

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION

CASE NO: 2019 CP 0671
IN RE: ESTATE OF

RONALD ALEXANDER WHYTE,
Deceased.

The administration of the estate of RONALD ALEXANDER WHYTE, deceased, whose date of death was February 3, 2019 and whose Social Security Number ends in XXX-XX-9680, is pending in the Circuit Court for Manatee County, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN 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

FIRST INSERTION

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

PROBATE DIVISION

File No.: 2019-CP-0669 AX

IN RE: ESTATE OF

JOHN RAYMOND SNOKE,
Deceased.

The administration of the estate of JOHN RAYMOND SNOKE, deceased, File Number 2019-CP-0669, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is:

Circuit Court of Manatee County
Manatee County Courthouse
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, including unmatured, contingent or unliquidated claims on whom a copy of this notice is served must file their claims with

FIRST INSERTION

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

PROBATE DIVISION

File No. 2019-CP-1105

IN RE ESTATE OF:

CHARLES ROBERT PARKER
AKA CHARLES R. PARKER,
Deceased.

The administration of the estate of CHARLES ROBERT PARKER AKA CHARLES R. PARKER, deceased, whose date of death was December 18, 2018; File Number 19-CP-1105, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Manatee, 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

FIRST INSERTION

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

PROBATE DIVISION

File No. 2019-CP-1144

IN RE: ESTATE OF

RONALD J. MARTIN,
Deceased.

The administration of the estate of RONALD J. MARTIN, deceased, whose date of death was March 11, 2019, and whose social security number is XXX-XX-8162, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida, 34206. 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 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

FIRST INSERTION

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

The date of first publication of this notice is April 26, 2019.

Personal Representative:

Heather Vogel
350 Liberty Avenue, Apt. 16
Mount Dora, Florida 32757

Attorney for Personal Representative:
Brenden S. Moriarty, Esq.
THE MORIARTY LAW FIRM, P.A.
1001 3rd Avenue West, Suite 650
Bradenton, FL 34205
(941) 749-0075
Florida Bar No. 0189863
bmoriarty@suncoastlegalgroup.com
pleadings@suncoastlegalgroup.com
April 26; May 3, 2019 19-00601M

FIRST INSERTION

this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims with this court WITHIN 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 CLAIMS NOT FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is April 26, 2019.

Personal Representative:

Daniel Shilling
1821 Bluegrass Circle
Anchorage, AK 99502

Attorney for Personal Representative:
D. Robert Hoyle, Esquire
Florida Bar No.: 616052
1401 Manatee Avenue West, Ste. 900
Bradenton, FL 34205
(941) 745-1124
April 26; May 3, 2019 19-00590M

FIRST INSERTION

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: April 26, 2019.

Signed on 3/22/19.

LORI SCHAEFER

Personal Representative
7714 Eaglewood Court
Lewisville, NC 27023

David C. Agee
Attorney for Personal Representative
Florida Bar No. 0695343
Reid & Agee, PLLC
3633 26th Street West
Bradenton, FL 34205
Telephone: 941-756-8791
Email: legalassistant@reidagee.com
Secondary Email: info@reidagee.com
April 26; May 3, 2019 19-00605M

FIRST INSERTION

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 §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 April 26, 2019.

Personal Representative:

/s/ Jane D. Martin
JANE D. MARTIN
2058 Whitehouse Avenue
Kettering, Ohio 45420

Attorney for Personal Representative
/s/ David W. Wilcox
DAVID W. WILCOX, Esquire
Attorney for Personal Representative
Florida Bar No. 0281247
308 13th Street West
Bradenton, FL 34205
Tel: 941-746-2136/Fax: 941-747-2108
dwilcox@wilcox-law.com
April 26; May 3, 2019 19-00606M

FIRST INSERTION

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 §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 April 26, 2019.

Personal Representative:

/s/ Jane D. Martin
JANE D. MARTIN
2058 Whitehouse Avenue
Kettering, Ohio 45420

Attorney for Personal Representative
/s/ David W. Wilcox
DAVID W. WILCOX, Esquire
Attorney for Personal Representative
Florida Bar No. 0281247
308 13th Street West
Bradenton, FL 34205
Tel: 941-746-2136/Fax: 941-747-2108
dwilcox@wilcox-law.com
April 26; May 3, 2019 19-00606M

FIRST INSERTION

NOTICE OF PUBLIC AUCTION

Pursuant to Ch 713.585(6) F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve

Inspect 1 week prior @ lienor facility; cash or cashier check; 18% buyer premium; any person interested ph (954) 563-1999

Sale date May 17, 2019 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309
33173 2002 Ford VIN#: 1FDXF46F22EC51510 Lienor: Anderson
Automotive Inc/Anderson Auto Repair 601 9th St W Bradenton 941-748-1130 Lien Amt \$2912.75

Licensed Auctioneers FLAB422 FLAU 765 & 1911

April 26, 2019 19-00596M

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY:
manateeclerk.com

SARASOTA COUNTY:
sarasotaclerk.com

CHARLOTTE COUNTY:
charlotte.realforeclose.com

LEE COUNTY:
leeclerk.org

COLLIER COUNTY:
collierclerk.com

HILLSBOROUGH COUNTY:
hillsclerk.com

PASCO COUNTY:
pasco.realforeclose.com

PINELLAS COUNTY:
pinellasclerk.org

POLK COUNTY:
polkcountyclerk.net

ORANGE COUNTY:
myorangeclerk.com

Check out your notices on: floridapublicnotices.com

Business
Observer

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
Sarasota & Manatee counties
Hillsborough County | Pasco County
Pinellas County | Polk County
Lee County | Collier County
Charlotte County

Wednesday 2PM Deadline
Friday Publication

Business
Observer

FIRST INSERTION

FICTIONAL NAME NOTICE
Notice is hereby given that LUXPRO INC, owner, desiring to engage in business under the fictitious name of LUXPRO REALTY located at 9115 KINGSBURY PLACE, BRADENTON, FL 34212 in MANATEE County intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

April 26, 2019 19-00591M

FIRST INSERTION

NOTICE OF ACTION
RE: LITTLE GULL CONDOMINIUM ASSOCIATION, INC
MANATEE County, Florida
Non-Judicial Timeshare foreclosure process

TO: Unit Owner(s)
Unit Week(s)
Amount due:
Jules R Dupis
326 Antonio Avenue
St Francis
Manitoba R4L1A9-1
Canada
06/49
\$3,228.29

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in MANATEE County, Florida, to-wit:

Unit Numbers and Week Numbers (as set forth above) in LITTLE GULL COTTAGES, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1020, Page 3206 as amended, described in Condominium Book 12, Pages 177 through 186, as amended, of the Public Records of Manatee County, Florida.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your time-

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA.

CASE NO.: 2019CA001008AX
U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF THE CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-HE3, Plaintiff, vs.

ROCIO SOBAS A/K/A ROSIO SOBAS; UNKNOWN SPOUSE OF ROCIO SOBAS A/K/A ROSIO SOBAS; GRISELDA JIMENEZ, Defendants.

TO: Griselda Jimenez

Residence Unknown

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

LOT 4, M.M. SHIRLEY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 210, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Street Address: 414 10 Avenue East, Bradenton, Florida 34208 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiffs attorney, whose address is 500 South Australian Avenue, Suite 1000, West Palm Beach, FL 33401, WITHIN 30 DAYS FROM FIRST DATE OF PUBLICATION, and

FIRST INSERTION

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

CASE NO. 2019CA001486AX
REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs.

LUTHER SINGLETON, et al. Defendants.

To the following Defendant(s):

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF ANNIE L. SINGLETON A/K/A ANNIE RUTLEDGE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

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

LOT 33, BLOCK "B", OAKWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 69, 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 McCalla Raymer Leibert Pierce, LLC, Ryan Lawson, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before a date which is within thirty (30) days after the first publication of this Notice in the Business OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de-

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. 2018CA004134AX
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,

Plaintiff, vs.
SHIRLEY ANN RATHBUN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 11, 2019, and entered in 2018CA004134AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the Plaintiff and SHIRLEY ANN RATHBUN; UNKNOWN SPOUSE OF SHIRLEY ANN RATHBUN; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; S.L. CONDOMINIUM ASSOCIATION V, INC. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realeforeclose.com, at 11:00 AM, on May 16, 2019, the following described property as set forth in said Final Judgment, to wit:

UNIT 427-D, SPRING LAKES V, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORD IN OFFICIAL RECORDS BOOK 1058 PAGES 875 THROUGH 943 INCLUSIVE AND AMENDMENTS THERETO, AND AS PER PLAT THERE-

OF RECORDED IN CONDOMINIUM BOOK 14 PAGE 193 THROUGH 200 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 427 SPRING LAKES BOULEVARD, BRADENTON, FL 34210

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.

IMPORTANT

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

Dated this 17 day of April, 2019.

ROBERTSON, ANSCHUTZ & SCHNEID, P.L.

Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: mail@rasflaw.com
By: \S\Nicole Ramjattan
Nicole Ramjattan, Esquire
Florida Bar No. 89204
Communication Email:
nramjattan@rasflaw.com
18-184598 - GaB
April 26; May 3, 2019 19-00589M

FIRST INSERTION

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

Case No.: 2019-CA-915

ON CALL REALTY MANAGEMENT, LLC, a Florida limited liability company, Plaintiff, vs.

JOSE L. QUIROGA and DIEGO L. QUIROGA, Defendants.

TO: JOSE L. QUIROGA and DIEGO L. QUIROGA

ALL PARTIES CLAIMING BY OR THROUGH SAID DEFENDANT

And any unknown parties who are or may be interested in the subject matter of this action whose names and residences, after diligent search and inquiry, are unknown to Plaintiff and which said unknown parties may claim as heirs, devisees, grantees, assignees, liens, creditors, trustees or other claimants claiming by, through, under or against said Defendant(s), who are not known to be dead or alive.

YOU ARE HEREBY NOTIFIED that an action to enforce a foreclosure is inferior to the right, title and interest of the Plaintiff herein in the following-described property:

LOT 118, OF RIDGE AT CROSSING CREEK, PHASE II, according to the map or plat thereof recorded in Plat Book 61, Page 20, 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:

DAMIAN M. OZARK, ESQUIRE

2901 Manatee Avenue West, Suite 101 Bradenton, Florida 34205

WITHIN 30 DAYS OF FIRST PUBLICATION, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney, or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.

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.

YOU ARE HEREBY NOTIFIED that an action to enforce a foreclosure is inferior to the right, title and interest of the Plaintiff herein in the following-described property:

LOT 118, OF RIDGE AT CROSSING CREEK, PHASE II, according to the map or plat thereof recorded in Plat Book 61, Page 20, 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:

DAMIAN M. OZARK, ESQUIRE

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION

CASE NO.:

2019CA001217AX

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff, v.

CHRISTY GREIG A/K/A CHRISTIANA M. GREIG A/K/A CHRISTIANA MATHIS, et al

Defendant(s)

TO: THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF GLORIA J. SCHMID A/K/A GLORIA JOANN SCHMID, DECEASED RESIDENT: Unknown

LAST KNOWN ADDRESS:

2401 LEHIGH AVENUE, BRADENTON, FL 34207-5150

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

LOT 18, BLOCK H, BAYSHORE GARDENS, SECTION NO.3, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 5 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy to your written defenses, if any, to this action on Phelan Hallinan Diamond & Jones, PLLC, attorneys for plaintiff, whose address is 2001 NW 64th Street, Suite 100, Ft. Lauderdale, FL 33309, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

Movant counsel certifies that a bona fide effort to resolve this matter on the motion noticed has been made or that, because of time consideration, such effort has not yet been made but will be made prior to the scheduled hearing.

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.

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

LOT 18, BLOCK H, BAYSHORE GARDENS, SECTION NO.3, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 5 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy to your written defenses, if any, to this action on Phelan Hallinan Diamond & Jones, PLLC, attorneys for plaintiff, whose address is 2001 NW 64th Street, Suite 100, Ft. Lauderdale, FL 33309, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, otherwise a default may be entered against you for the relief demanded in the Complaint.

DATED: 4/22/2019

Angelina Colonnese

Clerk of the Circuit Court

(SEAL) By: Lisa Howard

Deputy Clerk

Phelan Hallinan

Diamond & Jones, PLLC

2001 NW 64th Street

Suite 100

Ft. Lauderdale, FL 33309

PH # 94476

April 26; May 3, 2019 19-00593M

FIRST INSERTION

Notice is hereby given that on 5/10/19 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109: 1974 LACA #TF675X & TF675U. Last Tenants: Charles Willie Du-

fresne, Julia Ann Seeber Dufresne, Roberta Lee Duran. Sale to be held at Realty Systems- Arizona Inc- 101 Amsterdam Ave, Ellenton, FL 34222, 813-282-6754. April 26; May 3, 2019 19-00603M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA.

CASE NO.: 2017CA002745

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS INDENTURE TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST,

SERIES 2006-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-1,

Plaintiff, vs.

MICHAEL P. MELENICK A/K/A MICHAEL MELENICK, THE PLAZA UNIT 49, LLC F/K/A CAROLINA LANDINGS AT UNIVERSITY PLACE UNIT 7560, LLC AND BANK OF AMERICA, NATIONAL ASSOCIATION, Defendant(s).

TO: The Plaza Unit 49, LLC f/k/a Carolina Landings at University Place Unit 7560, LLC Residence Unknown

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

FIRST INSERTION

NOTICE OF ACTION -
MORTGAGE FORECLOSURE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
Case No.: 2019-CA-001375

MADISON ALAMOSA HECM LLC,
Plaintiff, vs-
THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER OR
AGAINST WILLIAM M. MUCCIO,
DECEASED; MARY C. MUCCIO
a/k/a MARY CATHERINE FORT
and UNKNOWN SPOUSE OF
MARY C. MUCCIO a/k/a MARY
CATHERINE FORT, if living,
and all unknown parties claiming
by, through, under or against the
above named Defendants who
are not known to be dead or alive,
whether said unknown parties
may claim an interest as spouses,
heirs, devisees, grantees, assignees,
lienors, creditors, trustees or other
claimants, claiming by, through,
under or against the said MARY C.
MUCCIO a/k/a MARY CATHERINE
FORT and UNKNOWN SPOUSE
OF MARY C. MUCCIO a/k/a
MARY CATHERINE FORT; THE

SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
THE GREENS AT PINEBROOK
OWNERS ASSOCIATION,
INC.; UNKNOWN TENANT 1;
UNKNOWN TENANT 2;
Defendants.

TO: THE UNKNOWN HEIRS, DE-
VISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
OR OTHER CLAIMANTS CLAIM-
ING BY, THROUGH, UNDER OR
AGAINST WILLIAM M. MUCCIO,
DECEASED
Whose Residences are: Unknown
Whose last Known Mailing Addresses
are: Unknown

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

UNIT 206, PHASE III, THE
GREENS AT PINEBROOK, A
CONDOMINIUM, ACCORD-
ING TO THE DECLARA-
TION OF CONDOMINIUM
RECORDED IN OFFICIAL
RECORDS BOOK 1189, PAGE
759 THROUGH 837, AND ALL
AMENDMENTS THERETO,
AND AS PER PLAT THERE-
OF RECORDED IN CONDO-
MINIUM BOOK 21, PAGES 21
THROUGH 25* OF THE PUB-
LIC RECORDS OF MANATEE

COUNTY, FLORIDA.

AND AS RECORDED IN
AMENDED PLAT THEREOF
RECORDED IN CONDO-
MINIUM BOOK 21, PAGE 181
THROUGH 185

4530 Pinebrook Cir #206, Bra-
denton, FL 34209

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Jeffrey C.
Hakanson, Esquire, of McIntyre Tha-
nasides Bringgold Elliott Grimaldi
Guitto & Matthews, P.A., 500 E. Ken-
nedy Blvd., Suite 200, Tampa, Florida
33602, within thirty (30) days of the
date of the first publication of this no-
tice, 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 de-
manded in the Complaint.

NOTE: THIS COMMUNICATION,
FROM A DEBT COLLECTOR, IS AN
ATTEMPT TO COLLECT A DEBT
AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.

In and for Manatee County:
If you cannot afford an attorney, contact
Gulfcoast Legal Services at (941) 746-
6151 or www.gulfcoastlegal.org, or Le-

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

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

DATED this 17TH day of APRIL,
2019.

ANGELINA "ANGEL"
COLONNESO
CLERK OF CIRCUIT COURT
(SEAL) Lisa Howard
Deputy Clerk

Jeffrey C. Hakanson, Esq.
McIntyre Thanasides
500 E. Kennedy Blvd., Suite 200
Tampa, Florida 33602
813-223-0000
April 26; May 3, 2019 19-00587M

FIRST INSERTION

DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS
SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT
AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING
THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR
PUBLICATION OF THIS RESOLUTION; AND ADDRESSING
CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Willow Walk Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, on April 13, 2015, the District's Board met and, after duly noticed public hearings, adopted Resolutions 2015-28 and 2015-29, pursuant to which the District: (i) adopted an Engineer's Report dated March 5, 2015; (ii) divided the District's overall capital improvement plan into a "South Parcel Assessment Area" and a "North Parcel Assessment Area"; and (iii) levied master special assessments on each of the two assessment areas; and

WHEREAS, after the South Parcel Assessment Area had been developed, the District revised its capital improvement plan for the North Parcel Assessment Area, and, after another duly noticed public hearing, adopted Resolution 2018-01, pursuant to which the District: (i) authorized a "2017 Project" that would provide public infrastructure for the first phase of development within the North Parcel Assessment Area, as described in a *Supplemental Engineer's Report (2017 Project)* dated July 28, 2017; and (ii) levied debt service special assessments ("2017 Assessments") to secure the issuance of tax-exempt bonds that would finance all or a portion of the 2017 Project, as described in the *Final Supplemental Special Assessment Allocation Report (North Parcel Assessment Area)*, dated September 29, 2017; and

WHEREAS, on October 16, 2017, the District issued its \$3,045,000 *Special Assessment Bonds, Series 2017 (North Parcel Assessment Area Project)* ("2017 Bonds") and proceeded to fund the construction and/or acquisition of the 2017 Project; and

WHEREAS, at the time of the issuance of the 2017 Bonds, the District contemplated that a second series of bonds would be issued later to fund the construction and/or acquisition of the second phase of the public infrastructure for the North Parcel Assessment Area; and

WHEREAS, the District now determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the second phase of the public improvements for the North Parcel Assessment Area - i.e., the "2019 Project," as described in the *Supplemental District Engineer's Report (2019 Project)*, dated April 17, 2019, which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the 2019 Project by the levy of special assessments ("2019 Assessments") on the remaining unplat lands within the North Parcel Assessment Area, using the methodology set forth in that *Preliminary Special Assessment Allocation Report*, dated April 17, 2019, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, Phone 239-936-0913, E-Mail: bblandon@rizzetta.com ("District Office"); and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT:

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RE-
CITALS. This Resolution is adopted pursuant to the provisions of Florida law, in-
cluding without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals
stated above are incorporated herein and are adopted by the Board as true and correct
statements.

2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has
determined to make the 2019 Project and to defray all or a portion of the cost
thereof by the 2019 Assessments.

3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.
The nature and general location of, and plans and specifications for, the 2019 Project
are described in **Exhibit A**, which is on file at the District Office. **Exhibit B** is also
on file and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated cost of the 2019 Project is \$8,620,222 ("Estimat-
ed Cost").

B. The 2019 Assessments will defray approximately \$3,500,000, which
is the anticipated maximum par value of any bonds and which includes all or a
portion of the Estimated Cost, as well as other financing-related costs, as set forth
in **Exhibit B**, and which is in addition to interest and collection costs. On an annual
basis, the 2019 Assessments will defray no more than \$262,910.22 per year,
again as set forth in **Exhibit B**.

C. The manner in which the 2019 Assessments shall be apportioned and
paid as set forth in **Exhibit B**, as may be modified by supplemental assessment
resolutions, the special assessments shall be paid in not more than (30) thirty
yearly installments. The special assessments may be payable at the same time
and in the same manner as are ad-valorem taxes and collected pursuant to Chapter
197, *Florida Statutes*; provided, however, that in the event the uniform non
ad-valorem assessment method of collecting the 2019 Assessments is not avail-
able to the District in any year, or if determined by the District to be in its best
interest, the 2019 Assessments may be collected as is otherwise permitted by law,
including but not limited to by direct bill. The decision to collect special assess-
ments by any particular method - e.g., on the tax roll or by direct bill - does not
mean that such method will be used to collect special assessments in future years,
and the District reserves the right in its sole discretion to select collection meth-
ods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESS-
MENTS SHALL BE LEVIED. The 2019 Assessments securing the 2019 Project
shall be levied on the unplat lands within the North Parcel Assessment Area,
as described in **Exhibit B**, and as further designated by the assessment plat hereinafter
provided for.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR MANATEE
COUNTY
GENERAL JURISDICTION
DIVISION

CASE NO. 2018CA002457AX

HOMEBRIDGE FINANCIAL
SERVICES, INC.,

Plaintiff, vs.

DAWN M. MCMULLEN, et. al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant
to a Summary Final Judgment of
Foreclosure entered October 29, 2018
in Civil Case No. 2018CA002457AX
of the Circuit Court of the TWELFTH
Judicial Circuit in and for Manatee
County, Bradenton, Florida, wherein
HOMEBRIDGE FINANCIAL SER-
VICES, INC. is Plaintiff and DAWN M.
MCMULLEN, et. al., are Defendants,
the Clerk of Court ANGELINA M.
COLONNESO, will sell to the highest
and best bidder for cash electronically
at www.manatee.realforeclose.com in
accordance with Chapter 45, Florida
Statutes on the 22nd day of May, 2019
at 11:00 AM on the following described
property as set forth in said Summary
Final Judgment, to-wit:

Lot 112, Oakhurst-Revised Port-
ion, according to the plat there-
of as recorded in Plat Book 54,

Page 100, 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 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.

Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRServ@mccalla.com
Fla. Bar No.:
Lisa Woodburn, Esq.
FL Bar No. 0011008
6108190
18-00465-2
April 26; May 3, 2019 19-00586M

THE WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF
DEBT ASSESSMENTS
PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES
-and-

NOTICE OF SPECIAL MEETING

In accordance with Chapters 170, 190 and 197, Florida Statutes, The Willow Walk Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

PUBLIC HEARINGS AND MEETING

DATE: May 21, 2019
TIME: 9:45 a.m.
LOCATION: Trevesta Clubhouse
6210 Trevesta Place
Palmetto, Florida 34221

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments") and adoption of assessment rolls to secure proposed bonds on benefited lands within North Parcel Assessment Area of the District, and, to provide for the levy, collection and enforcement of the assessments. The proposed bonds to be secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, and other infrastructure projects, all for the "2019 Project," and as described in more detail in the *Supplemental Engineer's Report (2019 Project)*, dated April 17, 2019. The special assessments are proposed to be allocated as set forth in the *Preliminary Special Assessment Allocation Report*, dated April 17, 2019 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within Manatee County, Florida and consists of approximately 272.35 acres. The District is located in the northeast quadrant of the intersection of Ellenton Gillette and Mendoza Roads. A graphic depiction of the District, which includes certain of the lands within the District subject to the proposed Debt Assessments, is shown below. Generally speaking, certain of the lands within the North Parcel Assessment Area of the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District Office" located at c/o Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, Phone 239-936-0913, E-Mail: bblandon@rizzetta.com. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Generally stated, and as more specifically described in the Assessment Report, the Debt Assessments will initially be allocated on an equal, per-acre basis, and, then, as lands are sold and/or developed, the proposed Debt Assessments will be assigned to platted units as follows:

Land Use	Total # of Planned Units	EAU Factor**	Proposed Debt Assessment (Total Par, Excludes Interest)	Proposed Debt Assessment (Annual)
Single Family 40'	106	1.0	\$16,747	\$1,258
Single Family 50'	72	1.25	\$16,747	\$1,258
Single Family 50' Gated	31	1.25	\$16,747	\$1,258

*The annual amounts stated herein include estimated collection costs and early payment discounts.

**The total debt and annual amounts are not consistent with the EAU factors because the debt assessments for the SF 50' lots and SF 50' gated lots are being "brought down" with a contribution of infrastructure and to reduce those assessments to the levels set forth in the table above. See the Assessment Report for further information.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than twenty (20) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of disability or physical impairment should contact the District 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 Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides

FIRST INSERTION

FIRST INSERTION

NOTICE OF MEETING

AVIARY AT RUTLAND RANCH DEVELOPMENT DISTRICT

A meeting of the Board of Supervisors of the Aviary at Rutland Ranch Community Development District is scheduled to be held on Monday, May 6, 2019 at 5:00 p.m. at 35100 State Road 64E, Myakka City, FL 34251, or alternatively, if not held on May 6, will be held on Monday, May 13, 2019 at 5:00 p.m. at 35100 State Road 64E, Myakka City, FL 34251.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued without further notice to a date, time, and place to be specified on the notice at the meeting. A copy of the agenda for the meetings listed above may be obtained from DPFG Management & Consulting, LLC, located at 250 International Parkway, Suite 280, Lake Mary, FL 32746, at (321) 263-0132 one week prior to the meeting.

There may be occasions when one or more Supervisors will participate by telephone. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact DPFG Management & Consulting, LLC, at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the hearing and meeting.

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.

DPFG

District Manager

April 26, 2019

19-00598M

FIRST INSERTION

Notice of Public Auction
Pursuant to Ch 713.585(6) F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve
Inspect 1 week prior @ lienor facility; cash or cashier check; 18% buyer premium; any person interested ph (954)

563-1999

Sale date May 17, 2019 @ 10:00 am
3411 NW 9th Ave Ft Lauderdale FL
33309

33065 2002 Honda VIN#: 1HGGC2252A014218 Lienor:
Vic's Performance Transmission & Automotive Inc 1210 11th St
E Palmetto 941-721-0240 Lien
Amt \$4034.22

Licensed Auctioneers FLAB422 FLAU
765 & 1911

April 26, 2019

19-00595M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA CIVIL DIVISION
CASE NO.: 2018CA004237AX

MORTGAGE RESEARCH CENTER,
LLC D/B/A VETERANS UNITED
HOME LOANS, A MISSOURI
LIMITED LIABILITY COMPANY

Plaintiff, vs.

BRETT ALLEN LACY, et al

Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated April 03, 2019, and entered in Case No. 2018CA004237AX of the Circuit Court of the TWELFTH Judicial Circuit in and for MANATEE COUNTY, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, is Plaintiff, and BRETT ALLEN LACY, et al are Defendants, the clerk, Angelina 'Angel' Colloenes, will sell to the highest and best bidder for cash, beginning at 11:00 AM www.manatee.realestateclose.com, in accordance with Chapter 45, Florida Statutes, on the 04 day of June, 2019, the following described property as set forth in said Final Judgment, to wit:

Lot 21, Bayou Estates North
Phase II-A and II-B, according
to the map or plat thereof, as re-
corded in Plat Book 27, Page(s)
33 through 38, inclusive, of
the Public Records of Manatee

Dated: April 23, 2019

Phelan Hallinan

Diamond & Jones, PLLC

Attorneys for Plaintiff

2001 NW 64th Street, Suite 100

Ft. Lauderdale, FL 33309

Tel: 954-462-7000

Fax: 954-462-7001

Service by email:

FLService@PhelanHallinan.com

By: /s/ Tammy Geller

Phelan Hallinan

Diamond & Jones, PLLC

Tammy Geller, Esq.

Florida Bar No. 009169

Emilio R. Lenzi, Esq.,

Florida Bar No. 0668273

PH # 91333

April 26; May 3, 2019

19-00608M

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2019-CP-666
IN RE: ESTATE OF
JACK L. IRWIN
Deceased.

The administration of the estate of Jack L. Irwin, deceased, whose date of death was May 8, 2018, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 19, 2019.

Personal Representative:

Joel D. Nelson

17025 "L" Street

Omaha, NE 68135

Attorney for Personal Representative:

Joseph M. Percopo

Attorney

Florida Bar Number: 70239

MATEER & HARBERT

225 E. Robinson St., Suite 600

ORLANDO, FL 32801

Telephone: (407) 425-9044

Fax: (407) 423-2016

E-Mail: Jpercopo@matererharbert.com

Secondary E-Mail:

BACKbar@matererharbert.com

April 19, 26, 2019

19-00575M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2019-CP-0980
IN RE ESTATE OF:
ROBERT H. GAGEL,
Deceased.

The administration of the estate of ROBERT H. GAGEL, deceased, whose date of death was February 5, 2013; File Number 2019-CP-0980, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is: April 19, 2019.

Signed on April 19, 2019.

CAROLYN NIELSEN

Personal Representative

3107 River Woods Drive

Parrish, FL 34219

David C. Agee

Attorney for

Personal Representative

Florida Bar No. 0695343

Reid & Agee, PLLC

3633 26th Street West

Bradenton, FL 34205

Telephone: 941-756-8791

Email: info@reidagee.com

April 19, 26, 2019

19-00577M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2019-CP-0980
IN RE ESTATE OF:
ROBERT H. GAGEL,
Deceased.

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: April 19, 2019.

Signed on April 19, 2019.

CAROLYN NIELSEN

Personal Representative

3107 River Woods Drive

Parrish, FL 34219

David C. Agee

Attorney for

Personal Representative

Florida Bar No. 0695343

Reid & Agee, PLLC

3633 26th Street West

Bradenton, FL 34205

Telephone: 941-756-8791

Email: info@reidagee.com

April 19, 26, 2019

19-00577M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2019-CP-0980
IN RE ESTATE OF:
ROBERT H. GAGEL,
Deceased.

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: April 19, 2019.

Signed on April 19, 2019.

CAROLYN NIELSEN

Personal Representative

3107 River Woods Drive

Parrish, FL 34219

David C. Agee

Attorney for

Personal Representative

Florida Bar No. 06953

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
File No.
2019CP000791AX
IN RE: ESTATE OF
MILDRED E. MITCHELL,
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 MILDRED E. MITCHELL, deceased, File Number 2019CP000791AX, 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 November 12, 2018; that the total value of the estate is under \$75,000.00 and that the names of those to whom it has been assigned by such order are:

Name Address
Creditors:
NONE

Beneficiaries:
THOMAS A MOSELEY AS
TRUSTEE OF THE MILDRED
E. MITCHELL REVOCABLE
TRUST DATED AUGUST 19,
2004

1724 Manatee Avenue West
Bradenton, FL 34205
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, on whom a copy of this notice is required to be served, (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 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 ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is April 19, 2019.

Person Giving Notice:
THOMAS A. MOSELEY, as Trustee
Petitioner

1724 Manatee Avenue West
Bradenton, Florida 34205

Attorney for Person Giving Notice:

THOMAS A. MOSELEY

Attorney for Petitioner

Email:

tom@bradentonattorneyatlaw.com

Florida Bar No. 0333689

THOMAS A. MOSELEY,

CHARTERED

1724 Manatee Avenue West
Bradenton, Florida 34205

Telephone: 941-747-8185

April 19, 26, 2019 19-00585M

SECOND INSERTION

NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
(NO CHILD OR FINANCIAL
SUPPORT)
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR

MANATEE COUNTY,
STATE OF FLORIDA
Case Number:
2019-DR-612
Division: 3

IN RE:
The Marriage of:
PHILLIP PHIFER,
Petitioner/Husband,
And
TOMOMI PHIFER,
Respondent/Wife.
TO:
TOMOMI PHIFER
13013 Thomasville Circle Unit C,
Tampa, FL 33617

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on

PHILLIP PHIFER
whose address is
P.O. Box 22291
St. Petersburg, FL 33742

on or before April 20, 2019,
and file the original with the clerk of this Court at FAMILY LAW DIVISION,
P.O. Box 25400, Bradenton, FL 34206
before service on Petitioner or immediately thereafter.

If you fail to do so, a default may be entered against you for the relief demanded in the petition.

This action is asking the court to decide how the following real or personal property should be divided:

Subject property is located in Manatee County, Florida with legal description as follows:

The West 25 Feet of Lot 14, and

the East 1/2 of Lot 15, Lychee Acres-Section One, A subdivision according to the plat thereof recorded at plat book 11, page 19, in the public records of Manatee County, Florida.

A/K/A: 5616 41st Avenue E, Bradenton, Florida 34208

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12-915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

DATED: 3/20/2019

Angelina Colloenes
Manatee County Clerk of The Circuit
Court

(SEAL) By: T. O'Mecina
Deputy Clerk

Submitted By: Wheeler Law Firm, PLLC
By: /s/ Valentina Wheeler

Valentina Wheeler, Esq.,

(FLSB# 0120531)

Wheeler Law Firm, PLLC

P.O. Box 22291

St. Petersburg, FL 33742

Telephone: (727) 300-9667

Facsimile: (727) 202-9944

v Wheeler@v Wheelerlawfirm.com

Counsel for the Petitioner

April 19, 26; May 3, 10, 2019

19-00561M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

CASE NO.: 2015CA001707AX

WELLS FARGO BANK, NA,
Plaintiff, VS.

RICHARD W. WOOD, AS
TRUSTEE OF THE WASHINGTON
LAND TRUST, DATED
SEPTEMBER 18, 1997; et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order of Final Judgment. Final Judgment was awarded on April 3, 2019 in Civil Case No. 2015CA001707AX, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, WELLS FARGO BANK, NA is the Plaintiff, and RICHARD W. WOOD, AS TRUSTEE OF THE WASHINGTON LAND TRUST, DATED SEPTEMBER 18, 1997; 5825 4TH STREET EAST LAND TRUST; are Defendants.

The Clerk of the Court, Angelina "Angel" Colloenes will sell to the highest bidder for cash at www.manatee.realforeclose.com on May 3, 2019 at 11:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE NORTH, ALONG THE CENTERLINE OF 5TH STREET EAST, A DISTANCE OF 475.05 FEET, THENCE WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF 58TH AVENUE DRIVE EAST AND ITS EXTENSIONS THEREOF, 158.00 FEET FOR A POINT OF BEGINNING; THENCE

CONTINUE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 125.00 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF 4TH STREET EAST, THENCE S 00 DEGREES 07 MINUTES 21 SECONDS E, 56.50 FEET TO THE POINT OF BEGINNING. 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.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least

seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 12 day of April, 2019.

ALDRIDGE | PITE, LLP

Attorney for Plaintiff

1615 South Congress Avenue

Suite 200

Delray Beach, FL 33445

Telephone: (844) 470-8804

Facsimile: (561) 392-6965

By: Michelle Lewis, Esq.

FBN: 70922

Primary E-Mail:

PrimaryEmail@aldridgeppte.com

1252-340B

April 19, 26, 2019 19-00569M

SECOND INSERTION

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

PROBATE DIVISION

File No. 2019-CP-000379

Division PROBATE

IN RE: ESTATE OF

JOSEPH A. GRANDE

Deceased.

The administration of the estate of JOSEPH A. GRANDE, deceased, whose date of death was December 5, 2018, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave., W. Bradenton, Florida 34204. 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The administration of the estate of JOSEPH A. GRANDE, deceased, whose date of death was February 23, 2018, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave., W. Bradenton, Florida 34204. 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 must file their claims with this court WITHIN 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.

The administration of the estate of JOSEPH A. GRANDE, deceased, whose date of death was February 23, 2018, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave., W. Bradenton, Florida 34204. 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 must file their claims with this court WITHIN 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.

The administration of the estate of JOSEPH A. GRANDE, deceased, whose date of death was February 23, 2018, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave., W. Bradenton, Florida 34204. 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 must file their claims with this court WITHIN 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.

The administration of the estate of JOSEPH A. GRANDE, deceased, whose date of death was February 23, 2018, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave., W. Bradenton, Florida 34204. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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The administration of the estate of JOSEPH A. GRANDE, deceased, whose date of death was February 23, 2018, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave., W. Bradenton, Florida 34204. 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 must file their claims with this court WITHIN 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.

The administration of the estate of JOSEPH A. GRANDE, deceased, whose date of death was February 23, 2018, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave., W. Bradenton, Florida 34204. 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 must file their claims with this court WITHIN 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.

The administration of the estate of JOSEPH A. GRANDE, deceased, whose date of death was February 23, 2018, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave., W. Bradenton, Florida 34204. 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 must file their claims with this court WITHIN 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.

The administration of the estate of JOSEPH A. GRANDE, deceased, whose date of death was February 23, 2018, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave., W. Bradenton, Florida 34204. 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE

SECOND INSERTION

Notice is hereby given that on 5/3/19 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109: 1976 PIED #0667152601A & 0667152601B. Last Tenants: Annemarie Amivo-Thompkins, Leslie Martin, J Scott Martin. Sale to be held at Realty Systems- Arizona Inc- 101 Amsterdam Ave, Ellenwood, FL 34222, 813-282-6754.

April 19, 2019

19-00581M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO: 2018CA005944AX PREMIUM MORTGAGE CREDIT PARTNERS I LOAN ACQUISITION, LP,

Plaintiff, vs.

KARLA KATHLEEN KOCH A/K/A KARLA K. KOCH; UNKNOWN SPOUSE OF KARLA KATHLEEN KOCH A/K/A KARLA K. KOCH; CACH, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Mortgage Foreclosure dated April 11, 2019 entered in Civil Case No. 2018CA005944AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein PREMIUM MORTGAGE CREDIT PARTNERS I LOAN ACQUISITION, LP is Plaintiff and KOCH, KARLA, et al, are Defendants. The Clerk, ANGELINA M. COLONNOSO, shall sell to the highest and best bidder for cash at Manatee County's On Line Public Auction website: www.manatee.reaforeclose.com, at 11:00 AM on May 16, 2019, in accordance with Chapter 45, Florida Statutes, the following described property located in MANATEE County, Florida, as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to-wit:

LOT 5, BLOCK C, BAYSHORE GARDENS, SECTION 9A, AC-

CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 83 AND 84 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

PROPERTY ADDRESS: 1020 NW 9TH PLACE, CAPE CORAL, FL 33993.

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 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. Angela Pette, Esq.

FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP One East Broward Blvd, Suite 1430 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 |

Fax: (954) 200-7770

FL Bar #: 51657

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN. 2.516 fleservice@flwlaw.com

04-089668-FOO

April 19, 2019

19-00570M

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 19000368 CP IN RE: ESTATE OF VIRGINIA ALLOC CO Deceased.

The administration of the estate of VIRGINIA ALLOC CO, deceased, whose date of death was December 26, 2018, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 EAST MARION AVENUE, PUNTA GORDA, FL 33950. The names and addresses of the personal 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.

All other creditors of the decedent

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

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

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

The date of first publication of this notice is APRIL 26, 2019.

Personal Representative:

JACQUELINE IZZO

6 Martin Place

Kenvil, New Jersey 07847-2601

Attorney for Personal Representative:

STEPHEN K. BOONE, ESQ.

Florida Bar Number: 0371068

BOONE BOONE & BOONE, P.A.

1001 Avenida Del Circo

VENICE, FL 34285

Telephone: (941) 488-6716

Fax: (941) 488-7079

E-Mail: sboone@boone-law.com

April 26; May 3, 2019 19-00355T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2019-386-CP Division Probate

IN RE: ESTATE OF NELSON ALAN KARTER, Deceased.

The administration of the estate of NELSON ALAN KARTER, deceased, whose date of death was March 23, 2019, file number 2019-386-CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representatives 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 April 26, 2019.

Rachel Lynn Rosenblum

31 Orleans St, Unit T4

Boston, MA 02128

/s/ Joseph W. Lehn, Esq.

Joseph W. Lehn, Esq.

1777 Tamiami Trail, Suite 505

Port Charlotte, FL 33948

Tel: 941-255-5346

Email: joe@lehnlaw.com

FL Bar 0056203

April 26; May 3, 2019 19-00350T

FIRST INSERTION

Sarasota County • Manatee County • Hillsborough County • Charlotte County Pinellas County • Pasco County • Polk County • Lee County Collier County • Orange County

legal@businessobserverfl.com

Wednesday 2pm Deadline for Friday Publication | Wednesday 10am for Thursday Publication in Orange County

MANATEE COUNTY

CHARLOTTE COUNTY LEGAL NOTICES

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 TIM'S MOBILE HOME REPAIR located at 2010 Cypress Street, in the County of Charlotte, in the City of

Punta Gorda, Florida 33950 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Punta Gorda, Florida, this 19th day of April, 2019.

TIMOTHY T DOLAN April 26, 2019 19-00338T

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 FAT DADDY'S CHICAGO HOT DOGS located at 23480 CHARLES-TON CIR UNIT 414, in the County of

CHARLOTTE, in the City of PORT CHARLOTTE, Florida 33980 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at PORT CHARLOTTE, Florida, this 19th day of APRIL, 2019.

KENNETH J STEVENS April 26, 2019 19-00351T

FIRST INSERTION

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

PROBATE DIVISION File No.: 19-325-CP Division: PROBATE IN RE: ESTATE OF ROSE T. IACONO Deceased.

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

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

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

The date of first publication of this notice is April 26, 2019.

Personal Representative:

Debra A. Woodrow

5980 Snowmass Creek Road

Snowmass, Colorado 81654

Attorney for

Personal Representative:

MARY A. BYRSKI

Attorney

Florida Bar Number: 0166413

25086 Olympia Ave. Ste 310

Punta Gorda, FL 33950

Telephone: (941) 833-9262

Fax: (941) 833-9264

E-Mail: mary@byrskilaw.com

Secondary E-Mail:

kaye@byrskilaw.com

April 26; May 3, 2019 19-00336T

FIRST INSERTION

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

File No. 19000351CP Division: PROBATE IN RE: ESTATE OF BRUCE D. PIERCE Deceased.

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 April 26, 2019.

Personal Representative:

DONNA J. SHEPARD and GARY R. PIERCE

c/o Christopher E. Mast, Esquire

Christopher E. Mast, P.A.

1059 5th Avenue North

Naples, Florida 34102

Attorney for

Personal Representative:

Christopher E. Mast, P.A.

By: Christopher E. Mast, Esquire

Florida Bar No: 0858412

1059 5th Avenue North

Naples, Florida 34102-5818

239-434-5922

Fax: 239-434-6355

April 26; May 3, 2019 19-00337T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

File No.

FIRST INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.:
09-004648-CA
DIVISION: CIRCUIT CIVIL
CITIMORTGAGE, INC.,
Plaintiff, vs.

DOREEN R. WATSON A/K/A
DOOREEN WATSON; ET AL.,
Defendants.

NOTICE IS GIVEN that, in accordance with the Order on Defendants' Emergency Motion to Cancel Foreclosure Sale, Vacate Final Judgment and Dismiss Case entered on February 25, 2019 in the above-styled cause, I will sell to the highest and best bidder for cash on May 23, 2019 at 11:00 a.m., at www.charlotte.realforeclose.com:

LOT 17 AND 18, BLOCK 1457,
PORT CHARLOTTE SUBDIVISION,
SECTION TWENTY SEVEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 20A THROUGH 20F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

Property Address: 21201 ALDERSON AVE PORT CHARLOTTE, FLORIDA 33952
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA

Case No: 18000936CA

U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE NRZ
PASS-THROUGH TRUST X,
Plaintiff, vs.

SIMONE NEMBHARD; et al.,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated February 27, 2019, and entered in Case No. 18000936CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE NRZ PASS-THROUGH TRUST X, is the Plaintiff and SIMONE NEMBHARD; RAY GAINER; GOPHER ROOFING, LLC; CLERK OF THE CIRCUIT COURT OF CHARLOTTE COUNTY, FLORIDA, are Defendants, Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, beginning at 11 a.m. on the 3 day of June 2019, the following described property set forth in said Final Judgment, to wit:

LOT 5, BLOCK 1652, PORT CHARLOTTE SUBDIVISION, SECTION 12, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 1A TO 1D INCLUSIVE, IN THE PUBLIC RECORDS OF

CHARLOTTE COUNTY, FLORIDA.

Property Address: 22568 BLANCHARD AVE, PORT

CHARLOTTE, FL 33952

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on same with the Clerk of Court within sixty (60) days after the Foreclosure 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 in Charlotte, Florida this, 28 day of February, 2019

Roger D. Eaton
As Clerk of Circuit Court
Charlotte County, Florida

(SEAL) R. Tillman

Deputy Clerk

Lender Legal Services, LLC
201 East Pine St., Suite 730
Orlando, FL 32801
LLS07953-NEMBHARD, SIMONE |
22568 BLANCHARD AVE

April 26; May 3, 2019 19-00334T

CHARLOTTE COUNTY, FLORIDA.

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 18001105CA

FEDERAL NATIONAL MORTGAGE
ASSOCIATION,
Plaintiff, vs.

JONATHAN C. HAWKINS;
CHARLOTTE COUNTY, FLORIDA;
LVNV FUNDING LLC; STATE
OF FLORIDA DEPARTMENT OF
HEALTH; 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 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. 18001105CA

FEDERAL NATIONAL MORTGAGE
ASSOCIATION,
Plaintiff, vs.

JONATHAN C. HAWKINS;
CHARLOTTE COUNTY, FLORIDA;
LVNV FUNDING LLC; STATE
OF FLORIDA DEPARTMENT OF
HEALTH; 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).

FIRST INSERTION

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA

GENERAL JURISDICTION
DIVISION

CASE NO. 19000310CA

BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT SERIES
I TRUST,
Plaintiff, vs.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF EDITH

SMITH, DECEASED. et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF EDITH

SMITH, DECEASED. et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF EDITH

SMITH, DECEASED. et. al.

Defendant(s),

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SMITH, DECEASED. et. al.

Defendant(s),

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WHO MAY CLAIM AN INTEREST

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SMITH, DECEASED. et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

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WHO MAY CLAIM AN INTEREST

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SMITH, DECEASED. et. al.

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TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF EDITH

SMITH, DECEASED. et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF EDITH

SMITH, DECEASED. et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF EDITH

SMITH, DECEASED. et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF EDITH

SMITH, DECEASED. et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF EDITH

SMITH, DECEASED. et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF EDITH

SMITH, DECEASED. et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF EDITH

SMITH, DECEASED. et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF EDITH

SMITH, DECEASED. et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF EDITH

SMITH, DECEASED. et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

FIRST INSERTION

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

Case No.: 2019-CA-000326
MADISON ALAMOSA HECM LLC,
Plaintiff, vs-

GLORIA V. NELMS, AS THE
TRUSTEE OF THE NELMS
REVOCABLE LIVING TRUST
DATED 04/20/1998; UNKNOWN
SUCCESSOR TRUSTEE OF THE
NELMS REVOCABLE LIVING
TRUST DATED 04/20/1998;

UNKNOWN BENEFICIARIES OF
THE NELMS REVOCABLE LIVING
TRUST DATED 04/20/1998;
THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
UNKNOWN TENANT 1;
UNKNOWN TENANT 2,
Defendants.

TO: UNKNOWN SUCCESSOR
TRUSTEE OF THE NELMS RE-
VOCABLE LIVING TRUST DATED
04/20/1998;
UNKNOWN BENEFICIARIES OF
THE NELMS REVOCABLE LIVING
TRUST DATED 04/20/1998
Whose Residences are: Unknown
Whose last Known Mailing Addresses
are: Unknown

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

LOT 8, BLOCK 1297, PORT
CHARLOTTE SUBDIVISION,
SECTION 13, A SUBDIVISION
ACCORDING TO THE PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 5, PAGES 2A
THRU 2 G, OF THE PUBLIC

FIRST INSERTION

NOTICE OF CIVIL ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 19-CA-204

E.M. PROPERTIES CORP.,
Plaintiff, vs.

STEPHANE ANSART, FAROUK
BOULBAHRI, ABDULAZIZ
H W HOUHOU, NUWAVE
LIMITED, NABEEL ABDULLA
AL MULLA, ROCK IT HOMES,
LLC, AMERICAN ESTATE AND
TRUST FBO KAREN HANSEN
IRA, KAREN HANSEN, ROTONDA
LAKES CONSERVATION
ASSOCIATION, INC., CAPE
CAVE CORPORATION, EDWIN
HERNANDEZ, LOUISE
ROMERO, ROTONDA SANDS
CONSERVATION ASSOCIATION,
INC., AMERICAN ESTATE AND
TRUST FBO SIDNEY WHITE IRA,
SIDNEY WHITE, AMERICAN
ESTATE AND TRUST FBO

PATRICIA SANDERS IRA,
PATRICIA SANDERS, SKW PREP,
LLC and CHARLOTTE COUNTY
TAX COLLECTOR,
Defendants.

TO: STEPHANE ANSART, FAROUK
BOULBAHRI, ABDULAZIZ H W
HOUHOU, ROCK IT HOMES, LLC,
KAREN HANSEN, EDWIN HER-
NANDEZ, LOUISE ROMERO, SKW
PREP, LLC

COMES NOW, the Plaintiff, E.M.
PROPERTIES CORP, by and through
the undersigned attorney, and hereby
gives notice that a civil action has been
instituted on the above action, and is
now pending in the Circuit Court of the
State of Florida, County of Charlotte,
on February 20, 2019, Case No: 19-CA-
204

1. Lot 11, Block 2988, PORT
CHARLOTTE SUBDIVISION,
SECTION 55, according to the
Plat thereof, recorded in Plat
Book 5, Page 69A through 69G,
of the public records of Charlotte
County, Florida.

Parcel: 4021071050089
1047 General Street, Port Char-
lotte, FL 33953

2. Lot 5, Block 1269, PORT
CHARLOTTE SUBDIVISION,
SECTION 30, a subdivision
according to the Plat thereof,
recorded in Plat Book 5, Page
23A through 23F, of the pub-
lic records of Charlotte County,
Florida.

Parcel: 402102206026
113 Evaro Drive, Port Charlotte,
FL 33954

3. Lot 20, Block 2082, PORT
CHARLOTTE SUBDIVISION,
SECTION 30, a subdivision
according to the Plat thereof,
recorded in Plat Book 5, Page
23A through 23F, of the pub-
lic records of Charlotte County,
Florida.

Parcel: 402102228006
16459 Lagore Avenue, Port
Charlotte, FL 33954

4. Lot 22, Block 50, ROTONDA
LAKES according to the Plat
thereof, recorded in Plat Book
8, Pages 22A through 22Z3, of
the public records of Charlotte
County, Florida.

Parcel: 412118430006
177 Haddock Drive, Port Char-
lotte, FL 33947

5. Lot 168, Block 1, ROTONDA
SANDS NORTH REPLAT
UNIT 1, SECTION 30, accord-
ing to the Plat thereof, recorded
in Plat Book 11, Page 4A through

RECORDS OF CHARLOTTE
COUNTY, FLORIDA.
3320 Dupre St., Port Charlotte,
FL 33980

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Jeffrey C. Hakanson, Esquire, of McIntyre
Thanasides Bringgold Elliott Grimaldi
Guita & Matthews, P.A., 500 E. Kennedy
Blvd., Suite 200, Tampa, Florida
33602, 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 de-
manded 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 lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
telephone number is (941) 637-2110,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

DATED this 22 day of April, 2019.
(SEAL) ROGER D. EATON
CLERK OF CIRCUIT COURT
By: Nicole Johnson
Deputy Clerk

Jeffrey C. Hakanson, Esq.
McIntyre Thanasides
500 E. Kennedy Blvd., Suite 200
Tampa, Florida 33602
813-223-0000
April 26; May 3, 2019 19-00341T

FIRST INSERTION

4Z2, of the public records of
Charlotte County, Florida.
Parcel: 41210233002
11 Boat Court or 4 Garden Drive,
Port Charlotte, FL 33946
6. Lot 21, Block 21, ROTONDA
SUBDIVISION, according to
the Plat thereof, recorded in Plat
Book 8, Page 22A through 22Z,
of the public records of Charlotte
County, Florida.
Parcel: 412118112003
265 Albatross Road, Port Char-
lotte, FL 33947

You are required to serve an Answer to
this action upon: ADAM J. STEVENS,
ESQUIRE, of POWELL, JACKMAN,
STEVENS & RICCIARDI, P.A., Plaintiff's
attorney, who address is 12381 S.
Cleveland Avenue, Suite 200, Fort Myers,
FL 33907, on or before May 28,
2019, and file the original with the clerk
of this court at Charlotte County Court-
house, 350 E. Marion Avenue, Punta
Gorda, FL 33950, either before service on
Plaintiff's attorney or immediately
thereafter.

You must keep the Clerk of the Cir-
cuit Court's office notified of your cur-
rent address. Future papers in this
lawsuit will be mailed to the address on
record at the clerk's office.

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 22 DAY OF April,
2019.

The parties to the action are:

STEPHANIE ANSART, FAROUK
BOULBAHRI, ABDULAZIZ H W
HOUHOU, NUWAVE LIMITED,
NABEEL ABDULLA AL MULLA,
ROCK IT HOMES, LLC, AMERICAN
ESTATE AND TRUST FBO KAREN
HANSEN IRA, KAREN HANSEN,
ROTONDA LAKES CONSERVATION
ASSOCIATION, INC., CAPE CAVE
CORPORATION, EDWIN HERNAN-
DEZ, LOUISE ROMERO, ROTONDA
SANDS CONSERVATION ASSOCIA-
TION, INC., AMERICAN ESTATE
AND TRUST FBO SIDNEY WHITE
IRA, SIDNEY WHITE, AMERICAN
ESTATE AND TRUST FBO PATRICIA
SANDERS IRA, PATRICIA SANDERS,
SKW PREP, LLC and CHARLOTTE
COUNTY TAX COLLECTOR

The nature of the proceeding is for
Quiet Title.

Under the penalties of perjury, I de-
clare that I have read the foregoing,
and the facts stated are true, to the best of
my knowledge and belief.

Signed on April 16, 2019.

(SEAL) ROGER D. EATON
Clerk of the Circuit Court
By: Nicole Johnson
Deputy Clerk

Adam J. Stevens
Adam J. Stevens, Esquire
Florida Bar No. 31898

Powell, Jackman, Stevens
& Ricciardi, PA
Attorney for Plaintiff

12381 S. Cleveland Avenue, Suite 200
Fort Myers, FL 33907
(239) 689-1096 (Telephone)
(239) 791-8132 (Facsimile)

astevens@your-advocates.org
Apr. 26; May 3, 10, 17, 2019

19-00343T

CHARLOTTE COUNTY

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF
FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 18000752CA
WELLS FARGO BANK, N.A.

Plaintiff, vs.
MATTHEW E. CRISP, et al
Defendants.

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of foreclosure dated
April 10, 2019, and entered in Case
No. 18000752CA of the Circuit Court of
the TWENTIETH Judicial Circuit in and for
CHARLOTTE COUNTY, FLORIDA.

Any person claiming an interest in
ida, wherein WELLS FARGO BANK,
N.A., is Plaintiff, and MATTHEW E.
CRISP, et al are Defendants, the clerk,
Roger D. Eaton, will sell to the highest
and best bidder for cash, beginning at 11
AM www.charlotte.realeforeclose.com,
in accordance with Chapter 45, Florida
Statutes, on the 31 day of May, 2019,
the following described property as set
forth in said Final Judgment, to wit:

LOT 174, EL JOBEAN, WARD
1, A SUBDIVISION, ACCORD-
ING TO THE PLAT THERE-
OF, AS RECORDED IN PLAT
BOOK 1, PAGE 31 AND PLAT
BOOK 2, PAGE 47, OF THE
PUBLIC RECORDS OF CHAR-
LOTTE COUNTY, FLORIDA.

Any person claiming an interest in

THIRD INSERTION

NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, STATE OF FLORIDA
FAMILY LAW DIVISION
CASE NO: 19DR4386
DIVISION: J

IN RE: THE MATTER OF
JASON BRUNO
Petitioner/Husband,
and

MEGAN BRUNO
Respondent/Wife
To: Megan Bruno
2063 Carpetgreen Street
Port Charlotte, Florida 33948

YOU ARE HEREBY NOTIFIED that
Petitioner/Husband, JASON BRUNO,
has filed an action for Dissolution of
Marriage, in the Circuit Court, in and
for the Thirteenth Judicial Circuit, Hills-
borough County, Florida, and you are
required to serve a copy of your written
defenses, if any, on the Petitioner,
JASON BRUNO, by and through his
counsel, ADRIAN R. CASTRO, ES-
QUIRE, 505 E. Jackson Street, Suite
210, Tampa, Florida 33602, on or before
May 7th, 2019, and file the original
with the Clerk of this Court, 800 E.

Twiggs Street, Tampa, Florida 33602,
before service on the Petitioner or im-
mediately thereafter. If you fail to do so,
a default will be entered against you for
the relief demanded in the petition.

Copies of all court documents in this
case, including orders, are available at
the Clerk of the Circuit Court's office.
You may review these documents upon
request.

You must keep the Clerk of the Circuit
Court's office notified of your current ad-
dress. (You may file Designation of Current
Mailing and E-Mail Address, Florida
Supreme Court Approved Family
Law Form 12.915.) Future papers in this
lawsuit will be mailed ore-mailed to the
addresses on record at the Clerk's office.

WARNING: Rule 12.283, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, including
dismissal or striking of pleadings.

WITNESS my hand and the seal of
this Court on this 22nd day of March,
2019.

CLERK OF THE COURT
(SEAL) By: Brandy Fogelman
DEPUTY CLERK

April 12, 19, 26; May 3, 2019

19-00299T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
IN PROBATE

Probate No.: 19-360 -CP
IN RE: The Estate of
EMILY K. SCOTTO,
deceased

The administration of the estate of

EMILY K. SCOTTO, deceased, File

Number 19- 360 -CP is pending in

the Circuit Court for Charlotte

County, Florida, Probate Division,

the address of which is 350 East Marion

Avenue, Punta Gorda, Florida 33950.

The names and addresses of the per-

sonal 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, including
unmatured, contingent or unliquidated
claims, on whom a copy of this notice
if served must file their claims with

this court WITHIN THE LATER OF

3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

NOTICE.

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

BARRED.

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

DATE OF

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 19000333CP
Division PROBATE
IN RE: ESTATE OF
ALBERTA E. BURGER
Deceased.

The administration of the estate of ALBERTA E. BURGER, deceased, whose date of death was January 31, 2019, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 19, 2019.

Personal Representative:

Annette Z.P. Ross
871 Venetia Bay Blvd., Suite 300B
Venice, Florida 34285
Attorney for Personal Representative:
ANNETTE Z.P. ROSS, ESQUIRE
Attorney for Personal Representative
Florida Bar Number: 0141259
871 Venetia Bay Blvd., Ste. 300B
Venice, FL 34285
Telephone: (941) 480-1948
Fax: (941) 480-9277
E-Mail: annette@arosslawfirm.com
Secondary E-Mail:
shawn@arosslawfirm.com
April 19, 26, 2019 19-00333T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2019-326-CP
Division Probate
IN RE:
ESTATE OF
WILLIAM E. WITTINGTON,
Deceased.

The administration of the estate of WILLIAM E. WITTINGTON, deceased, whose date of death was May 19, 2018, file number 2019-326-CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. 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 April 19, 2019.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 19000315CP
IN RE: ESTATE OF
HAROLD A. LASWELL
aka
ANTHONY HAROLD LASWELL
Deceased.

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

The administration of the estate of HAROLD A. LASWELL aka ANTHONY HAROLD LASWELL, deceased, File Number 19000315CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. 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 THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the estate of the decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is April 19, 2019.

Personal Representative:

MARIE BAILEY

1755 Elinor Place

Englewood, FL 34223

Attorney for
Personal Representative:

Laurie B. Sams, Esq.

Florida Bar #136001

3859 Bee Ridge Road,

#202

Sarasota, Florida 34233

(941) 923-1685

April 19, 26, 2019 19-00321T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 19000295CP
IN RE: ESTATE OF
JORGE A. QUEZADA
a/k/a JORGE ALBERTO QUEZADA
A/K/A JORGE QUEZADA
Deceased.

The administration of the estate of JORGE A. QUEZADA, deceased, whose date of death was September 23, 2018; File Number 2019-CP-0331, 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 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 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is April 19, 2019.

Personal Representative:

Stephanie Quezada

15 Daniel Drive

Glen Cove, NY 11542

RICHARD J. ROSENBAUM, P.A.

Attorneys for

Personal Representative

17827 MURDOCK CIRCLE

SUITE A

PT. CHARLOTTE, FL 33948

Florida Bar No. 488585

Email Addresses:

rrosenbaum@rosenbaumlaw.net

April 19, 26, 2019 19-00327T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2019-CP-0331
IN RE: ESTATE OF
JANE FORTUNE,
Deceased.

The administration of the estate of JANE FORTUNE, deceased, whose date of death was February 27th, 2019, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is April 19, 2019.

JOHN FORTUNE MEDVECKIS, Personal Representative

Kristine Bouaichi, Esq.

Attorney for Personal Representative

Email:

Kristine.Bouaichi@icemiller.com

Florida Bar No. 155330

ICE MILLER, LLP

One American Square, Suite 2900

Indianapolis, IN 46282

Telephone: (317) 236-2100

April 19, 26, 2019 19-00322T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 18001194CA

FBC MORTGAGE, LLC Plaintiff, vs.

EUGENE R. CATALCUTAN, et al Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of foreclosure dated 4/10/19, and entered in Case No. 18001194CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for CHARLOTTE COUNTY, Florida, wherein FBC MORTGAGE, LLC, is Plaintiff, and EUGENE R. CATALCUTAN, et al are Defendants, the clerk, Roger D. Eaton, will sell to the highest and best bidder for cash, beginning at 11:00 AM www.charlotte.realeforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 31 day of May, 2019, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 4200, PORT CHARLOTTE SUBDIVISION, SECTION 58, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 72A TO 72J, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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 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 ON April 11, 2019.

ROGER D. EATON
as Clerk of said Court

(SEAL) By: N. Johnson

As Deputy Clerk

Matthew Estevez, P.A.

9600 NW 25th Street, 2A

Doral, FL 33172

April 19, 26, 2019 19-00305T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 19-000297-CP
IN RE: ESTATE OF
LARRY D. GANTZ
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 LARRY D. GANTZ, deceased, File Number 19-000297-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 305 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was February 20, 2019; that the total value of the estate is less than \$75,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Brian E. Teeters
2511 Luther Road, #1316
Punta Gorda, FL 33983-2674
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All 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 April 19, 2019.

Person Giving Notice:

Brian E. Teeters

2511 Luther Road, Apt. #1316
Punta Gorda, Florida 33983-2674

Attorney for
Person Giving Notice:

Jeffrey Robert Kuhns, Attorney

Florida Bar Number: 96026

252 W. Marion Ave., Suite #1129
Punta Gorda, Florida 33950

Telephone: (941) 205-8000

Fax: (941) 205-8001

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 19-286-CP
Division: PROBATE
IN RE: ESTATE OF
WAUNETAH LEMERY
Decedent.

The administration of the estate of WAUNETAH LEMERY, deceased, whose date of death was August 18, 2018, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 19, 2019.

Personal Representative:

LAURIE MCDONOUGH

4055 Tamiami Trail, #28

Port Charlotte, Florida 33952

Attorney for Personal Representative:

Mary A. Byrski

MARY A. BYRSKI

Attorney

Florida Bar Number: 0166413

25086 Olympia Ave. Ste 310

Punta Gorda, FL 33950

Telephone: (941) 833-9262

Fax: (941) 833-9264

E-Mail: mary@byrskilaw.com

Secondary E-Mail:

kaye@byrskilaw.com

April 19, 26, 2019 19-00311T

SECOND INSERTION

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

CASE NUMBER: 2018 CA 001131
SHEPHERD'S FINANCE, LLC, a
foreign limited liability company
Plaintiff, v.

METROPOLE CONSTRUCTION,
INC., a Florida profit corporation,
a/k/a METROPOLE CONST.
INC., d/b/a CASTLE HARBOUR
HOMES, d/b/a NORTH STAR
PAINTING, JOHN D. MIEHLE,
individually, UNKNOWN TENANT
NO. 1, UNKNOWN TENANT NO. 2,
BABCOCK RANCH RESIDENTIAL
ASSOCIATION, INC., a Florida
not for profit corporation,
JUNIPER LANDSCAPING
OF FLORIDA, LLC, a Florida
limited liability company, BLUE
WATER CONSTRUCTION OF SW
FLORIDA, INC., a Florida profit
corporation.

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 10, 2019, and entered in Case No. 2018 CA 001131 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein SHEPHERD'S FINANCE, LLC, a foreign limited liability company, is Plaintiff, and METROPOLE CONSTRUCTION, INC., a Florida profit corporation, a/k/a METROPOLE CONST. INC., d/b/a CASTLE HARBOUR HOMES, d/b/a NORTH STAR PAINTING, JOHN D. MIEHLE, individually, BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not for profit corporation, JUNIPER LANDSCAPING OF FLORIDA, LLC, a Florida limited liability company, BLUE WATER CONSTRUCTION OF SW FLORIDA, INC., a Florida profit corporation, are Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 10, 2019, and entered in Case No. 2018 CA 001131 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein SHEPHERD'S FINANCE, LLC, a foreign limited liability company, is Plaintiff, and METROPOLE CONSTRUCTION, INC., a Florida profit corporation, a/k/a METROPOLE CONST. INC., d/b/a CASTLE HARBOUR HOMES, d/b/a NORTH STAR PAINTING, JOHN D. MIEHLE, individually, BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a Florida not for profit corporation, JUNIPER LANDSCAPING OF FLORIDA, LLC, a Florida limited liability company, BLUE WATER CONSTRUCTION OF SW FLORIDA, INC., a Florida profit corporation, are Defendants.

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA

CASE NO.:
18000891CA
JANICE A. VANHEUKELOM, AS
TRUSTEE OF THE HENRY C.
VANHEUKELOM TRUST,
Plaintiff, vs.

ALBERT NELSON, KERRY
NELSON, INCLUDING ANY
UNKNOWN SPOUSE OF SAID
DEFENDANTS, IF REMARRIED,
AND IF DECEASED, THE
RESPECTIVE UNKNOWN
HEIRS, DEVISEES, GRANTEES,
ASSIGNEES, CREDITORS,
LIENORS, AND TRUSTEES,
AND ALL OTHER PERSONS
CLAIMING BY, THROUGH,
UNDER OR AGAINST THE
NAMES DEFENDANTS, PRAIRIE
CREEK WEST PROPERTY
OWNERS ASSOCIATION, INC.,
PORT CHARLOTTE HMA, LLC
d/b/a BAYFRONT HEALTH
PORT CHARLOTTE, CAPITAL
ONE BANK (USA), JOHN DOE
AND JANE DOE AS UNKNOWN
TENANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 10, 2019, and entered in Case No. 18000891CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for CHARLOTTE County, Florida, wherein JANICE A. VANHEUKELOM, AS TRUSTEE OF THE HENRY C. VANHEUKELOM TRUST is Plaintiff, and Albert Nelson, Kerry Nelson, et al. are Defendants, the clerk, Roger D. Eaton, will sell to the highest and best bidder for cash, beginning at 11:00 a.m. at www.charlotte.realestate.com in accordance with Chapter 45 Florida Statutes, on the day of 5/29/2019, the following described

property as set forth in said Final Judgment to wit:

Lot 43 OF PRAIRE CREEK
WEST, according to the plat
thereof, as recorded in Plat Book
15, Pages 27A through 27D, of
the Public Records of Charlotte
County, Florida.

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 60 days after the sale. 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.

To be published twice in the Business Observer.

Dated at Punta Gorda, CHARLOTTE COUNTY, Florida, on this day of 04/16/2019.

ROGER D. EATON, CLERK

(SEAL) By: R. Tillman

Deputy Clerk

Prepared by:

Mark Martella, Esq.

Icard, Merrill, Cullis,

Timm, Furen

& Ginsburg, P.A.

18501 Murdock Circle,

Suite 304

Punta Gorda, FL 33948

(941) 206-3700

April 19, 26, 2019 19-00328T

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

Case #: 2019-CA-000110
Bayview Loan Servicing, LLC
Plaintiff, vs.

Unknown Successor Trustee of the
Sarah Mulcahy Survivor Trust dated
February 8, 1999; Unknown
Beneficiaries of the Sarah Mulcahy
Survivor Trust dated February 8,
1999; Sea Oats of Boca Grande
Condominium Association, Inc.;
Unknown Parties in Possession
#1, if living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s) who are not known
to be dead or alive, whether said
Unknown Parties may claim an
interest as Spouse, Heirs, Devisees,
Grantees, or Other Claimants;

Unknown Parties in Possession
#2, if living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s) who are not known
to be dead or alive, whether said
Unknown Parties may claim an
interest as Spouse, Heirs, Devisees,

APARTMENT NUMBER 331,
BUILDING B, OF SEA OATS

division, Section 51, according to
the Plat thereof. Recorded in Plat
Book 7, Pages 29A through 29C,
of the Public Records of Charlotte
County, Florida.

Property address: 2242 Vale
Ave Port Charlotte, FL
33980

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Danielle Lyn,
Esq., Lender Legal Services, LLC, 201
East Pine Street, Suite 730, Orlando,
Florida 32801 and file the original with
the Clerk of the above-styled Court on
or before 30 days from the first publication
of this notice, 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 the
said Court on the 11 day of April, 2019.

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
(SEAL) By: N. Johnson

Deputy Clerk

Danielle Lyn, Esq.

Lender Legal Services, LLC

201 East Pine Street,

Suite 730

Orlando, Florida 32801

April 19, 26, 2019 19-00311T

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

Case #: 17000544CA
FEDERAL NATIONAL MORTGAGE
ASSOCIATION,
Plaintiff, vs.

THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES,
CREDITORS, AND ALL OTHER
PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
IDA C. ROMERO, DECEASED;

Defendant.

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated February 13, 2019 entered in Civil
Case No. 17000544CA of the Circuit
Court of the 12th Judicial Circuit in and
for Charlotte County, Florida, wherein
WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS OWNER TRUSTEE OF THE
RESIDENTIAL CREDIT OPPORTUNITIES
TRUST V-B, is Substituted Plaintiff and THE UNKNOWN
SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL
OTHER PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
IDA C. ROMERO, DECEASED; Plaintiff,
Defendant.

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated February 13, 2019 entered in Civil
Case No. 17000544CA of the Circuit
Court of the 12th Judicial Circuit in and
for Charlotte County, Florida, wherein
WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS OWNER TRUSTEE OF THE
RESIDENTIAL CREDIT OPPORTUNITIES
TRUST V-B, is Substituted Plaintiff and THE UNKNOWN
SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL
OTHER PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
IDA C. ROMERO, DECEASED; Plaintiff,
Defendant.

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated February 13, 2019 entered in Civil
Case No. 17000544CA of the Circuit
Court of the 12th Judicial Circuit in and
for Charlotte County, Florida, wherein
WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS OWNER TRUSTEE OF THE
RESIDENTIAL CREDIT OPPORTUNITIES
TRUST V-B, is Substituted Plaintiff and THE UNKNOWN
SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL
OTHER PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
IDA C. ROMERO, DECEASED; Plaintiff,
Defendant.

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated February 13, 2019 entered in Civil
Case No. 17000544CA of the Circuit
Court of the 12th Judicial Circuit in and
for Charlotte County, Florida, wherein
WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS OWNER TRUSTEE OF THE
RESIDENTIAL CREDIT OPPORTUNITIES
TRUST V-B, is Substituted Plaintiff and THE UNKNOWN
SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL
OTHER PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
IDA C. ROMERO, DECEASED; Plaintiff,
Defendant.

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated February 13, 2019 entered in Civil
Case No. 17000544CA of the Circuit
Court of the 12th Judicial Circuit in and
for Charlotte County, Florida, wherein
WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS OWNER TRUSTEE OF THE
RESIDENTIAL CREDIT OPPORTUNITIES
TRUST V-B, is Substituted Plaintiff and THE UNKNOWN
SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL
OTHER PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
IDA C. ROMERO, DECEASED; Plaintiff,
Defendant.

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated February 13, 2019 entered in Civil
Case No. 17000544CA of the Circuit
Court of the 12th Judicial Circuit in and
for Charlotte County, Florida, wherein
WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS OWNER TRUSTEE OF THE
RESIDENTIAL CREDIT OPPORTUNITIES
TRUST V-B, is Substituted Plaintiff and THE UNKNOWN
SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL
OTHER PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
IDA C. ROMERO, DECEASED; Plaintiff,
Defendant.

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated February 13, 2019 entered in Civil
Case No. 17000544CA of the Circuit
Court of the 12th Judicial Circuit in and
for Charlotte County, Florida, wherein
WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS OWNER TRUSTEE OF THE
RESIDENTIAL CREDIT OPPORTUNITIES
TRUST V-B, is Substituted Plaintiff and THE UNKNOWN
SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL
OTHER PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
IDA C. ROMERO, DECEASED; Plaintiff,
Defendant.

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated February 13, 2019 entered in Civil
Case No. 17000544CA of the Circuit
Court of the 12th Judicial Circuit in and
for Charlotte County, Florida, wherein
WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS OWNER TRUSTEE OF THE
RESIDENTIAL CREDIT OPPORTUNITIES
TRUST V-B, is Substituted Plaintiff and THE UNKNOWN
SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL
OTHER PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
IDA C. ROMERO, DECEASED; Plaintiff,
Defendant.

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated February 13, 2019 entered in Civil
Case No. 17000544CA of the Circuit
Court of the 12th Judicial Circuit in and
for Charlotte County, Florida, wherein
WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS OWNER TRUSTEE OF THE
RESIDENTIAL CREDIT OPPORTUNITIES
TRUST V-B, is Substituted Plaintiff and THE UNKNOWN
SPOUSES,

PUBLIC NOTICES

An American Tradition

Public notice is an important tool in assuring an informed citizenry. Notices are mandated by legislatures to make sure there is a public window into the activities of governments, officers of the court and others holding a public trust. There are four key elements to a valid public notice. It should be executed by an entity outside the one mandated to provide notice, so proper checks and balances are in place.

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements:

- **Independent:** A public notice is published in a forum independent of the government, typically in a local newspaper.
- **Archivable:** A public notice is archived in a secure and publicly available format.
- **Accessible:** A public notice is capable of being accessed by all segments of society.
- **Verifiable:** The public and the source of the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:

• **Citizen participation notices** inform the public about proposed government action and allow the public time to react to such proposals.

One such example is a public hearing notice.

• **Business and commerce notices**

relate to government contracts and purchases. Notices of contract bids allow citizens to ensure that the government is operating in accordance with principles of equal opportunity and is acting responsibly in spending taxpayer money.

• **Court notices** are required of many non-governmental entities that

use public powers or institutions in some way. Examples include notices of home mortgage foreclosures, which can provide a public alert of widespread credit problems, fraud in underwriting and a basis for analyses of housing trends.

This notice allows the public to object to an appointment based on any conflict of interest.

and local governments of the United States, as well as in many republics around the world, is that information about government activities must be accessible for the electorate to make well-informed decisions.

Public notices in newspapers still provide this accessibility to citizens who want to know more about government activities. Public notice laws serve to outline the most effective method of reaching the public.

substantive and procedural due process because they provide a window into government actions and also afford notice to citizens of actions about to take place so they may exercise their constitutional right to be heard. Notification not only informs the individual or entity most directly affected, but it also informs the public, which has an interest in knowing how public powers are being used.

The history of public notices

Public notices existed long before the emergence of newspapers. The concept itself began when early civilizations posted notices in public squares. This crude method was eventually refined with the publication of the first English language newspaper in 1665 — a court newspaper called the Oxford Gazette. After being renamed The London Gazette, this official newspaper carried notices from the King's Court, London

officials and outlying regions.

The American system is modeled after the British system. State governments published public notices before America's founding, and the newly-created federal government followed suit. In 1789, the Acts of the First Congress required the Secretary of State to publish all bills, orders, resolutions and congressional votes in at least three publicly available newspapers.

An important premise both in federal

Public notice supports due process

Public notices are integral to democratic governance and stem from the right to "due process of law" guaranteed by the federal and state constitutions. Due process of law protects Americans' rights from arbitrary or wrongful violations. This concept has two parts: substantive due process and procedural due process.

Substantive due process refers to the

types of rights that are protected. Procedural due process refers to the means of protecting those rights.

Substantive due process ensures that certain basic rights are not violated, while procedural due process may require suitable notice and a hearing before a government or court-appointed body can act in a way that may affect those basic rights.

Public notices play a vital role in

providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public business. Furthermore, the vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content).

Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership.

Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

Notices become historical records

The newspaper as paper of record is an important factor in the public policy of notices. Government Web sites cannot provide a secure archival history the way newspapers can. Electronic records lack permanence and can easily be intentionally or accidentally erased. Even the Library of Congress has recognized this shortcoming and has embarked upon a major project to attempt to archive digital records that are in danger of being "forever lost" due to Internet impermanence.

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since pre-colonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapers remain the primary source for publishing public notices.

Upholding the public's right to know is essential to our country's way of life. Our government governs with the consent of the people, and this consent must be informed. Local newspapers keep the public informed about the inner workings of their respective state and local governments, thereby allowing citizens to participate more fully in the democratic process. Without this participation, the potential for misguided policies increases.

Newspaper tradition

Newspapers allow the government to notify the public of government actions. The government has a fundamental responsibility to ensure adequate notification to the public of its actions. Therefore, the government has a duty to make sure the methods used in satisfying this responsibility are the most effective.

Newspapers provide neutrality from government and credible distance from political pressures or partisan disagreements. Local and community newspapers serve as third-party reporters to the public, publishing information that can be beneficial or sometimes detrimental to the government's public image. They provide an environment for notices that the

public traditionally has regarded as neutral. Public notices in this print environment gain credibility because of the long history of trust in the local newspaper.

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

On the other hand, public notices in independent newspapers increase government transparency by opening up the decision-making process to the public's eyes. Without this oversight, local governments could enact controversial policies without input from the public.

Newspapers serve as effective monitors of governments and ensure that they publish information as required by law. Public notices are typically required by a statute or a regulation. The independent press can provide a valuable civic role by helping to monitor that the notices were published when required. If governments were responsible for publishing their own notices, no neutral and independent entity would have the incentive and the means to track public-notice publication.

Newspapers: The best medium for public notices

Newspapers, for the most of the republic's history, have been the accepted medium for public notices. This is exactly where the public, even infrequent readers, expects to find them. In addition, specialized publications, such as legal newspapers, are well known for

THE RISKS OF NOTICES ONLY ON THE INTERNET

Although it has been part of American society for a quarter-century as a network for scholars and government agencies, the Internet has been widely used by citizens for about 15 years.

Because of its structure with computer clients and servers, information packets and open-network codes, the Internet remains vulnerable and sometimes unstable. Power surges, corrupted software and downed servers can disrupt access. Government agencies cannot ensure that information located on a server is secure.

Even a highly technological site like that of the Pentagon's has been affected. In June 2007, the Pentagon was forced to take about 1,500 computers off-line because of a cyber-attack. Then-Defense Department Secretary Robert Gates stated that the Pentagon sees hundreds of attacks every day.

Public notices guard our constitutional right to due process of law by informing citizens of government action and providing proof of publication via notarized affidavits of publication. Unlike the time-tested and trusted local newspapers that citizens have come to rely on for public notices, the Internet is an unstable medium for information. While it is valuable tool in disseminating information, it has not yet reached a level of sophistication and technological stability that would justify its supplanting newspapers as the primary venue for public notices.

It is still uncertain how a "Net" affidavit could show proof of a public notice publication when constant technological change makes any attempt at archiving and accessing such a document online for any significant time dubious.

No less problematic for the Internet is its reach. Those who live in rural areas where broadband does not exist and others who simply cannot afford the Internet cannot access web public notices. In situations where foreclosures are on the rise due, in part, to predatory mortgage lending, more, not less, access to public notices is needed to better inform citizens about their rights and their choices.

It is difficult to justify, then, moving public notices from newspapers only to public-notice Web sites administered either by already over-burdened state governments or by third-party vendors who lack the experience and long-term viability newspapers have proven in publishing notices.

So far in the Internet age, newspapers remain the most trusted and primary method for providing citizens access to public notices.

move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, accessible, archivable notices.

While Internet web pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with a date on every page. They cannot be deceptively altered after printing as a web page could. Historians, judges, lawyers, genealogists and researchers, to name only a few, use newspapers and public notices in particular as sources for records.

Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted by courts, generally requires an individual to receive notice and a hearing before he or she is deprived of certain rights or property. For example, before a person's home is sold by a county sheriff at a foreclosure sale, he or she must receive notice of the foreclosure sale and an opportunity to save the house from foreclosure. If the owner does not receive the notice, he may challenge the sale in court. The court may then void the sale or prevent the sale from happening to protect due process.

Newspapers are generally paid to run public notices, which recognizes that their publication creates a cost in paper, ink and delivery.



Public notices don't affect me. Right?

The property next to the lot you just bought was rezoned as land fill. Maybe you should have read the public notice in your local paper.

BE INFORMED
READ PUBLIC NOTICES IN THIS
NEWSPAPER OR ONLINE.



FLORIDA
PUBLIC NOTICES
WWW.FLORIDAPUBLICNOTICES.COM

www.FloridaPublicNotices.com

