000891CPAXMA, the address of which is: 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent, or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: May 2, 2025

Personal Representative:
RAYMOND L. DELACQUESEAUX
4512-35th Terrace North
St. Petersburg, Florida 33713

Attorney for Personal Representative:
DAVID W. FOSTER, of
FOSTER AND FOSTER
ATTORNEYS, P.A.
2111 Dr. Martin Luther King Jr. Street North
St. Petersburg, Florida 33704
Telephone: (727) 822-2013
May 2, 9, 2025 25-00687M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
CASE NO.
412025CP000856CPAXMA
IN RE: THE ESTATE OF
SANDRA F. MITSUZUKA,
Deceased.

The administration of the Estate of Sandra F. Mitsuzuka, deceased, whose date of death was August 27, 2024, File Number 412025CP000856CPAXMA is pending in the Circuit Court for Manatee County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Manatee County, Probate Division, 1115 Manatee Ave W, Bradenton, FL 34205. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 2, 2025

Personal Representative
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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-940
IN RE: ESTATE OF
PATRICIA
ARLENE HARLOW,
Deceased.

The administration of the estate of PATRICIA ARLENE HARLOW, deceased, whose date of death was September 17, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: 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

SECOND INSERTION

ORDER APPOINTING PERSONAL REPRESENTATIVE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND
FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 0621 CPAX
IN RE: ESTATE OF
MICHAEL C. CAMPBELL
Deceased.

Upon the Petition for Administration filed with the Clerk on March 11, 2025, and it appearing that appointment of a personal representative is required and appropriate in the circumstances, it is hereby,

ADJUDGED that Christina Campbell Sherman is appointed personal representative of the estate of the decedent, and that upon taking the prescribed oath, filing the designation of acceptance of resident agent, and posting bond in the sum of $ Waived, letters of administration shall be issued.

Done and Ordered on 4/22/2025.

Hon. Diana L. Moreland
Circuit Court Judge
May 2, 9, 16, 2025 25-00679M

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 2024 CP 2081
Judge Diana Moreland
IN RE: ESTATE OF
RALPH DONOFRIO
Deceased

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 NOTIFIED THAT:

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

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

Person Giving Notice:
MICHAEL DONOFRIO
1374 Grantham Drive
Sarasota, Florida 34234

Attorney for Person Giving Notice:
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
3815 US Highway 301 N
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
May 2, 9, 2025 25-00671M

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of JOVAN BORSCEVSKI, if deceased any unknown heirs or assigns, will, on May 14, 2025, at 10:00 a.m., at 22 Cherry Avenue, Lot #110, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1973 FEST MOBILE HOME, VIN: 32J202JS1979 TITLE NO.: 0005855621
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236
(PO#11096-3906)
May 2, 9, 2025 25-00669M

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 22nd day of May, 2025 at 11:00 AM. Said property is iStorage, 3760 Cortez Road West, Bradenton, FL, 34210 Steve Murray 01024 Misc Clothes, Cart, Small Lamp, Bottles. Bill Mcginnis 01605 Misc Clothes, Shoes (like new), Oregon Saw. Sandra Smith 01655 Clothing, Totes, Misc household items. Charles Pinnell 01701 Clothes, Totes, and Misc items. Nathan Carver 01011 furniture Couches, Mattress, Zebra Print couch. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.
May 2, 9, 2025 25-00666M

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 263-7814.
May 2, 9, 2025 25-00659M

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 22nd day of May, 2025 at 10:00 AM. Said property is iStorage, 2015 8th Ave West, Palmetto, FL, 34221 Keliyah Lang E053 Kids toys, boxes. Natalie Brown C123 Dresser, Bed Frame, Mattresses. Margaret Ann Dotse H24 Totes, Bags, Tables, Freezer, Baskets, Misc Items. jeffery Biehl A006 Totes, Bins, MiniTable. Latrice Nicole Denis B068 Refrigerator, chairs, boxes, old printer, cabinets, misc items. Evany Lynette Savage E023 Leather Couch, Case, Dresser, Tv, Electronics, Antiques. Elizabeth Beulah Levert C119 Boxes, totes, shelves, plastic drawers, bags. Ralph Dee Dyer Jr C003 Boxes, totes, suit cases, containers, coolers, baskets, misc household items. Ronald McGee E032 Pictures, Totes, Bags, Cases, Bike. Marie Alvarez D061 Deep Fryers, Grills, Kitchen supplies,Pots, Pans, 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.
May 2, 9, 2025 25-00665M

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / SALES / ACTIONS ---

FIRST INSERTION

PUBLIC NOTICE OF SALE

Notice is hereby given that on 5/23/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1961 BELM HS 649 . Last Tenants: DENISE CAROL HOPPE 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 9, 16, 2025 25-00466T

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 26th day of June, 2025 at 10:00 AM. Said property is iStorage, 835 Tamiami Trail, Port Charlotte, FL, 33953 Esther Bouche A rug, two box springs, a mattress, couple stools, a picture, misc house stuff . 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 9, 16, 2025 25-00446T

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, 1102 53rd Ave W, Bradenton, FL, 34207 Lisa Ortega- arcade games dolly shop vac shelving totes case diet coke microwave straps. 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 9, 16, 2025 25-00445T

Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon
Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V9

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 Wax Charm located at 42041 Cypress Parkway Suite 214 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 5th day of May, 2025.

Marisela Ansbro

May 9, 2025 25-00459T

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 UNIVISTA INSURANCE located at 949 Tamiami Tr., Unit 207 in the City of Port Charlotte, Charlotte County, FL 33953 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of April, 2025.

SANCHEZ 2 INSURANCE LLC
Jineth Sanchez

May 9, 2025 25-00449T

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Florida Fishing Fossils & Fun located at 10225 Melanie Ave, in the County of Charlotte, in the City of Englewood, Florida 34224 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Englewood, Florida, this 1st day of May, 2025.

CAPTAIN HARRIS LLC

May 9, 2025 25-00448T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 24000100CA

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
JESSICA L. STEELMAN, UNKNOWN SPOUSE OF JESSICA . STEELMAN; GARDENS OF GULF COVE PROPERTY OWNER'S ASSOCIATION, INC.; ROELFKE NIEMEYER; UNKNOWN SPOUSE OF ROELFKE NIEMEYER; HARM NIEMEYER; UNKNOWN SPOUSE OF HARM NIEMEYER; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated April 16, 2025 entered in Civil Case No. 24000100CA in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, Civil Division wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and JESSICA L. STEELMAN; GARDENS OF GULF COVE PROPERTY OWNER'S ASSOCIATION, INC.; ROELFKE NIEMEYER; UNKNOWN SPOUSE OF ROELFKE NIEMEYER; HARM NIEMEYER; UNKNOWN SPOUSE OF HARM NIEMEYER; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT are Defendant(s), Roger Eaton, Clerk of Court, will sell the highest and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on June 2, 2025 the following described property as set forth in said FInal Judgment, to-wit:

LOT 35, BLOCK 4291, PORT CHARLOTTE SUBDIVISION, SECTION 66, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 4A THROUGH 4G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 13428 Romford Ave, Port Charlotte, FL 33981

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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.

05/05/2025

Roger Eaton
CLERK OF THE CIRCUIT COURT
Charlotte County, Florida
(SEAL) B. Lackey
DEPUTY CLERK OF COURT

Taji S. Foreman
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service EMail:
ftlrealprop@kelleykronenberg.com
File No: M23595-JMV

May 9, 16, 2025 25-00458T

FIRST INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24000148CA

TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY,
Plaintiff, vs.
GERTRUDE E. AUSTIN, et al.,
Defendant.

To: MERRILL WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
UNKNOWN SPOUSE OF MERRILL WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
TRACI WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
UNKNOWN SPOUSE OF TRACI WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
MARK WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
UNKNOWN SPOUSE OF MARK WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
ANNIF WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
UNKNOWN SPOUSE OF ANNIF WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
RICHARD WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
UNKNOWN SPOUSE OF RICHARD WOOLERY
1506 BEACON DR
PORT CHARLOTTE, FL 33952
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 15, BLOCK 1647, PORT CHARLOTTE SUBDIVISION SECTION TWELVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 5, PAGES 1A THROUGH 1D, IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of you written defenses, if any, to it on Jamie Juster, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before June 9, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 2 day of May, 2025.

ROGER D. EATON
CLERK OF COURT OF CHARLOTTE COUNTY
As Clerk of the Court
BY: B. Lackey (SEAL)
Deputy Clerk

Jamie Juster, Esq.
McCalla Raymer Leibert Pierce, LLP
225 East Robinson Street, Suite 155
Orlando, FL 32801
23-08780FL

May 9, 16, 2025 25-00453T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-000729-CC

LOVELAND COURTYARDS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
SAMANTHA G. ROWNTREE; RICHARD K. ROWNTREE; his/her/their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a Defendants and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described Defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN TENANT #1 and UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, will at 11:00 a.m. on the 5th day of June, 2025, at public sale at www.charlotterealforclose.com to the highest bidder, for cash, the following-described real property:

Unit No. 2804, LOVELAND COURTYARDS, Phase III, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1065, Page 156 through 221, and amendments thereto, of the Public Records of Charlotte County, Florida.

The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte County, Florida, in Civil Action No. 24000729CC.

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

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

Dated this day of 05/01/2025.

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

Ernest W. Sturges, Jr., Esq.
701 JC Center Court, Suite 3
Port Charlotte, FL 33954

May 9, 16, 2025 25-00452T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 24002343CA

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
RICHARD G. MARPLE; CAROLYN MARPLE; ROTONDA WEST ASSOCIATION, INC. F/K/A ROTONDA WEST WATERWAY MAINTENANCE ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 11, 2025 and entered in Case No. 24002343CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAP A CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is Plaintiff and RICHARD G. MARPLE; CAROLYN MARPLE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ROTONDA WEST ASSOCIATION, INC. F/K/A ROTONDA WEST WATERWAY MAINTENANCE ASSOCIATION, INC.; are defendants. ROGER D. EATON, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11:00 A.M., on June 2, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1162, ROTONDA WEST PINEHURST SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 12A THRU 12K, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

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

Dated this day of 05/02/2025.

ROGER D. EATON
As Clerk of said Court
By (SEAL) B. Lackey
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 24-00044 SF

May 9, 16, 2025 25-00456T

FIRST INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2577CA

NEW VISTA PROPERTIES, INC., a Florida corporation,
Plaintiff, vs.
FAIGA A. SINDI; KHALED TAHA; SHAHID RAZA SIDDIQUI; ARSHAD MASOOD; DUAL DIAMONDS, LLC, a foreign limited liability company; ETHEL M. DEGROOT, individually, ETHEL M. DEGROOT, as Trustee under Agreement dated 4/30/1985; AGRO GROUP, LLC; a Florida limited liability company; if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against him, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein described,
Defendants.

TO: FAIGA A. SINDI; KHALED TAHA, DUAL DIAMONDS, LLC, ETHEL M. DEGROOT, individually, ETHEL M. DEGROOT, as Trustee under Agreement dated 4/30/1985 and AGRO GROUP, LLC, 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:

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

Parcel 1
Lot 16, Block 2502, Port Charlotte Subdivision, Section 47, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 61A through 61G, inclusive, of the Public Records of Charlotte County, Florida.
Commonly Known As: 341 Matson Lane, Port Charlotte, FL 33953

Parcel 2
Lot 3, Block 1275, Port Charlotte Subdivision, Section 13, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 2A through 2G, inclusive, of the Public Records of Charlotte County, Florida.
Commonly Known As: 23166 Glen Avenue, Punta Gorda, FL 33980

Parcel 3
Lot 11, Block 1283, Port Charlotte Subdivision, Section 13, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 2A through 2G, inclusive, of the Public Records of Charlotte County, Florida.
Commonly Known As: 3644 Vessels Road, Punta Gorda, FL 33980

Parcel 4
Lot 12, Block 1310, Port Charlotte Subdivision, Section 13, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 2A through 2G, inclusive, of the Public Records of Charlotte County, Florida.
Commonly Known As: 3358 Vessels Road, Punta Gorda, FL 33980

Parcel 5
Lot 15, Block 2903, Port Charlotte Subdivision, Section 49, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 63A through 63E of the Public Records of Charlotte County, Florida.
Commonly Known As: 1475 Jacobs Street, Port Charlotte, FL 33953

Parcel 6
Lot 25, Block 2348, Port Charlotte Subdivision, Section 38, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 42A through 42H, of the Public Records of Charlotte County, Florida.
Commonly Known As: 153 Friendly Street, Port Charlotte, FL 33953

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

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

WITNESS my hand and seal of this Court May 7, 2025.

ROGER D. EATON,
CLERK OF THE COURT
By: B. Lackey (SEAL)
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 9, 16, 23, 30, 2025 25-00468T

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No.: 24001021CP
Division: Probate
IN RE: ESTATE OF
DAVID LEE WIENHOLD
Deceased.

The administration of the estate of David Lee Wienhold, deceased, whose date of death was May 19, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth at the end of this notice.

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

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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH UNDER SECTION 733.702, FLORIDA STATUTES, 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 9, 2025.

Personal Representative:
Jane L. Miclay
1524 Kinglet Drive
Punta Gorda, FL 33950
Attorney for Personal Representative:
Will W. Sunter, Esq.
Florida Bar Number 011448
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, Florida 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
Email: wsunter@farr.com /
ctout@farr.com
May 9, 16, 2025 25-00450T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000485CP
IN RE: ESTATE OF
SHAUN M. OGDEN

The administration of the estate of SHAUN M. OGDEN, deceased, whose date of death was January 20, 2025; File Number 24000485CP , is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Post Office Box 1687, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 9, 2025.

TRACY LYNN POWHATAN
Personal Representative
8157 Laurel Oak Drive
Fort Worth, TX 76131
Derek B. Alvarez, Esquire -
FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esquire -
FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esquire -
FBN 65928
WCM@GendersAlvarez.com
GENDERS • ALVAREZ
• DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com
May 9, 16, 2025 25-00451T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 25-460-CP
Division: Probate
IN RE: ESTATE OF
CHARLES M. MOORE
Deceased.

The administration of the estate of Charles M. Moore, deceased, whose date of death was November 21, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth at the end of this notice.

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

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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH UNDER SECTION 733.702, FLORIDA STATUTES, 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 9, 2025.

Personal Representative:
Miranda Middleton
P.O. Box 511143
Punta Gorda, Florida 33951
Attorney for Personal Representative:
Will W. Sunter
Florida Bar Number 011448
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, Florida 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
Email: wsunter@farr.com /
ptwardzik@farr.com /
ctout@farr.com
May 9, 16, 2025 25-00467T

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-000499
Division Probate
IN RE: ESTATE OF
DAVID M. ALVAREZ
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 David M. Alvarez, deceased, File Number 2025-CP-000499, 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 March 20, 2025; that the total value of the estate is $500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Bertie B. Alvarez 14081 Heritage Landing Blvd., Unit 231 Punta Gorda, FL 33955

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is May 9, 2025.

Person Giving Notice:
Bertie B. Alvarez
14081 Heritage Landing Blvd.,
Unit 231
Punta Gorda, Florida 33955
Attorney for Person Giving Notice:
Forrest J. Bass, Esq.
Florida Bar Number: 68197
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: fbass@farr.com
Secondary E-Mail:
akibler@farr.com
and probate@farr.com
May 9, 16, 2025 25-00462T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025 000321 CP
IN RE: ESTATE OF
RONALD LEE COX, JR.,
A/K/A RONALD L. COX, JR.
Deceased.

The administration of the estate of Ronald Lee Cox, Jr., deceased, whose date of death was on or about September 9, 2024, is pending in the Circuit Court for the Twentieth Judicial Circuit in and 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.

The personal representative or curator, if applicable, 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, if applicable, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216–732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representatives:
Marsha Hillman
28 Concord Lane
Wallingford, CT 06492
Attorney for Personal Representative:
James L. Essenson, Esq.
(FBN 0359033)
100 Wallace Ave., Ste. 310
Sarasota, FL 34237
Phone (941) 954-0303
essenson@essensonlaw.com
bwelch@essensonlaw.com
May 9, 16, 2025 25-00455T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-0447
Division Probate
IN RE: ESTATE OF
RUTH L. VANDERPOOL
Deceased.

The administration of the estate of Ruth L. Vanderpool, deceased, whose date of death was January 8, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representatives:
Lois J. Williams
1364 W. Corktree Circle
Port Charlotte, Florida 33952
John F. Vanderpool, Jr.
18 Twilight Path
Weymouth, Massachusetts 02189
Attorney for Personal Representatives:
Joshua A. Grant, Attorney
Florida Bar Number: 1002763
Grant Cottrell, PLLC
5147 Castello Drive
Naples, FL 34103
Telephone: (239) 649-4848
Fax: (239) 643-9810
E-Mail: josh@grantcottrell.com
Secondary E-Mail:
jennifer@grantcottrell.com
May 9, 16, 2025 25-00460T

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25000388CP
Division Probate
IN RE: ESTATE OF
JOAN WILLIAMS a/k/a
JOAN F. WILLIAMS, a/k/a
JOAN FRANCES WILLIAMS,
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 JOAN WILLIAMS a/k/a JOAN F. WILLIAMS a/k/a JOAN FRANCES WILLIAMS, deceased, File Number 25000388CP_ 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 6, 2025 that the total value of the estate is $8,931.50 [consisting of Exempt Property (as to $7,000.0)) and Non-Exempt Property as to (1,931.50)] and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:
Jo Ann Mixon 732 McCormick Blvd., Clifton Forge, VA 24422
Debra Sanjur 26202 Minanao Ln., Punta Gorda, FL 33983
Cheryl Ann Santa Maria 25225 Rampart Blvd., #204, Punta Gorda, FL 33983

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702.

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

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

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

The date of first publication of this Notice is May 9, 2025.

Person Giving Notice:
Jo Ann Mixon
732 McCormick Blvd.
Clifton Forge, VA 24422
Attorney for Person Giving Notice:
Ariana R. Fileman, Esq.
Florida Bar No. 0990612
Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950
Tel. (941) 833-5560
May 9, 16, 2025 25-00454T

FIRST INSERTION

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. DEVINCENZO
a/k/a JOHN C. DE VINCENZO
Deceased.

The administration of the estate of JOHN C. DEVINCENZO, 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 below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
JOHN A. DEVINCENZO
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
Fax: (941) 833-9264
E-Mail: mary@byrskilaw.com
Secondary E-Mail:
kaye@byrskilaw.com
May 9, 16, 2025 25-00447T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25000542CP
IN RE: ESTATE OF
BRUCE G. RIGHTMYER
Deceased.

The administration of the estate of Bruce G. Rightmyer, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Street, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025

Personal Representative:
Jolene Rightmyer-Macolini
3305 Rockland Ridge Dr.
Cary, North Carolina 27519
Attorney for Personal Representative:
/s/ Andrej Cuturic
Andrej Cuturic
Attorney
Florida Bar Number: 1018523
801 E Venice Ave, Ste. 2
Venice, Florida 34285
Telephone: (941) 441-9193
Fax: (941) 214-2629
E-Mail: ac@legacylifelegal.com
Secondary E-Mail:
stephanie@legacylifelegal.com
May 9, 16, 2025 25-00461T

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
LV10267
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer

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

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

and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20878_V15

--- ESTATE / SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No.: 25000184CA
EF MORTGAGE LLC,
Plaintiff, v.
MODERN BUILDERS, INC., a Florida Corporation; GREGG C. GLASSER, an Individual; CLAUDIO ALEJANDRO BEVILACQUA; IFP FUND I LLC; SHARP DEVELOPMENT OF SOUTHWEST FLORIDA, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s),
To the following Defendant(s):
CLAUDIO ALEJANDRO BEVILACQUA
350 East 54th Street, Apt. 6A
New York, NY 10022

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 24, BLOCK 23, ROTONDA SANDS NORTH REPLAT, UNIT 1, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 4A THROUGH 4Z2, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA
a/k/a 27 Mast Drive, Placida, FL 33946

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before June 11, 2025, a date which is within thirty (30) days after the first publication of this Notice in 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.

This notice is provided pursuant to Administrative Order No. 2.065.

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 this 6 day of May, 2025.

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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
May 9, 16, 2025 25-00463T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2500000414CA
WOLF CODE INVESTMENTS LLC,
Plaintiff, v.
STEVEN WON, YEON JOO WON and TROPICAL HOLDING INVESTMENTS, LLC a/k/a TROPICAL HOLDINGS INVESTMENTS, LLC,
Defendants.
TO: STEVEN WON
766 KENTUCKY DR
ROCHESTER HILLS, MI 48307
YEON JOO WON
766 KENTUCKY DR
ROCHESTER HILLS, MI 48307

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:
PORT CHARLOTTE SEC17 BLK940 LT 17 551/2033 DC1328/1337-MMF 1344/1186 2152/1738 2509/2035 2716/164 TXD4875/803

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E Marion Ave, Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED this 6 day of May, 2025.

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

The Law Office of
C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
May 9, 16, 23, 30, 2025 25-00465T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 24000148CA
TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY,
Plaintiff, vs.
GERTRUDE E. AUSTIN, et al.,
Defendant.
To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF JUSENTA WOOLERY, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
1506 BEACON DR
PORT CHARLOTTE, FL 33952
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 15, BLOCK 1647, PORT CHARLOTTE SUBDIVISION SECTION TWELVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 5, PAGES 1A THROUGH 1D, IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jamie Juster, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before June 11, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 6 day of May, 2025.

ROGER D. EATON
CLERK OF COURT OF CHARLOTTE COUNTY
As Clerk of the Court
BY: B. Lackey (SEAL)
Deputy Clerk

Jamie Juster, Esq.
McCalla Raymer Leibert Pierce, LLP
225 East Robinson Street, Suite 155
Orlando, FL 32801
23-08780FL
May 9, 16, 2025 25-00464T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000436CP
Division: Probate
IN RE: ESTATE OF PATRICIA C. MATHEWS, Deceased.

The administration of the estate of Patricia C. Mathews, deceased, whose date of death was January 16, 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 below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
Patricia A. Mathews
c/o Ledbetter Law Group
229 Pensacola Rd.
Venice, FL 34285
Attorney for Personal Representative:
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
May 9, 16, 2025 25-00469T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24CA1981
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
MARTHA M. NOLASCO, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF MARTHA M. NOLASCO,
Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Monday, June 9, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 11, Block 3091, Port Charlotte Subdivision, Section Fifty-Seven, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 71-A, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2024-001981-CA, New Vista Properties, Inc., v. Martha M. Nolasco, et als.

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

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

Dated 05/02/2025

ROGER D. EATON, Clerk
By: (SEAL) B. Lackey
Deputy Clerk

Albert J. Tiseo, Jr., Esq.
701 JC Center Court, Suite 3
Port Charlotte, FL 33954
May 9, 16, 2025 25-00457T

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Q&A

How much do legal notices cost?

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

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

LV18237_V29

--- ESTATE ---

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is May 2, 2025

Personal Representative:
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

SECOND 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is 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

SECOND 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 CAROLYN 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:

Name Address

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. 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:
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

SECOND 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 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:
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

SECOND INSERTION

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 attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CASE No.: 25000304CA
VICKI R. LEONARD,
Plaintiff, vs.
GARY MCCLINTICK, deceased and all others claiming by, through and under GARY MCCLINTICK, deceased and MARIE KALEMBA,
Defendant,

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

YOU ARE NOTIFIED that an action 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 Addition, 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 Punta Gorda, FL 33955 a/k/a Parcel 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 attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before June 3, 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 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

SECOND INSERTION

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
Deceased.

The administration of the estate of 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 below.

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

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

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

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

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

The date of first publication of this notice is 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
Fax: (941) 833-9264
E-Mail: mary@byrskilaw.com
Secondary E-Mail:
kaye@byrskilaw.com
May 2, 9, 2025 25-00444T

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

May 2, 9, 2025 25-00439T

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 05/22/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Chad Nunez	130	Boxes, Shelving, furniture
Mikaelah Scharmberg	307	Furniture, Boxes

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

May 2, 9, 2025 25-00418T

SECOND INSERTION

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 ABOVE ESTATE:

You are hereby notified that an Order 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, Probate 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 addresses of those to whom it has been assigned by such order are:

Name Address

Barbara H. Lavezzoli Revocable Trust Dated December 29, 1993 as amended

Julie Lavezzoli Purcell, Trustee
306 Cove Road
Stonington, CT 06378

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is 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

SECOND INSERTION

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

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

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

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

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

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

The date of first publication of this notice is 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
E-Mail: fbass@farr.com
Secondary E-Mail:
msleeper@farr.com and
probate@farr.com
May 2, 9, 2025 25-00426T

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **May 20th, 2025 at 10AM**

Occupant Name	Unit	Description of Property
Patricia Marie Douglas	06005	Household Items
David Syrett	12035	Household Items
Nicola Baker	11131	Household Items
Yosyf Popov	10027	Household Items
Stephanie Robinson	11029	Household Items

May 2, 9, 2025 25-00420T

--- ACTIONS / SALES ---

FOURTH INSERTION

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 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2024-CA-001104
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
DANIEL D. BOOTH, et al.,
Defendants.

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 GORDA HEIGHTS, 8TH ADDITION, 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. Together 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.

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

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

SECOND 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 INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on 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 CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com on July 11, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 1681, PORT CHARLOTTE SUBDIVISION SECTION TWENTY-ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 12, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

If you are a person with a 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 the court on 04/22/2025.

CLERK OF THE COURT
Roger D. Eaton
(SEAL) D. Gerace
Deputy Clerk

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1100-978B
May 2, 9, 2025 25-00433T

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

Rarely do consumers specifically search online for public notices.

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SECOND 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 Calamondin 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.

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

FOURTH INSERTION

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

DATED on April 14, 2025.

ROGER D. EATON
CLERK OF CIRCUIT COURT & COMPTROLLER
(SEAL) By: B. Lackey
Deputy Clerk

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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA. CIVIL DIVISION
CASE NO. 23003435CA
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN P. SOUZA A/K/A JOHN PHILLIP SOUZA, DECEASED; JENNETTE CORYN SOUZA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 22, 2025, and entered in Case No. 23003435CA of the Circuit Court in and for Charlotte County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN P. SOUZA A/K/A JOHN PHILLIP SOUZA, DECEASED; JENNETTE CORYN SOUZA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash website of www.charlotte.realforeclose.com, 11:00 a.m., on June 6, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 4, BLOCK 1478, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 38-A THROUGH 38H, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED 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 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 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION
Case No. 24-2140-CC
SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation,
Plaintiff, v.
RUBEN MARTINEZ,
Defendant.

NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages dated April 25, 2025 in Case No. 24-2140 CC in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation is plaintiff and RUBEN MARTINEZ is the defendant.

THE CLERK OF THE CIRCUIT COURT WILL SELL to the highest and best bidder for cash at www.charlotte.realforeclose.com on July 16, 2025 at 11:00 a.m. the following described property set forth in the Final Judgment of Foreclosure and Damages.

Lot 5, Block 785, PUNTA GORDA ISLES, Section 23, according to the plat thereof as recorded in Plat Book 12, Pages 2A thru 2-Z-41 of the public records of Charlotte County, Florida.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, 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 04/29/2025

ROGER D. EATON
CLERK OF THE COURT
(SEAL) By D. Gerace
Deputy Clerk

David K. Oaks, Esq.
P. O. Box 671
Saluda, NC 28773
doaksesq@comcast.net
May 2, 9, 2025 25-00432T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2025-CA-0430
SIGMA INFINITY LLC,
Plaintiff, v.
AMSC FLORIDA HOLDINGS CORP., a FLORIDA CORPORATION, Defendant.
To: AMSC FLORIDA HOLDINGS CORP., a FLORIDA CORPORATION

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

RHT 000 0000 0881 ROTONDA HTS LT 881 688/674 UNREC NJ PROB-AAC DC4395/389-LRC PR19-114-AAC DC4395/391-AAC OSA4406/470 4727/2045 4728/1600 More commonly known as: 112 Arrow Lane, Rotonda West, FL 33947

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

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 25-00427T

SECOND INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 2553CA
NEW VISTA PROPERTIES, INC., a Florida corporation, Plaintiff, vs. BARRY W. SHARP; GLENN R. SHARP; TIMOTHY LYNN DEWEESE;TIMOTHY DONALD MOBERLY; TERRY ANN M. PERKINS; LEE HSIA-LAN; JOHN CHANG; LINDA CHANG; ARIDERSON BENITEZ; JEAN C. MATTHIEU; GRACE LIN; and JU YU HUANG; if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against him, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein described, Defendants.

TO: BARRY W. SHARP, GLENN R. SHARP, TIMOTHY LYNN DEWEESE, TIMOTHY DONALD MOBERLY, TERRY ANN M. PERKINS, JOHN CHANG, LINDA CHANG, ARIDERSON BENITEZ, JEAN C. MATTHIEU, GRACE LIN and JU YU HUANG, if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against 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:

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, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 26A through 26F, inclusive, of the Public Records of Charlotte County, Florida.
Commonly Known As: 3632 Flamingo Blvd., Port Charlotte, FL 33948

Lot 1, Block 2266, Port Charlotte Subdivision, Section 20, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 10A through 10F of the Public Records of Charlotte County, Florida.
Commonly Known As: 23386 Hemenway Avenue, Punta Gorda, FL 33980

Lot 1, Block 2225, Port Charlotte Subdivision, Section 37, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 41A through 41H, of the Public Records of Charlotte County, Florida.
Commonly Known As: 18024 Republic Avenue, Port Charlotte, FL 33948

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

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

WITNESS my hand and seal of this Court April 29, 2025.

ROGER D. EATON,
CLERK OF THE COURT
(SEAL) By: B. Lackey
Deputy Clerk

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May 2, 9, 16, 23, 2025 25-00434T