MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

Notice is hereby given that BARBRA J GRAY, OWNER, desiring to engage in business under the fictitious name of IVLIV HYDRATION located at 101 MANATEE AVENUE, WEST, SUITE 127, BRADENTON , FLORIDA 34205 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

November 24, 2023 23-01838M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Amerity Financial and Insurance of Bradenton located at 1720 Manatee Ave W in the City of Bradenton, Manatee County, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida,

Dated this 15th day of November, 2023.

Amerity Financial of Bradenton, LLC November 24, 2023 23-01831M

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 fictitious name of Worthmann Roofing and Gutters located at 3115 81st Court East, Unit 101, in the County of Manatee in the City of Bradenton, Florida 34211 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at LEON, Florida, this 21st day of November, 2023. Allstar Home Services LLC November 24, 2023 23-01847M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage - Lakewood Ranch located at 14710 SR 64 East, Bradenton FL 34212 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 12/13/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Maci Jaberg unit #00239; Brian Smolka unit #2034. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Nov. 24; Dec. 1, 2023 23-01816M

NOTICE OF ACTION

FORECLOSURE

PROCEEDINGS-PROPERTY

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

CIVIL DIVISION

Case #: 2023CA003644AX

DIVISION: B

JPMorgan Chase Bank, National

Victor G. Levine; Unknown Spouse

TO: Victor G. Levine: LAST KNOWN

ADDRESS: 5444 Gulf of Mexico Drive,

Longboat Key, FL 34228 and Unknown

Spouse of Victor G. Levine: LAST KNOWN ADDRESS: 5444 Gulf of

Mexico Drive, Longboat Key, FL 34228

Residence unknown, if living, including any unknown spouse of the said

Defendants, if either has remarried and if either or both of said Defendants are

dead, their respective unknown heirs,

devisees, grantees, assignees, credi-

tors, lienors, and trustees, and all other

persons claiming by, through, under

or against the named Defendant(s);

Defendant(s) and such of the aforemen-

tioned unknown Defendants and such

of the aforementioned unknown Defen-

dants as may be infants, incompetents

YOU ARE HEREBY NOTIFIED that

an action has been commenced to fore-

close a mortgage on the following real

property, lying and being and situated in Manatee County, Florida, more par-

LOT 1, OF CEDAR WOOD-LANDS, A SUBDIVISION, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE(S) 166-

167, OF THE PUBLIC RECORDS

OF MANATEE COUNTY, FLOR-

more commonly known as 5444

Gulf of Mexico Drive, Longboat

or otherwise not sui juris.

ticularly described as follows:

the aforementioned named

n of the Sub

of Victor G. Levine; Unknown

Plaintiff, -vs.-

Defendant(s).

Property

FIRST INSERTION

Notice of Self Storage Sale Please take notice Xpress Storage Lakewood Ranch located at 10415 Crossing, Bradenton, FL 34211 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www. storagetreasures.com on 12/13/2023 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Gennaro Manne unit #1023; Sean & Kate Butterworth unit #1122; Charles Montgomery unit #2105; Kevin Perry unit #2113: Roshunti McCray unit #3117. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for

Nov. 24; Dec. 1, 2023 23-01812M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage – SR70 located at 4660 53rd Ave. E., Bradenton, FL 34203 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www. storagetreasures.com on 12/13/2023 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Jeffrey S Schomaker/JDS Enterprises Inc. unit #4030; Nahja Mahoney unit #5065; Megan Cydrus unit #6002. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details

Nov. 24; Dec. 1, 2023 23-01814M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage West located at 8400 Cortez Rd., West Bradenton, FL 34210 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www. storage treasures.com on 12/13/2023at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Richard Bauerschmidt/Whitney Beach unit #00188; Patrica Kaufman/ Whitney Beach Association unit #00200; Irma Jean Wilson-Notarianni unit #01110; Patrick L Prophet units #01221 & #01222; Joy Brevard unit #01551. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for

details. Nov. 24; Dec. 1, 2023 23-01813M

This action has been filed against you

and you are required to serve a copy

of vour written defense, if any, upon

LOGS LEGAL GROUP LLP, Attorneys

for Plaintiff, whose address is 750 Park

of Commerce Blyd., Suite 130, Boca Ra-

ton, FL 33487, within thirty (30) days

after the first publication of this notice

and file the original with the clerk of

this Court either before with service

on Plaintiff's attorney or immediately

thereafter; otherwise a default will be

entered against you for the relief de-

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-

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 Of-

fice, P.O. Box 25400, Bradenton, Flor-

ida 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

Court on the 21st day of November,

750 Park of Commerce Blvd., Suite 130

WITNESS my hand and seal of this

Angelina Colonneso

Deputy Clerk

23-01845M

Circuit and County Courts (SEAL) By: Kris Gaffney

or voice impaired, call 711.

LOGS LEGAL GROUP LLP

Attorneys for Plaintiff

Boca Raton, FL 33487

19-322404 FC01 SLE

Nov. 24; Dec. 1, 2023

2023.

manded in the Complaint.

In and for Manatee (If you cannot afford an attorney, contact

Key, FL 34228.

FIRST INSERTION

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 Giddy Travels located at 2925 TERRA CEIA BAY BLVD, UNIT 2601, in the County of Manatee, in the City of PALMETTO, Florida 34221 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at PALMETTO, Florida, this 15th day of November, 2023. James Paul Menge

23-01830M November 24, 2023

FIRST INSERTION

Notice of Self Storage Sale Please take notice Midgard Self Storage - Bradenton - Manatee located at 2330 Manatee Ave E/ 2305 9th St W Bradenton FL 34208 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www. storageauctions.com on 12/15/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Matthew A Bogdan unit #A135: Deondrick Douglas unit #A145; Karen Holm unit #B218; Jay Taylor unit #B219: Ghislaine Dome unit #B248: Richard Parisi unit #B367; Synthia Dixon unit #B373; Gwendolyn Mitchell unit #C409; Irma Aguilar unit #C416; Marcos E Corral unit #M911; Enoch E Reynolds unit #MG813. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Nov. 24; Dec. 1, 2023 23-01820M

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of JUAN VALENTINE CRUZ, JR., if deceased any unknown heirs or assigns, will, on December 6, 2023, at 10:00 a.m., at 6211 15th Street East, Lot #31, Bradenton, Manatee County, Florida 34203; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1961 RITZ MOBILE HOME, VIN: 0641465, TITLE NO.: 0000863001 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 Nov. 24; Dec. 1, 2023 23-01835M

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Fearless Flores Thrill Show, located at 27200 SR 70E, in the City of Myakka City, County of Manatee, State of FL, 34251, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated this 21 of November, 2023. Ricardo Flores $27200~\mathrm{SR}~70\mathrm{E}$ Myakka City, FL 34251 November 24, 2023 23-01846M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Xpress Storage SR70 located at 1102 53rd Ave. W. Bradenton FL 34207 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 12/13/2023 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Paul Capella unit #2015 contents: CIXI, 2010, BLK, MO-PED Vin # LJ5LA8085A1060215. Title # 0105853608, GREEN, MO-PED Vin # MSOTC60000000032, NO TAG: Patricia Leonard unit #3016; Denisse Parrilla unit #3098; Donald McLucas unit #4008; Carol Oliva-Hernandez unit #4026; Chrissy Eason unit #4046. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Nov. 24; Dec. 1, 2023 23-01811M

FIRST INSERTION Notice of Self Storage Sale

Please take notice Midgard Self Storage - Bradenton - SR70 located at 8785 E State Rd 70, Bradenton, FL 34202 intends to hold a sale to sell

the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www. storageauctions.com on 12/15/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Jason Gorton unit #1115; Paris Okeson unit #1224; Josie Valdez unit #2275; Quintero Mendoza unit #417; Adrian Carter unit #442. This sale may be withdrawn at any time without notice.

Certain terms and conditions apply. See manager for details Nov. 24; Dec. 1, 2023

FIRST INSERTION

NOTICE

The Manatee County Development Services, Floodplain Section, in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the Manatee County intent to revise the flood hazard information, generally located West of US 301, North of Erie Road, south of Moccasin Wallow Road along Fort

Specifically, the flood hazard information shall be revised for Ponds ND_MG-L8, ND_MG-L10, ND_MG-L9, ND_MG-L12, ND_MG-L15, ND_MG-L14, ND-MG-L13, ND_MG-L11, ND_MG-L16, ND_MG-L17, ND_MG-L18, ND_MG-L21, ND_MG-L20, ND_MG-L19 and Nodes ND3471, ND3472, ND3470, ND0050, ND6580, ND6943, ND6940, ND3431, ND3432, ND3430, ND3711, ND3710, ND3427, ND3425, ND3426, ND3424, ND3423, ND3421, ND3420 and ND2550.

As a result of the revision, the 1% annual chance water-surface elevations shall increase and be established, and the 1% annual chance floodplain shall increase, decrease, and be established within the area of revision.

Maps and detailed analysis of the revision can be reviewed at the Manatee County, Development Services, Floodplain Section office located at 1112 Manatee Ave. West, 3rd Floor, Bradenton, Fl 34205. Interested persons may call Ms. Jessica Remkiewicz, CFM at (941) 748-4501, ext. 3847 for additional information from 8 AM to 5 PM during working hours to discuss.

FIRST INSERTION

Notice of Public Meeting Lakewood Ranch Stewardship District

A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, December 1, 2023, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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.

Jane Gaarlandt District Manager November 24, 2023

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage – Palmetto located at 2015 8th Ave. W., Palmetto FL 34221 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 12/13/2023 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Michael Anthony Balkman unit #A050; Alice Savage unit #B017; Britney A Loyette unit #C006; Judy Moree units #G40, #K138, #K148 & #K245. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Nov. 24; Dec. 1, 2023

FIRST INSERTION

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

NOTICE IS HEREBY the GIVEN that undersigned, under fictitious to engage business in siring name Worthmann Roofing and Exteriors located at 3115 81st Court East, Unit 101, in the County of Manatee in the City of Bradenton, Florida 34211 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at LEON, Florida, this 21st day of November, 2023.

Allstar Home Services LLC November 24, 2023

23-01848M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage - Central located at 3760 Cortez Rd., West Bradenton, FL 34210 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 12/13/2023 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Jade Z Hynal unit #00326; Deandre C Higdon unit #01315; Nathan Dawes unit #03003 contents: 1978 Chevy 4-Door VIN:1L69U8J266232; Richard Gerdes unit #03025; Michael Woodworth Jr unit #LOT5 contents: 1998 23' WELLCRAFT SEACRAFT VIN #NOVIN0201066413 HULL # TAG #543QYP. This sale may be VIN withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Nov. 24; Dec. 1, 2023 23-01818M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage – 32nd Street located at 4305 32nd St. W., Bradenton, FL 34205 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 12/13/2023 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. George E Jones, Jr unit #01103; Chris McCullough unit #01129; Amanda G Lerma unit #01310; Jeffrey P Robbins unit #01504; Terry Oquinn unit #02012; Brian Labelle unit #02022; Kevin Lamar Brown unit #02039. This sale may be with drawn at any time without notice. Certain terms and conditions apply. See manager for

details Nov. 24; Dec. 1, 2023 23-01810M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage Ellenton, located at 2900 US 301 N., Ellenton, FL 34222 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www. storagetreasures.com on 12/13/2023 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Justin L Pearce unit #00132; Kevin Ahles unit #00144; Julia Navarro- Martinez unit #00191; Edrick Hines unit #00381; Megan Johnson unit #00568; Richard Clark unit #00620; Paul Weller unit #00705; Emily Morgan Gould unit #00724; Alonda L Ward unit #00737; Arturo Fernandez unit #01228; Angela C Colon unit #LT031. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Nov. 24; Dec. 1, 2023 23-01817M

FIRST INSERTION

Notice of Self Storage Sale Please take notice Midgard Self Storage
- Bradenton - Lena located at 5246 Lena Rd., Bradenton FL 34211 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 12/15/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Brittany Coonrod unit #1126; Holden Horridge unit #234; Jenniefer Taylor unit #2620; Steve Change unit #3186; Emily Lopez unit #3267; Summer Booth unit #401; Heather Horridge units #511 & #2603. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Nov. 24; Dec. 1, 2023 23-01821M

FIRST INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000773

Division Probate IN RE: ESTATE OF STEVEN ALLEN DANSKY a/k/a STEVEN A. DANSKY Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Or-

der of Summary Administration has been entered in the estate of STEVEN ALLEN DANSKY, a/k/a STEVEN A. DANSKY, a/k/a STEVEN DANSKY, deceased, File Number 2023-CP-000773, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue, Bradenton, Florida 34205; that the decedent's date of death was January 26, 2023; that the total value of the non-exempt assets comprising the estate is \$5,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS JULIE DANSKY UBELE c/o Jenna Kyle Meltzer, Esquire Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is November 24, 2023.

Person Giving Notice: JEFFREY M. DOLAN c/o Jenna Kyle Meltzer, Esquire Blalock Walters, P.A. 802 11th Street West

Bradenton, Florida 34205-7734 Attorney for Person Giving Notice JENNA KYLE MELTZER, Attorney Florida Bar Number: 1028517 Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 Telephone: (941) 748.0100 Fax: (941) 745,2093 E-Mail: jmeltzer@blalockwalters.com Secondary E-Mail: jschembri@blalockwalters.com Alternate Secondary E-Mail: alepper@blalockwalters.com Nov. 24: Dec. 1, 2023 23-01849M

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

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

23-01837M

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 003465 **Division Probate** IN RE: ESTATE OF JAMES A. NUGENT

Deceased. The administration of the estate of James A. Nugent, deceased, whose date of death was June 10, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 24, 2023.

Personal Representative: James J. Nugent 43 Round Hill Road

Woodbridge, CT 06525Attorney for Personal Representative: Kate Smith, Esq. Florida Bar Number: 0196010 Kate Smith Law 3400 S. Tamiami Trail, Suite 101 Sarasota, FL 34239 Telephone: (941) 952-0550 Fax: (941) 952-0551 E-Mail: kate@katesmithlawfl.com Secondary E-Mail: dena@katesmithlawfl.com Nov. 24; Dec. 1, 2023 23-01841M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP003775AX

IN RE: ESTATE OF ROSE ANN HOLZHEIMER, Deceased.

The administration of the estate of ROSE ANN HOLZHEIMER, deceased, whose date of death was January 20, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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 November 24, 2023.

Personal Representatives AMY BARRETT

 $2816\ 34$ Avenue Drive E Bradenton, Florida 34208 Attorney for Personal Representative: RODOLFO SUAREZ, JR., ESQ. Attorney

Florida Bar Number: 013201 9100 South Dadeland Blvd, Suite 1620 Miami, FL 33156 Telephone: (305) 448-4244 Fax: (305) 448-4211 E-Mail: rudv@suarezlawvers.com Secondary É-Mail:

eca@suarezlawyers.com Nov. 24: Dec. 1, 2023 23-01842M

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

PROBATE DIVISION File No. 2023CP3756 **Division Probate** IN RE: ESTATE OF GARY L. UNDERWOOD

Deceased. The administration of the estate of GARY L. UNDERWOOD, deceased, whose date of death was September 10, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons 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 FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE

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

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

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 24th November, 2023. Personal Representative: Kimberly D. Underwood 6119 64th Dr. E.

Palmetto, FL 34221-8202 Attorney for Personal Representative: Dana Laganella Gerling, Esq. Florida Bar No. 0503991 Affordable Attorney $\stackrel{\circ}{\operatorname{Gerling}}\operatorname{Law}\stackrel{\circ}{\operatorname{Group}}\operatorname{Chartered}$ 6148 State Road 70 East, Bradenton, FL 34203 Telephone: (941) 756-6600 Email:

dlaganella@gerlinglawgroup.com Nov. 24; Dec. 1, 2023 23-01833M

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2023 CP 1676 **Division Probate** IN RE: ESTATE OF Frank Neal Tucker 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 Frank Neal Tucker, deceased, File Number 2023 CP 1676; by the Circuit Court for Manatee County, Florida, Probate Division; the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was March 9, 2023; that the total value of the estate is \$4,460,28 and that the names and address of those to whom it has been assigned by such or-

der are: NAME ADDRESS Mark A. Tucker 5811 4th Ave NW Bradenton, FL 34209

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decemands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733,702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS DATE OF

DEATH IS BARRED. The date of first publication of this Notice is November 24, 2023.

Person Giving Notice: Jovce T. Pascuzzi 6905 Pine Valley Street Bradenton, FL 34202

Attorney for Person Giving Notice: Rodney D. Gerling, Esq. Florida Bar No. 0554340 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East Bradenton, Florida 34203 Telephone: (941) 756-6600 Email: rgerling@gerlinglawgroup.com Nov. 24; Dec. 1, 2023 23-01827M

FIRST INSERTION

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

CASE NO. 2023 CP 003887 AX IN RE: ESTATE OF

TAMARA KAY HASKINS, Deceased. The administration of the ESTATE OF TAMARA KAY HASKINS, deceased, whose date of death was October 9, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 3000, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

ALL CLAIMS NOT FILED WITH-IN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER BARRED.

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

The date of the first publication of this Notice is November 24, 2023.

Personal Representative: TAYLOR BROOKE HASKINS

c/o 2389 Ringling Blvd., Suite A Sarasota, Florida 34237 Attorney for Personal Representative: J. ALLISON ARCHBOLD Florida Bar Number: 115088 ARCHBOLD LAW FIRM, P.A. 2389 Ringling Boulevard, Suite A Telephone: (941) 960-8825 Fax: (941) 313-8456 Primary Email: jaa@archbold.law Secondary Email: mmg@archbold.law Nov. 24; Dec. 1, 2023 23-01836M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2023 CP 3090 IN RE: ESTATE OF

WILLIAM WADE HAMILTON, III, **Deceased.**The administration of the estate of

WILLIAM WADE HAMILTON, III, deceased, whose date of death was June 17, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 November 24, 2023.

/s/ Morgan Wade Hamilton MORGAN WADE HAMILTON 4101 2nd Ave NW

Bradenton, FL 34209 Petitioner

/s/ John D. Hawkins JOHN D. HAWKINS, ESQUIRE Attorney for Petitioner Florida Bar No. 277691 GRIMES HAWKINS GLADFELTER & GALVANO, P.L. 1023 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 748-0151 Facsimile: (941) 748-0158 $\hbox{E-mail: jhawkins@grimesgalvano.com}$ iprall@grimesgalvano.com jheservice@grimesgalvano.com Attorney for Petitioner 23-01843M Nov. 24; Dec. 1, 2023

FIRST INSERTION

MANATEE COUNTY

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

File no. 2023-CP-2897 IN RE: ESTATE OF MARGARET JEAN FREY, Deceased

The administration of the estate of MARGARET JEAN FREY, deceased, whose date of death was January 5, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 24, 2023.

Personal Representative: Timothy Frey, c/o Joshua R. Fink 320 N. Main Street, Suite 420,

Ann Arbor, MI 48104 Attorney for Personal Representative: Joshua R. Fink Florida Bar No. 19104 Fink & Fink, PLLC 320 N. Main Street, Suite 420, Ann Arbor, MI 48104 Telephone: (734) 994-1077 Fax: (734) 994-3737 Email address: Joshua.Fink@finkandfink.com Nov. 24: Dec. 1, 2023 23-01825M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-003733 Division Probate IN RE: ESTATE OF CHERYL SUE ANDERSON

Deceased. The administration of the estate of CHERYL SUE ANDERSON, deceased, whose date of death was July 17, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

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

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 November 24, 2023.

Personal Representative: JENNIFER ANNE GONGORA c/o Jenna Kyle Meltzer, Esquire Blalock Walters, P.A. 802 11th Street West

Bradenton, Florida 34205-7734 Attorney for Personal Representative: JENNA KYLE MELTZER jmeltzer@blalockwalters.comSecondary E-mail Address: ischembri@blalockwalters.com Alternate Secondary E-mail Address: alepper@blalockwalters.com Florida Bar No. 1028517 Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 Telephone: (941) 748-0100 Nov. 24: Dec. 1, 2023 23-01824M

FIRST INSERTION

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

CASE NO.: 2023CC002681AX TRADEWINDS MHP LLC,

Plaintiff, vs. LOUISÉ MOROTTI ROSCOE, Defendant.

Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause, in the County Court of Manatee County, Angelina "Angel" Colonneso, Manatee County Clerk of the Court, will sell the property situated in Manatee County, Florida, described as:

1963 CASA mobile home bearing vehicle identification number 363321GX free and clear of all Liens.

Property Address: 5917 14th Street West, Lot No. 203, Bradenton, Florida 34207

at public sale, to the highest and best bidder, for cash, via the internet at www.manatee.realforclose.com at 11:00 A.M. on the 20th day of December

ANY PERSON CLAIMING A RIGHT TO FUNDS REMAINING AF-TER THE SALE MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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. ATLAS LAW 3902 N. Marguerite Street

Tampa, Florida 33603 T 813.241.8269 | F 813.840.3773 Nov. 24; Dec. 1, 2023 23-01844M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP2775 **Division: Probate** IN RE: ESTATE OF DORIS ANN JEDRZIEWSKI AKA ANN JEDRZIEWSKI

AKA ANNA JEDRZIEWSKI Deceased.

The administration of the estate of Doris Ann Jedrziewski, deceased, whose date of death was June 12, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. West Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is November 24, 2023.

Personal Representative: DocuSigned by: /s/ Mary Kathryn Jedrziewski Mary Kathryn Jedrziewski

1726 Addison Street Philadelphia, Pennsylvania 19146 Attorney for Personal Representative: /s/William Galarza William Galarza, Esq. Florida Bar Number: 0760501 6151 Lake Osprey Drive Sarasota, FL 34240 Telephone: (941) 487 8602 Fax: (941) 296 8017 $\hbox{E-Mail: galarzawilliam@gmail.com}\\$ Nov. 24: Dec. 1, 2023 23-01832M

FIRST INSERTION

NOTICE TO CREDITORS In the Circuit Court for Manatee County Florida Probate Division IN RE: Gerald L. Belcoure Revocable Living Trust u/a/d 04/25/2016

The administration of the Gerald L. Belcoure Revocable Living Trust u/a/d 04/25/2016, whose date of death was September 16, 2023 has commenced without probate administration. The names and addresses of the Trustee and Trustee's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against decedent's trust on whom a copy of this notice is required to be served must file their claims with the Trustee and/or the Trust's attorney 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 trust must file their claims with the Trustee or the Trustee's attorney 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 WILL BE FOREVER 733.702 BARRED.

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

The date of the first publication of this notice is: November 24, 2023

Trustee DANNY LEE REX,

6609 St. James Crossing University Park, FL 34201 Attorney for Trustee Robert G. Tighe Florida Bar No. 0096644 22811 Greater Mack Ave., Suite 110 St. Clair Shores, MI 48080 Telephone: (586) 552-5429 Nov. 24; Dec. 1, 2023

FIRST INSERTION

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

CASE NO.: 2022-CA-002080 LAKEVIEW LOAN SERVICING,

Plaintiff, v. NATHAN L. POPP, et al.,

Defendants. NOTICE is hereby given that Angelina "Angel" Colonneso, Clerk of the Circuit Court of Manatee County, Florida, will on January 9, 2024, at 11:00 a.m. ET, via the online auction site at www.manatee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County,

Florida, to wit: Lot 3 and the West 1/2 of parcel marked "Lake", a/k/a the West 1/2 of Lot "A", Block 2, a Re-Sub-divison Plat of a Part of Golfclub Gardens, according to the plat thereof, recorded in Plat Book 8, Page(s) 98, of the Public Records of Manatee County, Florida

Property Address: 4307 18th Ave W, Bradenton, FL 34209 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other

of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason. the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further

recourse against the Mortgagor, the

than the property owner as of the date

Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance

is less than seven (7) days; if you are hearing or voice impaired, call 711. SUBMITTED on this 20th day of November, 2023. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 23-01839M Nov. 24; Dec. 1, 2023

THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.com



FIRST INSERTION

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

FLORIDA CASE NO.: 2021-CA-003583 PHH MORTGAGE CORPORATION,

UNKNOWN HEIR, BENEFICIARY AND DEVISEE 1 OF THE ESTATE OF BARBARA A. STONEBRAKER, DECEASED, et al., Defendants.

NOTICE is hereby given that Angelina "Angel" Colonneso, Clerk of the Circuit Court of Manatee County, Florida, will on January 9, 2024, at 11:00 a.m. ET, via the online auction site at www.manatee. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit:

Lot 44 and the South 20 feet of Lot 43, Onwego Park, as per plat thereof recorded in Plat Book 2, Page 130 of the Public Records of Manatee County, Florida.

Property Address: 214 50th Street W, Bradenton, FL 34209 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason,

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 17th day of November, 2023. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201

Nov. 24: Dec. 1, 2023

FIRST INSERTION

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

CASE NO.: 2022-CA-002497 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v.

TIMOTHY W. WILDER, et al., Defendants.

TO: Unknown Personal Representative of the Estate of Kent E. Sims 1415 22nd Street East Palmetto FL 34221

Unknown Heirs, Beneficiaries and Devisees of Kent E. Sims 1415 22nd Street East

Palmetto FL 34221 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following described property in Manatee County, Florida: Lot 13, Block A, Palmetto Estates

according to the map or plat thereof recorded in Plat Book 51, Pages 20 through 29, inclusive of the Public Records of Manatee County.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

23-01823M

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-

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,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Manatee County, Florida, this 17th day of NO-VEMBER, 2023.

Angelina "Angel" Colonneso as Clerk of the Circuit Court of Manatee County, Florida (SEAL) By: Kris Gaffney DEPUTY CLERK

Anthony R. Smith, Esquire the Plaintiff's attorney Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Nov. 24; Dec. 1, 2023 23-01834M

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. 412023CA002475CAAXMA THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-11, Plaintiff, vs.

SARABAY REAL ESTATE, INC., et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 13, 2023, and entered in 412023CA002475CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-11 is the Plaintiff and SARABAY REAL ESTATE, INC.; HOWARD COSNER; HARBOR PINES OF MANATEE OWNERS ASSOCIATION, INC. are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash www.manatee.realforeclose.com, at 11:00 AM, on December 12, 2023, the following described property as set

forth in said Final Judgment, to wit: UNIT NO. 7, OF LAGOON BUILDING OF HARBOR PINES, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, AS RECORDED OFFICIAL RECORDS BOOK 1439, AT PAGE 4215, AS AMENDED, AND AS PER CON-DOMINIUM PLAT THEREOF RECORDED IN CONDO-MINIUM BOOK 17, PAGES 183 THROUGH 185, INCLUSIVE,

OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON PROPER-TIES DESCRIBED IN THE AFOREMENTIONED DECLA-RATION OF CONDOMINIUM, AS AMENDED.

6033 34TH ST W, BRADEN-TON, 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITIES ACT. 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 20 day of November,

2023. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 21-016148 - ViT Nov. 24; Dec. 1, 2023 23-01840M

FIRST INSERTION

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA,

DECLARING A PUBLIC HEARING TO CONSIDER AN APPLICATION TO VACATE A CERTAIN PLATTED EASEMENT WITHIN A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

RESOLUTION R-23-190

WHEREAS, an application has been made and filed before the Board of County Commissioners of Manatee County, Florida, (Board) by Mervat Sawaged and Munji Sawaged, (Applicants) to vacate a certain platted easement within a plat subdividing land; and

WHEREAS, the Applicant seeks to vacate property located in an unincorporated area of Manatee County, Florida, and more particularly described in Exhibit A attached hereto and by this reference provided herein.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Manatee County, Florida, that:

1. A public hearing will be held before the Board in the Commissioners' Chambers on the first floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, at 9:00 a.m., or as soon thereafter as same may be heard, on the 9th day of January, 2024, to consider the advisability of granting said application, or some portion thereof. All interested persons, firms, corporations or other entities and organizations shall govern themselves accordingly.

DULY ADOPTED with a quorum present and voting this 14th day of

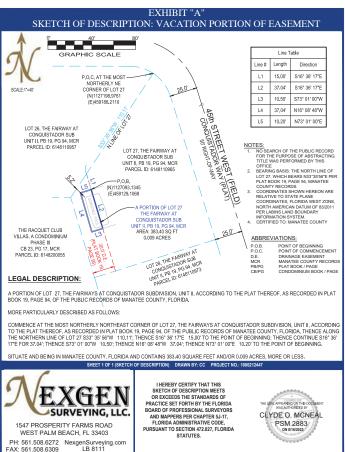
BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

(SEAL) By: /s/ Kevin Van Ostenbridge Chairperson

ATTEST: ANGELINA COLONNESO CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: /s/ <u>Hannah Bishop</u> Deputy Clerk

November 24, December 1, 2023



23-01828M

FIRST INSERTION

RESOLUTION R-23-129

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, DECLARING A PUBLIC HEARING TO CONSIDER AN APPLICATION TO VACATE CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY PORTIONS OF PLATTED RIGHTS-OF-WAY KNOWN AS MAIN STREET AND DAVIS AVENUE, AND A PORTION OF A PLATTED ALLEYWAY IN THE PLAT OF A.L. DAVIS SUBDIVISION, VERNA, FLA., PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

WHEREAS, an application has been made and filed before the Board of County Commissioners of Manatee County, Florida, (Board) by Christopher Kolb (Applicant) to vacate certain streets, roads, or other appropriate property, in the plat of A.L. Davis Subdivision, Verna, FLA.; and

WHEREAS, the Applicant seeks to vacate property located in an unincorporated area of Manatee County, Florida, and more particularly described in Exhibit A, attached

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Manatee County, Florida, that:

1. A public hearing will be held before the Board in the Honorable Patricia M. Glass Chambers on the first floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, at 9:00 a.m., or as soon thereafter as same may be heard, on the 12th day of December, 2023, to consider the advisability of granting said application, or some portion thereof. All interested persons, firms, corporations or other entities and organizations shall govern themselves accordingly.

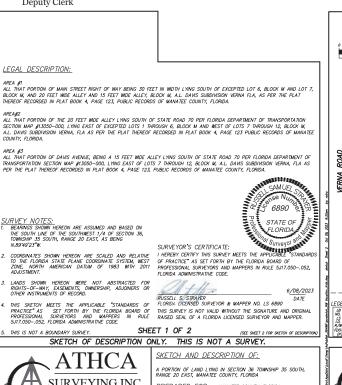
DULY ADOPTED with a quorum present and voting this 14th day of November, 2023.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

(SEAL) By: /s/ Kevin Van Ostenbridge

Chairperson

ATTEST: ANGELINA COLONNESO CLERK OF THE CIRCUIT COURT AND COMPTROLLER By: /s/ Hannah Bishop



SURVEYING INC. 4813 ANDREW AVENUE SARASOTA, FLORIDA 34233 PHONE 941.650.5400 WWW.ATHCASURVEYING.COM LB 8562

PREPARED FOR: MANATEE COUNTY, FLORIDA

CHECKED BY: JOB NUMBER

November 24, 2023

S89*43'50"E 20.00 S89*43'50"E 130'(P) 15.00 EXCEPTED _N: 1109958.86 BLOCK M . ID #343800 EXCEPTED LOT 2 BLOCK M 50'(P) VERNA ROAD

BUC R/W VARIES— 24' PAVE
SARASOTA ROAD (PLAT)

(60' WIDE R/W PER PLAT) 280 280 A.L. DAVIS SUBDIVISION PLAT BOOK 4, PAGE 123 EXCEPTED LOT 5 BLOCK M LOT 8 BLOCK M N89*49'23"W PARCEL ID #34390000 15.00 _S070'37"W 30.00' 295.00° IWEST 1/4 LINE OF SECTION 36-35S-20E ABBREVIATIONS: SOUTH UNPLATTED LANDS SHEET 2 OF 2 SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY SKETCH AND DESCRIPTION OF: ATHCA A PORTION OF LAND LYING IN SECTION 36 TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA SURVEYING INC. PREPARED FOR: MANATEE COUNTY, FLORIDA

STATE ROAD 70

4813 ANDREW AVENUE SARASOTA, FLORIDA 34233 PHONE 941.650.5400 WWW.ATHCASURVEYING.COM LB 8562

DRAWING DATE: DRAWN BY: CHECKED BY JOB NUMBER 1017

23-01829M

PUBLISH YOUR LEGAL NOTICE

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- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**

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Business

SUBSEQUENT INSERTIONS

MANATEE COUNTY

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.:

412023CC004679CCAXMA ALLY BANK, Plaintiff, VS. ALLIGATOR LAWN AND TREE SERVICE, LLC; et al.,

Defendant(s). TO: Alligator Lawn and Tree Service,

Last Known Residence: c/o Registered Agent John Conzo 1366 Daryl Drive Sarasota, FL 34232

TO: John Conzo Last Known Residence: 9712 58th

Street E Parrish, FL 34219 YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Manatee County, Florida:

2017 Chevrolet Silverado 3500, VIN 1GB4CYCG3HF179955 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 12/14/2023, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In and for Manatee County:

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

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

Dated on 11/2, 2023. Angelina Colonneso

Manatee County Clerk of The Circuit Court (SEAL) By: Kris Gaffney As Deputy Clerk ALDRIDGE PITE, LLP

Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1693-048B Ref# 5870

Nov. 10, 17, 24; Dec. 1, 2023 23-01744M

SECOND INSERTION

WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Woodland Preserve Community Development District ("District") will hold a public hearing on Tuesday, December 12, 2023, at 10:30 a.m. at 8141 Lakewood Main Street, Suite 209A, Lakewood Ranch, FL 34202 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Breeze 1540 International Parkway, Suite 2000, Lake Mary, Florida 32745, (813) 565-4663 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.woodlandpreservecdd.com.

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

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

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

District Manager

November 17, 24, 2023

23-01789M

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: 2016CA002456AX NATIONSTAR MORTGAGE, LLC, MICHAEL LEVINE A/K/A MICHAEL I. LEVINE: UNKNOWN SPOUSE OF MICHAEL LEVINE A/K/A MICHAEL L. LEVINE; RROOKRIDGE COMMUNIT PROPERTY OWNERS INC.; RIVER WILDERNESS OF BRADENTON FOUNDATION, INC.: UNKNOWN TENANT #1; UNKNOWN TENANT

Defendants

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure bu Consent dated November 01, 2023 entered in Civil Case No. 2016CA002456AX of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein NATIONSTAR MORT-GAGE, LLC is Plaintiff and MICHAEL LEVINE, et al, are Defendants. The Clerk, ANGELINA M. COLONNE-SO, shall sell to the highest and best bidder for cash at Manatee County's On-Line Public Auction website: https://www.manatee.realforeclose. com, at 11:00 AM on January 09, 2024, in accordance with Chapter 45, Florida Statutes, the following described property located in MANATEE County, Florida, as set forth in said Final Judgment of Foreclosure by Consent, to-wit: LOT 64, BLOCK A, TRACT 17,

RIVER WILDERNESS, PHASE I. AS PER PLAT THEREOF RECORDED IN PLAT BOOK

22, PAGES 80 THROUGH 94, INCLUSIVE, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA.

Address: 3206 WILDERNESS BLVD. W, PARRISH, FL 34219 Parcel ID No.: 503903304

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Noti changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to vou. to the provision of certain assistance. Please contact the Manatee County Jury Office PO 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.

Todd Drosky, Esq. FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111

Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 | Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA.

R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-076754-F00 November 17, 24, 2023 23-01792M

THIRD INSERTION

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued by the Manatee County Court of Manatee County, Florida, on the 16th day of December, 2022, in the cause wherein Palm Coast Recovery Corp a Florida Corporation was plaintiff and Maxine L Austin was defendant, being case number 2007SC004361 in said Court, I, Charles R. Wells, as Sheriff of Manatee County, Florida, have this 31st day of October, 2023, levied upon all the right, title and interest of the DEFENDANT, Maxine L Austin, in and to the following described personal property, to-wit:

2015 Nissan Rogue VIN: 5N1AT2ML3FC804775

and on the 13th day of December, 2023, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 202, Bradenton, Manatee County, Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES, if any, to the highest and best bidder for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution. Property may be seen at Elmer's Towing, 6732 15th St Ct W, Bradenton, FL 34207 between the hours of 8:00a.m. and 5:00p.m., Monday thru Friday.

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

CHARLES R. WELLS, SHERIFF MANATEE COUNTY, FLORIDA BY:

John Dickerman Nov. 10, 17, 24; Dec. 1, 2023

23-01777M

THIRD INSERTION WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

is hereby given that the Woodland Preserve Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Tuesday, December 12, 2023 at 10:30 a.m. at 8141 Lakewood Main Street, Suite 209A, Lakewood Ranch, FL 34202.The purpose of the public hearing is to consider the adoption of a resolution

authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, landscape/hardscape/irrigation, offsite roadway improvements, offsite utility extensions, and any other lawful projects or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when

Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact Breeze 1540 International Parkway, Suite 2000, Lake Mary, Florida 32745, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who

can aid you in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing 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.

November 10, 17, 24; December 1, 2023

District Manager 23-01745M

Patricia Comings-Thibault

THIRD INSERTION

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

CASE NO.: 2023 CA 731 DIVISION: B WATERLEFE COMMUNITY DEVELOPMENT DISTRICT, an independent special district of of the State of Florida,

BAY COLONY-GATEWAY, INC., a dissolved Delaware corporation,

TO: BAY COLONY-GATEWAY, INC., a dissolved Delaware corporation, whose last known address is: c/o 2009 REAL ESTATE LLC PLAN TRUST, 2000 SOUTH BISCAYNE BLVD. 4900, MIAMI FL 33131-2353

YOU ARE NOTIFIED that an action reform a deed for the pror described below and located Manatee County, Florida has been filed against you.:

Parcel ID: 542900199 Ownership: BAY COLONY-GATEWAY INC. Owner Type: CORPORATION Situs Address: FT HAMER RD, BRADENTON, FL 34212 Jurisdiction: UNINCORPO RATED MANATEE COUNTY UNINCORPO-Tax District: 0310; EAST MAN-ATEE FIRE RESCUE DIS-TRICT

Market Area: 06; EAST COUN-TY SOUTH OF RIVER Sec/Twp/Rge: 17-34S-19E Neighborhood: 4530; WATER-LEFE GOLF AND COUNTRY CLUB

Short Description: BEG AT SW COR OF SEC 17; TH RUN S 85 DEG 27 MIN 44 SEC E ALG S LN OF SD SEC 17, 843.18 FT TO PT OF INTERSEC WITH N R/W LN OF UPPER MANA-TEE RIVER RD; TH RUN [Full Description available at: https://www.manateepao.gov/ parcel/?parid=5429001997. Use: 9500; RIVERS,

LAKES, SUBMERGED LANDS Land Size: 39.5540 Acres or 1,722,972 Square Feet

You are required to serve a copy of your written defenses, if any, to it on LORI M. DORMAN, ESQ., PERSSON, CO-HEN, MOONEY, FERNANDEZ & JACKSON, PA, whose address is 6853 Energy Court, Lakewood Ranch, FL 34240, plaintiff's attorney, on or before 12/18/2023, and file the original with the clerk of this court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief

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

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

DATED on 11/6/2023.

Angelina Colonneso Clerk of the Court (SEAL) By: Kris Gaffney As Deputy Clerk

LORI M. DORMAN, ESQ. PERSSON, COHEN, MOONEY. FERNANDEZ & JACKSON, PA, 6853 Energy Court Lakewood Ranch, FL 34240 Nov. 10, 17, 24; Dec. 1, 2023

Business

SECOND INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA

Case No. 2017-CA-004797 PERSONAL INVESTMENT, INC Plaintiff, vs. GEORGE CERRON, CARMEN R. CERRON; PNC BANK S/B/M TO NATIONAL CITY BANK: UNIVERSITY PLACE NEIGHBORHOOD ASSOCIATION, INC., ET. AL.

Defendants, NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated November 14, 2023, in the above-styled cause, Angelina "Angel" Colonneso, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com

11:00 A.M. December 14, 2023, the fol-

lowing described property:

LOT 40, MAGNOLIA HAM-MOCK AT UNIVERSITY PLACE, ACCORDING TO THE PLAT HTEROEF, AS RECORD-ED IN PLAT BOOK 41, PAGE(S) 84 THROUGH 90, OF THE PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA. Commonly Known as: 7727

Heyward Circle, Bradenton, FL ANY PERSON CLAIMING AN IN-

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

TEREST IN THE SURPLUS FROM

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

Respectfully submitted this Novem ber 14, 023 /s/Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office, PLLC 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991 Fla. Bar No.: 0057873 Attorney for Plaintiff mattw@wasingerlawoffice.com

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA. IN AND FOR MANATEÉ COUNTY CIVIL DIVISION

Case No. 2022CA004710AX Division D BMO HARRIS BANK N.A Plaintiff, vs.

CARLA S. HAFER A/K/A CARLA ${\bf HAFER, RIDGEWOOD\, MEADOWS}$ CONDOMINIUM ASSOCIATION. INC.; RIDGEWOOD HOMEOWNERS ASSOCIATION, INC.: BMO HARRIS BANK, N.A.: UNKNOWN SPOUSE OF CARLA S. HAFER A/K/A CARLA HAFER, AND UNKNOWN TENANTS/

OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 26, 2023, in the Circuit Court of Manatee County, Florida, Angelina M. Colonneso, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as:

UNIT 141, RIDGEWOOD MEADOWS, A LAND CONDO-MINIUM, ACCORDING TO THE DECLARATION OF CON-DOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1068, PAGES 2601 THROUGH 2677, AS AMENDED, AND AS PER PLAT THEREOF, RE-CORDED IN CONDOMINIUM BOOK 15, PAGES 110 THROUGH 118, AS AMENDED IN CONDOMINIUM BOOK 17, PAGE 64, AND CONDO-

MINIUM BOOK 19, PAGES 107 THROUGH 114, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA.

November 17, 24, 2023 23-01804M

and commonly known as: 141 OSPREY CIR, ELLENTON, FL 34222; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com. January 4, 2024 at 11:00 A.M..

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

If you are a person with a disability who needs any 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 November 13, 2023 By:/s/ Ryan Sutton Rvan Sutton Attorney for Plaintiff Ryan Sutton (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 327486/2220255/CMP November 17, 24, 2023 23-01794M

SECOND INSERTION

NOTICE OF SALE PURSUANT TO ${\rm CHAPTER}~45$ IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY,

FLORIDA CIVIL ACTION

CASE NO.: 2022CA004152AX LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, **SERIES 2006-15, U.S. BANK** NATIONAL ASSOCIATION. AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs ROSALIND RICHARDSON MASSIE AKA ROSALIND R.

MASSIE AKA ROSALIND MASSIE,

Defendant(s).

et al.

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated September 28, 2023, and entered in Case No. 2022CA004152AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-15, U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee, is the Plaintiff and Rosalind Richardson Massie aka Rosalind R. Massie aka Rosalind Massie, Walter Massie aka Walter A. Massie aka Walter A. Massie Jr., Mortgage Electronic Registration Systems, Inc., as nominee for Lehman Brothers Bank, FSB, a Federal Savings Bank, United States of America, Department of Treasury, Oakleaf Hammock Homeowners Association, Inc., are defendants, the Manatee

County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www. manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the December 7, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 27, OF OAKLEAF HAM-MOCK, PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE(S) 131 THROUGH 136, OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY, FLORIDA

A/K/A 6918 40TH CT E EL-LENTON FL 34222

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

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

Dated this 14 day of November, 2023. ALBERTELLI LAW

P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171

eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar # 106621 Justin Ritchie, Esq.

CT - 22-006743 November 17, 24, 2023 23-01808M

Call **941-906-9386** and select the appropriate County

PUBLISH YOUR LEGAL NOTICE

or email legal@businessobserverfl.com

SECOND INSERTION

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

CASE NO: 2023 CP 3573 IN RE: ESTATE OF WALTER EDWARD SURKO, JR., Deceased.

The administration of the estate of WALTER EDWARD SURKO, JR., deceased, whose date of death was July 27, 2023 and whose Social Security Number ends in XXX-XX-4314, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT 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 November 17, 2023.

Personal Representative: Lise A. Dellabianca 5126 41st Street West

Bradenton, Florida 34210 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 November 17, 24, 2023 23-01805M

SECOND INSERTION

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

CIVIL ACTION CASE NO .: 2023CA002160CAAXMA FINANCE OF AMERICA REVERSE Plaintiff, vs.

MARY LOU MASSEY, et al,

Defendant(s).NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 5, 2023, and entered in Case No. 2023CA002160CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Finance of America Reverse LLC , is the Plaintiff and Mary Lou Massey, United States of America Acting through Federal Housing Lakeside South Commissioner, Property Owners Association, Inc., are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at online at www.manatee. realforeclose.com, Manatee County, Florida at 11:00AM on the December 7, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 33, BLOCK A, THE VIL-LAS OF LAKESIDE SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 96, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-

A/K/A 3910 40TH ST. W BRA-DENTON FL 34205

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

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

Dated this 15 day of November, 2023.

Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Swosinski Florida Bar # 96533 Justin Swosinski, Esq. CT - 23-001627 November 17, 24, 2023 23-01807M

ALBERTELLI LAW

P.O. Box 23028

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP3738 **Division PROBATE** IN RE: ESTATE OF

SANDRA A. LUSE, Deceased.

The administration of the estate of Sandra A. Luse, deceased, whose date of death was July 26th, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are

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

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

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

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

The date of first publication of this notice is November 17, 2023.

Eric Michael Luse P.O. Address: 4 Heather Lane. Seabrook, NH 03874 Personal Representative ROBERT W. DARNELL ATTORNEY AT LAW

Attorneys for Personal Representative 2639 FRUITVILLE ROAD SARASOTA, FL 34237 Telephone: (941) 365-4950 Florida Bar No. 0611999

SECOND INSERTION

November 17, 24, 2023 23-01809M

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

File No. 2023-CP-3306 Twelfth Judicial Circuit IN RE: ESTATE OF STEVEN D. PUSATERI,

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 Steven D. Pusateri, deceased, Case No.: 2023-CP-3306, 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 July 25, 2023, and whose social security number is xxx-xx-9206; that the total value of the estate is \$36,150.00, and that the name and address of those to whom it has been assigned by such

order is: Theresa Pusateri 1328 Gannet Run Virginia Beach, VA 23451 Christopher S. Pusateri 6257 N. Niagara Avenue

Chicago, IL 60631 All creditors of the decedent and persons having claims or demands against decedent's estate 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

NOTWITHSTANDING THE TIME 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 November 17, 2023.

Petitioners:

Theresa Pusateri 1328 Gannet Run Virginia Beach, VA 23451 Christopher S. Pusateri 6257 N. Niagara Avenue

Chicago, IL 60631 John M. Compton (FL Bar #128058) Attorney for Petitioners Primary Email: jcompton@nhlslaw.com Secondary Email: tpayne@nhlslaw.comNorton, Hammersley, Lopez & Skokos, P.A. 1819 Main Street, Suite 610 Sarasota, Florida 3423 Telephone: (941) 954-4691 November 17, 24, 2023 23-01796M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-3736

IN RE: ESTATE OF DONALD B. HAAKE Deceased.

The administration of the estate of DONALD B. HAAKE, deceased, whose date of death was September 24, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400. Bradenton, FL 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: November 17, 2023.

PATRICIA C. PHILLIPS **Personal Representative**

6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 JOSEPH L. NAJMY, ESQ. Attorney for Personal Representative Florida Bar No. 0847283 Najmy Thompson, P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: (941) 907-3999 Email: jnajmy@najmythompson.com Secondary Email: jbailey@najmythompson.com November 17, 24, 2023 23-01801M

THIRD INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION AND NOTICE OF HEARING

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

FLORIDA Case No.: 23-DR-004936 Division: 3 IN THE MATTER OF THE ADOPTION OF: WILLOW ELIZABETH POMATTO,

Adoptee TO: Kayla M. Garrison Last known address: 5411 E. 97th St.,

Kansas City, MO 64137 YOU ARE NOTIFIED that a Joint Petition for Termination of Parental Rights and Adoption by Stepparent (amended) and Notice of Final Hearing on January 23, 2024 at 11:00 a.m. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Mara Shaughnessy, Esquire, Petitioner's attorney, whose address is 618 E. Bloomingdale Avenue, Brandon, FL 33511, on or before DECEMBER 15, 2023, and file the original with the clerk of this Court at Manatee County Judicial Center, 1051 Manatee Avenue West Bradenton, Florida 34205 either before service on Petitioner's attorney or immediately thereafter; If you fail to do so, a default will be entered against you for the relief demanded in the Petition.

The minor children's DOB and place of birth are identified as follows: 6/16/11 in Wichita, KS. The physical description of Respondent: White female: age 35; blonde hair; 5'5: 120 lbs., tattoo sleeve on left arm, and whose present address is unknown. Under section 63.089 of the Florida Statutes, failure to file a written response to this notice with the court or to appear at this hearing constitutes grounds upon which the court shall end any parental rights you

may have regarding minor children. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. Yon may review these documents upon

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 addresses on record at the clerk's

DATED this 2 day of NOVEMBER,

CLERK OF THE CIRCUIT COURT (SEAL) By: Connie Hoatland Deputy Clerk

Nov. 10, 17, 24; Dec. 1, 2023 23-01743M SECOND INSERTION

MANATEE COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 002715 **Division Probate**

IN RE: ESTATE OF

Brett Herov

Deceased. The administration of the estate of Brett Herov, deceased, whose date of death was October 14th, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this

notice is Nov 17th, 2023. Personal Representative: Charles Cannavino 7521 Sundial Ter Sarasota, FL 34231

Attorney for Personal Representative: Marc H. Feldman Feldman & Roback Email Addresses: mhf@feldmanroback.com Florida Bar No. 0276537 3908 26th St W Bradenton, FL 34205 Telephone: (941) 758-8888 November 17, 24, 2023 23-01798M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-1741 Twelfth Judicial Circuit IN RE: ESTATE OF JENNIFER S. DAGHER (a/k/a Jennifer Sue Dagher), Deceased.

The administration of the estate of Jennifer S. Dagher a/k/a Jennifer Sue Dagher, deceased, whose date of death was August 5, 2021, and whose social security number is xxx-xx-1177, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 November 17, 2023.

Personal Representative: Gregory L. Dagher 3176 Quiet Hills Drive Escondido, CA 92029 Attorney for Personal Representative:

John M. Compton (FL Bar #128058) Attorney for Personal Representative Primary Email: jcompton@nhlslaw.com Secondary Email: tpayne@nhlslaw.com Norton, Hammersley, Lopez & Skokos, P.A. 1819 Main Street, Suite 610 Sarasota, Florida 34236 Telephone: (941) 954-4691 November 17, 24, 2023 23-01797M

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION

File No. 2023 CP 002710 **Division Probate** IN RE: ESTATE OF Michael J. Heroy Deceased.

The administration of the estate of Michael J. Herov, deceased, whose date of death was October 5th, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING 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 Nov 17th, 2023.

Personal Representative: Charles Cannavino 7521 Sundial Ter

Sarasota, FL 34231 Attorney for Personal Representative: Marc H. Feldman Feldman & Roback Email Addresses: mhf@feldmanroback.com Florida Bar No. 0276537 3908 26th St W Bradenton, FL 34205 Telephone: (941) 758-8888 November 17, 24, 2023 23-01799M

SECOND INSERTION

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

FLORIDA PROBATE DIVISION File No. 2023-CP-3438 IN RE: ESTATE OF: HOWARD MAYER DROURR. a/k/a HOWARD M. DROURR,

Deceased.

The administration of the estate of HOWARD MAYER DROURR, also known as HOWARD M. DROURR, deceased, whose date of death was April 24, 2023; 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 names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

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

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: November 17, 2023.

Michelle Rummel Personal Representative

3714 Shimmering Oaks Drive Parrish, FL 34219 Dave M. Evans, Jr., Esquire Attorney for Personal Representative Florida Bar No. 1013511 LEE & EVANS, P.A. 2601 Cattlemen Road, Suite 503 Sarasota, Florida 34232 Telephone: (941) 954-0067 Facsimile: (941) 365-1492 Email: devans@leeandevans.com Secondary Email: kristina@leeandevans.com November 17, 24, 2023 23-01790M

SECOND INSERTION

NOTICE OF SELF STORAGE PUBLIC SALE Big Jim X, LLC 15107 Garnet Trail Lakewood Ranch, FL 34211 941-755-7575

NOTICE IS HEREBY GIVEN that Big Jim X, LLC intends to sell the Personal Property described below to enforce a lien imposed on said property stored under the Florida Self Storage Facility Act statutes (section 83.801-83.809). The sale will occur as an online auction via www.storagetreasures.com on 12/01/2023 at 10:00am. The sale may be withdrawn at any time without fur ther notice.

Frank Visconti - E108 Unit appears to include: HHG / Furniture / Vacs / Grill / Ladders Power Tools / Mach/Equip Auto Jack / Boxes / Storage Containers / Persnl. & Bus. Itms November 17, 24, 2023 23-01806M

SECOND INSERTION

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

File No. 2023-CP-003290 IN RE: ESTATE OF DAVID RICHARD ALLEY, JR., a/k/a DAVID R. ALLEY, JR. Deceased.

administration of the estate of DAVID RICHARD ALLEY, JR, deceased, whose date of death was September 6, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 17, 2023.

Diane A. McArthur P.O. Address: 94 Woodwind Dr., Spartanburg, SC 29302 Jennifer Lyn DeMichele P.O. Address: 7281 N. Serenoa Dr.,

Sarasota, FL 34241 Robert P. Scheb, Esq. Bowman, George, Scheb, Kimbrough, Koach & Chapman, PA 2750 Ringling Blvd., Suite 3 Sarasota, FL 34237 (941) 366-5510 Florida Bar No. 398519 Email Addresses: rscheb@bowmangeorge.com

HOW TO PIIRI ISH VAIIR

Attorneys for Personal Representative

November 17, 24, 2023 23-01795M

LEGAL NOTICE IN THE BUSINESS OBSERVER

941-906-9386

and select the appropriate County name from the menu option

OR E-MAIL:

legal@businessobserverfl.com

REINHARDT AND UNKNOWN

Unknown Spouse of Joan M. Reinhardt

Unknown Spouse of Joan M. Reinhardt

Unknown Spouse of Joan M. Reinhardt

TENANT(S) IN POSSESSION,

DEFENDANTS.

Joan M. Reinhardt

Elkhart, IN 46517

Elkhart, IN 46517

Joan M. Reinhardt

24638 Elmhurst Drive

24638 Elmhurst Drive

Elkhart, IN 46514-4372

Elkhart, IN 46514-4372

3717 Orders Rd., No. 129

3717 Orders Rd., No. 129

Grove City, OH 43123-8631

Grove City, OH 43123-8631

Joan M. Reinhardt

3109 E. Bristol Street, Apt 209

3109 E. Bristol Street, Apt 209

TO:

SECOND INSERTION

NOTICE OF ACTION Joan M. Reinhardt IN THE CIRCUIT COURT 6003 Coral Way OF THE TWELFTH JUDICIAL Bradenton, FL 34207 CIRCUIT IN AND FOR Unknown Spouse of Joan M. Reinhardt MANATEE COUNTY, 6003 Coral Way FLORIDA GENERAL JURISDICTION Bradenton, FL 34207

YOU ARE HEREBY NOTIFIED DIVISION that an action to enforce and foreclose CASE NO. 2023 CA 004182 AX a Claim of Lien for condominium as-PARKWAY VILLAS sessments and to foreclose any claims CONDOMINIUM ASSOCIATION, which are inferior to the right, title and INC., A FLORIDA NOT FOR interest of the Plaintiff herein in the fol-PROFIT CORPORATION, lowing described property: Villa 151, Parkway Villas Con-PLAINTIFF, V. JOAN M. REINHARDT; UNKNOWN SPOUSE OF JOAN M.

dominium Unit 5, Parcel ID #6136708911, Sec/Twp/Rge: 15-35S-17E, Condo Book 3, Page 5, Public Records of Manatee County, Florida.

AKA: 6003 Coral Way, Bradenton, FL 34207-4722

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

CAROLYN C. MEADOWS, ESQ. (AEV)

Plaintiff's attorney, whose address is: BECKER & POLIAKOFF, P.A. 1 East Broward Blvd., Suite 1700 Fort Lauderdale, Florida 33301 Primary:

cofoservicemail@beckerlawyers.com on or before 30 days from 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. In and for Manatee County:

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 call 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 accommodation in order to participate in this proceeding, von 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,

WITNESS my hand and the seal of said Court 11/13/2023.

ANGELINA "ANGEL" COLONNESO AS CLERK OF SAID COURT (SEAL) By: Kris Gaffney As Deputy Clerk

24133865v.1 P00740/411853 November 17, 24, 2023 23-01793M

SECOND INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 177.101, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 177.101, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation of a plat either in whole or in part has been made by Judith A. Sestito to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2303-0002 and seeks to vacate certain platted easements located at 111 60th Street NW, Bradenton, Florida 34209 in the

On the 12th of December, 2023, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution: $\frac{1}{2} \int_{\mathbb{R}^{n}} \frac{1}{2} \int$

RESOLUTION R-23-199

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN EASEMENTS WITHIN A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located at 111 60th Street NW, Bradenton, Florida 34209, and is 1,168 square feet (0.03 acres) more or less in size. The future land use map designation and zoning district of the property subject to the application is RES-6 and RSF-4.5, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 6016.

The Board does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Kimberly Middleton at 941-748-4501 Ext. 6012 or kimberly.middleton@mymanatee.org.

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

November 17, 24, 2023 23-01803M

SECOND INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL MEETING OF

THE WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapters 170, 190 and 197, Florida Statutes, the Woodland Preserve Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public

NOTICE OF PUBLIC HEARINGS

DATE: TIME: LOCATION:

December 12, 2023 10:30 a.m. Waterscapes Pools & Spas 8141 Lakewood Main Street, Suite 209A Lakewood Ranch, Florida 34202

The purpose of the public hearings is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, entry roads, perimeter landscape/hardscape, and other infrastructure improvements ("Project"), benefitting certain lands within the District. The Project is described in more detail in the Engineer's Report, dated October 2023 ("Engineer's Report").

At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider other business.

The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District's boundaries, as set forth in the ${\it Master Special Assessment\ Methodology},\ {\it dated\ October\ 10},\ 2023$ ("Assessment) Report"). Copies of the Engineer's Report and Assessment Report are attached

Proposed Debt Assessments

The proposed Debt Assessments for all properties within the District are as follows:

Product Type	EAU	Total Units	Maximum Total Debt Assessment Allocation per Unit**	Maximum Annual Debt Assessment per Unit*
Single Family 50'	1.0	270	\$64,560.69	\$5,316
Single Family 60'	1.2	143	\$77,472.83	\$6,379

*Includes estimated 7% early payment discount and collection fees, which may vary. **Excludes interest and collection costs.

The District's Project is expected to cost approximately \$23,676,413, and the District intends to collect no more than a total revenue of \$28.510.000 (plus interest and collection costs). On an annual basis, the District intends to collect no more than \$2,183,217 per year in debt assessments necessary for the District to make its principal and interest payments on the District's tax-exempt bonds.

The assessments shall be paid in not more than thirty (30) annual installments beguent to the issuance of debt to finance the improvements. The 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 Debt Assessments constitute a lien against benefitted property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The District consists of approximately 250 acres of land located within the Manatee County, Florida. The site is generally located north of Golf Course Road, east of Spencer Parrish Road, and west of Jim Davis Road. The lands within the District are expected to be improved in accordance with the reports identified above. A geographic 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's Office" located at c/o Artemis Connected, LLC d/b/a BREEZE, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, (813)565-4663. Also, a copy of the agendas and other documents referenced herein may be obtained from the District

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 a 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

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 to appeal any decision made by the Board with respect to any

matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Office.

District Manager

RESOLUTION 2023-27 [DECLARING RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; 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; 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 Woodland Preserve 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;

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the *District Engineer's Report*, dated October 2023 ("**Project**"), which is attached hereto as **Exhibit A** and incorporated

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that Master Special Assessment Methodology Report, dated October 10, 2023, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o Artemis Connected, LLC d/b/a BREEZE, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746,

(813)565-4663 ("District Records Office"); NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, $Florida\ Statutes$. The recitals stated above are incorporated herein and are adopted by the Board as true

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

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

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

- The total estimated cost of the Project is \$23,676,143 ("Estimated Cost").
- The Assessments will defray approximately \$28,510,000, 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 Assessments will defray no more than \$2.183.217 per year (in addition to collect costs and early payment discounts), again as set forth in Exhibit B.
- The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, 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 Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments 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 methods in any given year, regardless of past practices.

 DESIGNATING THE LANDS UPON WHICH THE SPECIAL

ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project

shall be levied on the lands within the District, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit** ${\bf B}$ hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

NOTICE OF PUBLIC HEARINGS

DATE: TIME: LOCATION:

December 12, 2023 10:30 a.m. Waterscapes Pools & Spas 8141 Lakewood Main Street, Suite 209A Lakewood Ranch, Florida 34202

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascerrained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith

are, to the extent of such conflict, superseded and repealed.

SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

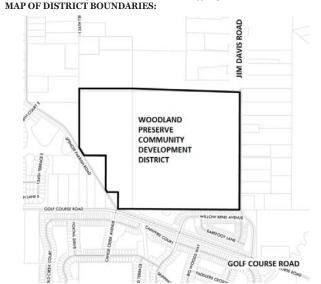
12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption

PASSED AND ADOPTED this 10th day of October 2023

WOODLAND PRESERVE COMMUNITY
DEVELOPMENT DISTRICT

Secretary/Asst. Secretary Chairman Exhibit A: Engineer's Report, dated October 2023

Exhibit B: Master Special Assessment Methodology Report, dated October 10, 2023



4865 - 8391 - 4121.1November 17, 24, 2023

23-01784M

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF ACTION: CONSTRUCTIVE SERVICE -PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION

CASE NO.: 2023-CA-003741 LORI DENES AS ADMINISTRATOR OF THE LD 401K PLAN & TRUST LORI DENES,

Plaintiff, vs. TAKATAKA, LLC, Defendant.

TO: TAKATAKA, LLC, UNKNOWN ADDRESS

YOU ARE NOTIFIED that an action to quiet title to the following properties in Charlotte County, Florida: TRACT C, BLOCK 1025, PORT

CHARLOTTE SUBDIVISION, SECTION 14, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 5, PAGES 3A THRU 3E, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. Parcel ID: 402206458011

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before December 27, 2023, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in

who needs any accommodation in order

ROGER D. EATON CLERK OF THE CIRCUIT COURT

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO.: 23003794CA THE HUNTINGTON NATIONAL BANK, Plaintiff, vs.

CAROL KELLY A/K/A CAROL A. KELLY; UNKNOWN SPOUSE OF CAROL KELLY A/K/A CAROL A. KELLY; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES. AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RITA L. COX, DECEASED; KIM CARTER,

Defendant(s). TO: Carol Kelly a/k/a Carol A. Kelly Residence Unknown Unknown Spouse of Carol Kelly a/k/a Carol A. Kelly

Residence Unknown Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees,

and all other parties claiming an interest by, through, under or against the Estate of Rita L. Cox, deceased 3101 Goldfinch Terrace Englewood, Florida 34224

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

LOT 56, GASPARILLA PINES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 3-A AND 3-B, PUBLIC RECORDS OF CHARLOTTE COUNTY,

the complaint or petition.

If you are a person with a disability

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 November 21, 2023. By: D. Gerace

SOKOLOF REMTULLA, PLLC 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff Nov. 24; Dec. 1, 8, 15, 2023

23-01156T

DEPUTY CLERK

FLORIDA. Street Address: 3101 Goldfinch

Terrace,

34224 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, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the fate of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demand-

ed in the complaint or petition.

Englewood, Florida

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

Dated on November 20, 2023. Roger D. Eaton Clerk of said Court (SEAL) By: K. Rogers As Deputy Clerk

McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:23-400263 Nov. 24; Dec. 1, 2023 23-01154T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA

CIVIL DIVISION: CASE NO.: 23002141CA PENNYMAC LOAN SERVICES,

Plaintiff, vs. STEVEN ERIC ALICEA; AMANDA NICHOLE ALICEA A/K/A AMANDA DINH; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte. real foreclose.com at 11:00 AM on the $\,$ 15 day of March, 2024, the following described property as set forth in said

Defendants.

Final Judgment, to wit: LOT 7, BLOCK 2783, PORT CHARLOTTE SUBDIVISION, CHARLOTTE SUBDIVISION, SECTION THIRTY THREE, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 5, PAGE 35, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR-

PROPERTY ADDRESS: 21920 BEVERLY AVE, PORT CHAR-LOTTE, FL 33952

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST

FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS

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,

Dated this day of 11/20/2023. ROGER D. EATON Clerk Of The Circuit Court By: (SEAL) D. Gerace

Deputy Clerk

23-01147T

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. **ADMIN 2.516** eservice@decubaslewis.com 23-01490

Nov. 24; Dec. 1, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23001190CF IN RE: ESTATE OF JANICE MARIE ROSE

Deceased. The administration of the estate of Janice Marie Rose, deceased, whose date of death was September 1, 2023, 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 representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 24, 2023.

Personal Representative:

Antoinnette M. Rose Attorney for Personal Representative: Nikolaus Schuttauf, Esq. Florida Bar Number: 1035274 DAY PITNEY LLP One Federal Street, 29th Floor Boston, MA 02110 Telephone: (617) 345-4680 Fax: (617) 936-7447 $\hbox{E-Mail: nschuttauf@daypitney.com}\\$ Secondary E-Mail: jsolorzano@daypitney.com

FIRST INSERTION

Nov. 24; Dec. 1, 2023

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23001251CP IN RE: ESTATE OF STEVEN EARL ZINK.

Deceased.

The administration of the estate of Steven Earl Zink, deceased, whose date of death was July 30th, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 305 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 PUBLICA-TION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

23-01143T

The date of first publication of this notice is November 24, 2023.

Personal Representative: Candice Zink,

Address: 2100 Kings Highway, Lot 521, Port Charlotte, FL 33360, Attorneys for Personal Representative: Evett L. Simmons, Esquire, Simmons, Finney & Winfield, LLC, 1961 SW Park Place, Suite 202, Port St. Lucie, FL 34986, Telephone: 772-873-5900, Florida Bar No. 358053, **Email Addresses:** esimmons@sfwlegalteam.com

Nov. 24; Dec. 1, 2023 23-01139T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1290 IN RE: ESTATE OF

SCOTT GREGORY SOUTHERS Deceased

The administration of the estate of SCOTT GREGORY SOUTHERS, deceased, whose date of death was February 21, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 November 24, 2023.

Personal Representative: /s/ Corryn Southers CORRYN SOUTHERS 14024 Cogswell Street

Romulus, Michigan 48174 Attorney for Personal Representative: /s/ Lori Vella LORI VELLA, ESQ. Florida Bar Number: 356440 Law Office of Lori Vella, PLLC 14502 N. Dale Mabry Hwy., Suite 200 Tampa, FL 33618

Telephone: (888) 778-0063 Nov. 24; Dec. 1, 2023

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 22000927CA

Division: Civil Judge Geoffrey H. Gentile Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust M Plaintiff, vs.

Daryl Brown, et al. **Defendants.**Notice is hereby given that on January

8, 2024 at 11:00 AM, the below named Clerk of Court will offer by electronic sale at www.charlotte.realforeclose.com the following described real property:

Lot 6, Block 2769, Port Charlotte Subdivision, Section 33, a subdivision according to the plat thereof, as recorded in Plat Book 5, Pages 35A thru 35F, of the public records of Charlotte

County, Florida. Commonly known as: 22230 Augusta Avenue, Port Charlotte. FL 33952

Any person claiming an interest in the surplus from this sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The sale is being held pursuant to the Final Judgment of Foreclosure, entered on June 8, 2023, in Civil Case No. 22000927CA, pending in the Circuit Court in Charlotte County, Florida.

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

DATED this 11/20/2023. ROGER D. EATON CLERK OF THE CIRCUIT COURT AND COMPTROLLER CHARLOTTE COUNTY, FLORIDA By: (Seal) D. Gerace Deputy Clerk

23-01153T

Manley Deas Kochalski LLC Attorney for Plaintiff P. O. Box 165028 Columbus, OH 43216-5028 floridalegal@manleydeas.com 22-008383_SMJ

Nov. 24; Dec. 1, 2023

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 fictitious name of Mygenics located at 6452 Riverside Drive, in the County of Charlotte in the City of Punta Gorda, Florida 33982 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida,

Dated at Charlotte, Florida, this 16th day of November, 2023. Clover Medical Enterprises, LLC 23-01136T November 24, 2023

FIRST INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage Punta Gorda located at 6221 Marlympia Way, Punta Gorda, FL 33950 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www. storagetreasures.com on 12/13/2023 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Sherri Dimmitt unit #A135. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Nov. 24; Dec. 1, 2023 23-01133T

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Spotless Water Systems located at 2565 Rio Palermo Ct. in the City of Punta Gorda, Charlotte County, FL 33950 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of November,

Spotless Water Systems, LLC Charles De Went

November 24, 2023 23-01150T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09,

FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Svetlana Varga / Daniil V Varga will engage in business under the fictitious name AMAINEZINGCOONS, with a physical address 268 LOMOND DR Port Charlotte, Florida 33953, with a mailing address 268 LOMOND DR Port Charlotte, Florida 33953, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

23-01144T November 24, 2023

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF RULEMAKING PUBLIC HEARINGS FOR ADOPTION OF THE AMENDED DESIGN AND SPECIFICATION MANUAL, VOLUMES 1, 2, AND 3 AND REGULAR BOARD MEETING

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a rulemaking hearing and a regular meeting at the following date, time and place:

> Date and Time: Place:

December 21, 2023 at 1:00 p.m. The Hatchery East Conference Room, Second Floor 42881 Lake Babcock Drive Punta Gorda, Florida 33982

The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address the proposed Amended Design and Specification Manual, Volumes 1, 2, and 3. The purpose and effect of the proposed changes to Design and Specification Manual, Volumes 1, 2 and 3, are to provide for efficient and effective District construction, maintenance and operations within the boundaries of the District. Prior notice of rule development and rulemaking for this rulemaking hearing was published in the Florida Administrative Register on November 21, 2023 and November 22, 2023, respectively.

Specific legal authority for the rules includes Chapter 120, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice.

A Board meeting of the District will also be held where the Board may consider any other District business that may come before the Board. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting and public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting and public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. A copy of the proposed Amended Design and Specifications Manual, Volumes 1, 2, and 3 may be obtained by contacting the District Manager, Craig Wrathell, at 2300 $\,$ Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or by visiting the District's website at the following address: http://www.babcockranchliving. com/153/Independent-Special-District.

Craig Wrathell, District Manager November 24, 2023

23-01145T

HOW TO PUBLISH YOUR LEGAL NOTICE

BUSINESS OBSERVER Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to

INTHE

- the Business Observer office in the required county for Notice of actions / Notice of sales / DOM / Name Change /
- Adoption, etc. When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.



BUSINESS OBSERVER

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 23 CP 1163 **Division: PROBATE** IN RE: ESTATE OF STEPHEN W. BATES Deceased

The administration of the Estate of STEPHEN W. BATES, deceased, File No. 23 CP 1163, 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 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is November 24, 2023.

Personal Representative: /s/ David J. Orris David J. Orris Post Office Box 1111 Englewood, FL 34295

Attorney for Personal Rep. /s/ Robert A. Dickinson Robert A. Dickinson FL Bar No: 161468 460 S. Indiana Ave. Englewood, FL 34223 (941) 474-7600 robertdickinson@verizon.net Nov. 24; Dec. 1, 2023 23-01151T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-001258-CP

Division Probate IN RE: ESTATE OF JOHN S. WEBSTER, Deceased.

The administration of the estate of John S. Webster, deceased, whose date of death was August 24, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 November 24, 2023.

Personal Representative: Catherine T. Webster 56 Pine Valley Place

Rotonda West, FL 33947 Attorney for Personal Representative: Guy S. Emerich, Esq. Florida Bar Number: 126991 Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 $\hbox{E-Mail: gemerich@farr.com}$ Secondary E-Mail: sziegler@farr.com and probate@farr.com

23-01137T

Nov. 24; Dec. 1, 2023

FIRST INSERTION

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

File Number 2023CP001206 IN RE: ESTATE OF REAL A. BOUTHILLIER Deceased

The administration of the Estate of REAL A. BOUTHILLIER, deceased, File Number 2023CP001206, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 33948. The Estate is Testate and the date of the decedent's Last Will and Testament is June 20, 2013. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and all 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 the court WITHIN THE LATER OF $3\,$ MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this notice is November 24, 2023.

Personal Representative: /s/ Wayne D. Brockney WAYNE D. BROCKNEY, 1910 S Ocean Blvd., Apt. 138

Delray Beach, FL 33483 Attorney for Personal Representative: /s/ Robert D Schwartz ROBERT D. SCHWARTZ, ESQ. Florida Bar No. 028525 1901 S. Congress Avenue, Suite 215 Boynton Beach, Florida 33426 Telephone: (561) 736-3440 E-mail: robert@schwartzpa.com Nov. 24; Dec. 1, 2023 23-01134T

FIRST INSERTION

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

File No. 23-CP-001250 IN RE: ESTATE OF MURIEL J. DEVRIES CRAIG A/K/A MURIEL J. CRAIG Deceased.

The administration of the estate of Muriel J. Devries Craig A/K/A Muriel J. Craig, deceased, whose date of death was October 1, 2023, 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 representative and the personal representative's attorney are set forth below.

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

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

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 November 24, 2023.

Personal Representative: Nicklaus C. Craig

2943 Steamboat Springs Run Green Bay, Wisconsin 54313 Attorney for Personal Representative: Jenny C. Hazel, Esquire Attorney Florida Bar Number: 0163562 MCCRORY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122

E-Mail: ienny@mccrorvlaw.com Secondary E-Mail: debbie@mccrorylaw.com 23-01141T Nov. 24; Dec. 1, 2023

Fax: (941) 205-1133

Email your Legal Notice om • Deadline Wednesday at noon • Friday Public

FIRST INSERTION

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

FILE NO. 23CP001220 IN RE: ESTATE OF CHARLES C. SPALLINO deceased

The administration of the estate of CHARLES C. SPALLINO, deceased, whose date of death was October 4, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 24, 2023.

Personal Representative: MICHAELEÑA SPALLINO c/o Leslie Lohn Esq 1460 S. McCall Rd, Unit 2E

Englewood, FL 34223 Attorney for Personal Representative: Leslie Lohn, Esq Attorney for Personal Representative Florida Bar Number: 0181579 1460 S. McCall Rd, Unit 2E Englewood, FL 34223 Telephone: (941) 475-9669 Fax: (941) 475-9765 E-Mail: llohn@leslielohnlaw.com Secondary: office@leslielohnlaw.com Nov. 24; Dec. 1, 2023 23-01149T

FIRST INSERTION

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

File No. 231172CP IN RE: ESTATE OF LEOLA DECAMP Deceased.

The administration of the estate of Leola DeCamp, deceased, whose date of death was August 26, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 24, 2023.

Personal Representative: /s/ Thomas Martin Nuse Thomas Martin Nuse

103 Shepherds Ct Stephens City, Virginia 22655 Attorney for Personal Representative: /s/ Deborah L. Schwartz Deborah L. Schwartz, Esq. Attorney Florida Bar Number: 84663 The Estate Plan 135 San Lorenzo Avenue, Suite 750 Coral Gables, FL 33146 Telephone: (305) 665-8888 Fax: (305) 665-3939 E-Mail: thefirm@tepfl.com Secondary E-Mail: dschwartz@tepfl.com Nov. 24; Dec. 1, 2023 23-01146T FIRST INSERTION

CHARLOTTE COUNTY

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

FILE NO.: 23001240CP IN RE: ESTATE OF CHRISTOPHER L. SNYDER, Deceased.

The administration of the Estate of Christopher L. Snyder, deceased, whose date of death was May 3, 2021, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this

Kimberly Stewart c/o: Bennett Jacobs & Adams, P.A. Post Office Box 3300

Tampa, Florida 33601 Linda Muralt, Esquire Florida Bar No.: 0031129 Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Telephone: (813) 272-1400 Facsimile: (866) 844-4703 E-mail: LMuralt@bja-law.com Nov. 24; Dec. 1, 2023 23-01140T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 818

IN RE: ESTATE OF MICHAEL CUSHMAN, Deceased.

The administration of the estate of Michael Cushman, deceased, whose date of death was December 24, 2022, 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 oth-

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 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: November 24, 2023. Signed on this 20th day of November, 2023.

/s/ Karol Allard **Karol Allard** Personal Representative 1149 Live Oak Circle

Port Charlotte, FL 33948 /s/ Mary E. King Mary E. King, Esq. Attorney for Personal Representative Florida Bar No. 987001 Law Office of Mary E. King, P.L. 3389 Magic Oak Lane Sarasota, FL 34232 Telephone: (941) 906-7585 Email: Tax@kinglawpl.com Nov. 24; Dec. 1, 2023 23-01155T

FIRST INSERTION

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

File No. 23001098CP IN RE: ESTATE OF DESTINY MARIE BYASSEE,

Deceased. The administration of the estate of DESTINY MARIE BYASSEE, deceased, whose date of death was June 12, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are

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

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

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

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

The date of first publication of this notice is: November 24, 2023.

CATHY KING

Personal Representative 25568 Dundee Road Punta Gorda, FL 33950 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com Nov. 24; Dec. 1, 2023 23-01142T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-1232-CP

Division Probate IN RE: ESTATE OF DOLORES SCHIAVINO A/K/A DOLORES E. SCHIAVINO

Deceased.TO ALL PERSONS HAVING CLAIMS DEMANDS AGAINST ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Dolores Schiavino a/k/a Dolores E. Schiavino, deceased, File Number 23-1232-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was July 16, 2023; that the total value of the estate is \$[exempt] and that the names and addresses of those to whom it has been assigned by such order are:

Deborah Holmes 4022 Beaver Lane, Unit 800F Port Charlotte, FL 33952 Dianne Bonetti 5223 Crowfoot Drive Troy, Michigan 48085 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is November 24, 2023.

Person Giving Notice: Deborah Holmes

4022 Beaver Lane, Unit 800F Port Charlotte, FL 33952 Attorney for Person Giving Notice: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 Attorney for Deborah Holmes KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 $\hbox{E-Mail: jeff@kuhnslawfirm.com}$ Secondary E-Mail: forrest@kuhnslawfirm.com Nov. 24; Dec. 1, 2023 23-01138T

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA FILE NO. 23-1273-CP PROBATE DIVISION IN RE: ESTATE OF BASIL RAYBURN WALTON, JR.,

Deceased. The administration of the estate of

BASIL RAYBURN WALTON, JR., deceased, whose date of death was August 25, 2023, file number 23-1273-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.

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

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

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

The date of first publication of this notice is November 24, 2023.

Co-Personal Representatives: Julie Miller 19555 W. 94th Ave. Arvada, CO 80007 Kimberly Quade

10223 King Court

Westminster, CO 80031 Attorney for Co-Personal Representatives: JAMES W. MALLONEE Attorney for Personal Representative Florida Bar Number: 0638048 946 Tamiami Trail, #206 Port Charlotte, FL 33953-3108 Telephone: (941) 206-2223 Fax: (941) 206-2224 jmallonee@jameswmallonee.com

23-01135T

Nov. 24; Dec. 1, 2023

probate@farr.com

23-01148T

ER BARRED.

notice is November 24, 2023. **Personal Representative:**

Attorney for Personal Representative

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2023-CP-001259 **Division: Probate** IN RE: ESTATE OF ERIC R. ROSS a/k/a ERIC ROMAN ROSS

Deceased. The administration of the estate of Eric R. Ross a/k/a Eric Roman Ross, deceased, whose date of death was July 24, 2023, 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 demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is November 24, 2023. Personal Representative: Carol Anne Ross a/k/a Carol Anne Guetti

5927 E. Corrine Drive

Scottsdale, AZ 85254

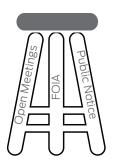
Attorney for Personal Representative: Forrest J. Bass, Attorney Florida Bar No.: 68197 Farr, Farr, Emerich, Hackett, Carr & 99 Neshit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: fbass@farr.com Secondary E-Mail: msleeper@farr.com and



Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency











This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would reduce the presence of public notices on the internet



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility

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Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Summaries

Tax Rates

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Land and Water Use

School District Reports

Zoning, Annexation and

Land Use Changes

Creation of Special

Tax Districts



Commercial Notices Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinguent Tax Lists.

Tax Deed Sales

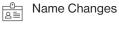


Government Property Sales



Permit and License Applications

Mortgage Foreclosures



Probate Rulings



Divorces and Adoptions



Orders to Appear

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

NOVEMBER 24 - NOVEMBER 30, 2023

SUBSEQUENT INSERTIONS

CHARLOTTE COUNTY

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/1/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1993 VILL travel trailer bearing vehicle identification number 1S9PT3527P1165881 and all personal items located inside the travel trailer. Last Tenant: Chris Holverson. Sale to be held at: Harbor Belle MHC, 3701 Baynard Drive, Punta Gorda,

November 17, 24, 2023

FOURTH INSERTION

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

CIVIL ACTION

Case No. 23CA3160 MICHAEL A. AGOSTINELLI, Plaintiff, vs. ANDREW A. SACCENTE, MARLENE M. SACCENTE, WILLIAM J. LAUFER, BARBARA H. AGOSTINELLI, SANDRA

Defendants

TO: ANDREW A. SACCENTE 100 Glenbrook Road Rochester, New York 14616 any unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, Leona Wiltrout, who is dead or not known to be dead or alive, or otherwise as the case may be.

YOU ARE NOTIFIED that an action

to Quiet title to the following property has been filed in Charlotte County, Florida:

Golden Ranches of Florida Tract #11, the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 40 South, Range 27 East, Charlotte County Florida Parcel #4027282000010

Street Address: 50634 Bermont Avenue, Punta Gorda, Florida 33982

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before December 2, 2023 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability

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

Dated October 27, 2023.

Roger D. Eaton As Clerk of the Court (SEAL) By D. Gerace As Deputy Clerk Payne Ryan, PLLC

25073 Marion Avenue Punta Gorda, FL 33950 November 3, 10, 17, 24, 2023 23-01071T

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No.23CA3160

MICHAEL A. AGOSTINELLI, Plaintiff, vs. ANDREW A. SACCENTE, MARLENE M. SACCENTÉ, WILLIAM J. LAUFER, BARBARA H. AGOSTINELLI, SANDRA

Defendants. TO: BARBARA H. AGOSTINELLI 97 Arcadia Parkway

Rochester, New York 14612 any unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, Leona Wiltrout, who is dead or not known to be dead or alive, or otherwise as the

YOU ARE NOTIFIED that an ac-

tion to Partition to the following property has been filed in Charlotte County, Florida:

Golden Ranches of Florida Tract #11, the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 40 South, Range 27 East, Charlotte County Florida Parcel #4027282000010

Street Address: 50634 Bermont Avenue, Punta Gorda, Florida

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before December 2, 2023 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability

WHEN PUBLIC NOTICES

REACH THE PUBLIC.

EVERYONE BENEFITS.

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 October 27, 2023.

Roger D. Eaton As Clerk of the Court (SEAL) By D. Gerace As Deputy Clerk

Payne Ryan, PLLC 25073 Marion Avenue Punta Gorda, FL 33950 November 3, 10, 17, 24, 2023

23-01072T

SECOND INSERTION

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

File No. 23001173CP Division Probate IN RE: ESTATE OF WILLIAM E. ARTHUR

Deceased.

The administration of the estate of William E. Arthur, deceased, whose date of death was September 2, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 17, 2023.

Personal Representative: /s/ Marie Strubbe Marie Strubbe 847 Highland Drive

Whiteland, IN 46184 Attorney for Personal Representative: /s/ T. Thomas Shirley T. Thomas Shirley

Attorney Florida Bar Number: 0154581 DUNKIN & SHIRLEY PA 170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: tom@dunkinshirlev.com November 17, 24, 2023

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-0928

Division PROBATE IN RE: ESTATE OF ZACHARY WEIR, Deceased.

The administration of the estate of Zachary Weir, deceased, whose date of death was July 10, 2023, 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 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 THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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 November 17, 2023.

/s/James Weir James Weir

901 S. Broadway, Apt. B Englewood, Florida 34223 O'BRIEN & BENNETT, P.A. /s/ Gerald F. O'Brien Gerald F. O'Brien, Esquire Attorney for Personal Representative Florida Bar No.: 768820 2750 Ringling Boulevard, Suite 3 Sarasota, Florida 34237 Telephone: (941) 316-9200 Fax: (941) 308-0202 E-Mail: gerald@obrienbennett.com Secondary:

service@obrienbennett.com

November 17, 24, 2023 23-01119T

SECOND INSERTION

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

Case No. 2023 CP 001171 IN RE: ESTATE OF WILLIAM M. HENNINGSEN Deceased

The administration of the estate of William M. Henningsen, deceased, whose date of death was June 25, 2023, is pending in the Circuit Court $\,$ for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING FORTH TIME PERIOD SET 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 November 17, 2023.

Personal Representative: /s/ Jennifer L. Hamey JENNIFER L. HAMEY (PR) 3815 US Highway 301 N

Ellenton, FL 34222 Attorney for Personal Representative: /s/ Jennifer L. Hamey JENNIFER L. HAMEY (0123046) Jennifer L. Hamey, PA 3815 US Highway 301 N Ellenton, FL 34222 (941) 932-6217 jenniferhamev@gmail.com November 17, 24, 2023 23-01110T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2023-CP-00126

Division: Probate IN RE: ESTATE OF RICHARD L. TREWORGY a/k/a RICK TREWORGY Deceased.

The administration of the estate of Richard L. Treworgy a/k/a Rick Treworgy, deceased, whose date of death was October 19, 2023, 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 demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is November 17, 2023.

Personal Representative: April Patchell 5601 Taylor Road

Punta Gorda, FL 33950 Attorney for Personal Representative: Brett H. Sifrit, Attorney Florida Bar No.: 105564 Farr, Farr, Emerich, Hackett, Carr & Holmes, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: bsifrit@farr.com Secondary E-Mail: msleeper@farr.com and probate@farr.com November 17, 24, 2023 23-01108T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23001176CP IN RE: ESTATE OF Bonnie Mae Styer

Deceased. The administration of the estate of Bonnie Mae Styer, deceased, whose date of death was December 28, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 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 November 17, 2023. /s/ Gordon H. Coffman

Gordon H. Coffman Personal Representative 12651 McGregor Blvd. #104 Ft. Myers, FL 33919

/s/ Douglas E. Hoover Douglas E. Hoover Attorney for Personal Representative Fla. Bar No. 177535 6660 N. High Street 2E Worthington, OH 43085-2537 Telephone: 614-436-1001 Email: diggerhoov@aol.com November 17, 24, 2023 23-01111T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-001277CP **Division Probate** IN RE: ESTATE OF JOHNNY EDWARD SAMUEL DONLEY

Deceased. The administration of the estate of Johnny Edward Samuel Donley, deceased, whose date of death was May 30, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir., Port Charlotte, FL 33948. The names and addresses of the petitioner and the petitioner'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

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

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

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

The date of first publication of this notice is November 17, 2023.

Petitioner: /s/ Sharon Berkley Sharon Berkley

11309 Searcy Ridge Rd Patriot, Indiana 47038 Attorney for Petitioner: /s/ Rachel M. Wagoner Rachel M. Wagoner Florida Bar Number: 736066 COLEN & WAGONER, P.A. 1756 N. Belcher Road Clearwater, Florida 33765 Telephone: (727) 545-8114 Fax: (727) 545-8227 E-Mail: rachel@colenwagoner.com Secondary E-Mail: probate@colenwagoner.com November 17, 24, 2023 23-01118T



NOVEMBER 24 - NOVEMBER 30, 2020

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File Number: 23001177CP

File Number: 23001177CP IN RE: ESTATE OF DENNIS R. DORAN, Deceased.

The administration of the Estate of Dennis R. Doran, Deceased, whose date of death was April 11, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is November 17, 2023.

Personal Representative: Cheryl Doran 5096Norseman Circle Marietta, GA 30068

Marietta, GA 30068 Attorney for Personal Representative: /s/ Barry A. Diamond BARRY A. DIAMOND, #471770 LAW OFFICES OF BARRY A. DIAMOND, P.A. Coral Springs Professional Campus 5541 N. University Drive, Suite 103 Coral Springs, Florida 33067 Telephone: (954) 752-5000 November 17, 24, 2023 23-01128'

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COUNT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23001148CP
Division Probate
IN RE: ESTATE OF
JUDY D. DAVIS,
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 JUDY D. DAVIS, deceased, File Number 23001148CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was April 22, 2023; that the total value of the estate is \$800.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address: Stacy Davis 510 Palmetto Dr. NE, Port Charlotte, FL 33952 Kristopher Davis 3607 Harbor Blvd., Port Charlotte, FL 33952 David Davis 983 Osborne Dr.,

Sarasota, FL 34234 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

SECTION 733.702.

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

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

The date of first publication of this Notice is November 17, 2023.

Person Giving Notice:
Stacy Davis
510 Palmetto Dr NE

Port Charlotte, FL 33952 Attorney for Person Giving Notice: Ariana R. Fileman, Esq. Florida Bar No. 0990612 Fileman Law Firm, P.A. 201 W. Marion Ave., Suite 1208 Punta Gorda, FL 33950 Tel. (941) 833-5560 Email address: afileman@filemanlaw.com

November 17, 24, 2023 23-01130T

SECOND INSERTION

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

PROBATE DIVISION File No. 23-001216CP Division Probate IN RE: ESTATE OF Jack E. Hoffman Deceased.

The administration of the estate of Jack E. Hoffman, deceased, whose date of death was September 14, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 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: November 17, 2023.
Signed on this 8th day of November,

/s/Joye H. Cole Joyce H. Cole Personal Representative

/s/ Mark Martella
Mark Martella, Esq.
Florida Bar No. 0024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Telephone: 941-867-6865
Fax: 941-867-8949
E-mail: mark@martellalaw.com
Secondary: tara@martellalaw.com
Attorney for Petitioner
November 17, 24, 2023
23-01107T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-1242 CP
Division Probate
IN RE: ESTATE OF
MARY BARBIERI A/K/A
MARY ELLEN BARBIERI

Deceased.
The administration of the estate of Mary Barbieri a/k/a Mary Ellen Barbieri, deceased, whose date of death was October 24, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue - Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attornational representa

ney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

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 November 17, 2023.

Personal Representative: /s/ Katherine Carrozza Katherine Carrozza 24396 Westgate Blvd.

Port Charlotte, Florida 33980 Attorney for Personal Representative: /s/ Nicole S. Peet Nicole S. Peet Attorney Florida Bar Number: 1025612 Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: npeet@farr.com

23-01106T

Secondary E-Mail:

probate@farr.com

November 17, 24, 2023

jpainchaud@farr.com and

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-1168
IN RE: ESTATE OF
PETER JOSEPH PIRRI JR.
Deceased.

The administration of the estate of Peter Joseph Pirri Jr., deceased, whose date of death was September 26, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 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 November 17, 2023.

Personal Representative: /s/ Niena Piedrahita-Pirri Niena Piedrahita-Pirri

43298 Greenway Blvd.
Punta Gorda, Florida 33982
Attorney for Personal Representative:
/s/ Scott Kuhn,
Scott Kuhn, Esq.
E-mail Addresses:
pleadings@kuhnlegal.com
Florida Bar No. 555436
Kuhn Law Firm PA
6720 Winkler Rd
Fort Myers, Florida 33919
Telephone: (239) 333-4529
November 17, 24, 2023 23-01112T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2023-CP-001247
Division: Probate
IN RE: ESTATE OF
HENRY O. WAGLEY, JR.
a/k/a HENRY OSBORN
WAGLEY, JR.

Deceased.

The administration of the estate of Henry O. Wagley, Jr. a/k/a Henry Osborn Wagley, Jr., deceased, whose date of death was October 1, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 November 17, 2023.

Personal Representative:

Mary Wagley Belser

21532 Seyburn Terrace
Port Charlotte, FL 33954
Attorney for Personal Representative:

Attorney for Personal Representative:
Forrest J. Bass, Attorney
Florida Bar No.: 68197
Farr Farr Emerich Hackett Carr &
Holmes, PA
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941)639-1158
Fax: (941)639-0028
E-Mail: fbass@farr.com
Secondary E-Mail:
msleeper@farr.com and
probate@farr.com
November 17, 24, 2023
23-01113T

SECOND INSERTION

CHARLOTTE COUNTY

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-915
IN RE: ESTATE OF
MARGARET L. HARRISON,

The administration of the estate of MARGARET L. HARRISON, deceased, whose date of death was April 23, 2023, is pending in the Circuit Court for Charlotte County, Florida, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948. The names and addresses of the personal representative 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

DATE OF DEATH IS BARRED.

The date of first publication of this notice is: November 17, 2023.

Personal Representative: /s/ Shannon Arlene Washel SHANNON ARLENE WASHEL 613 SW 9th Ave

Cape Coral, Florida 33991 Attorney for Personal Representative: /s David G. Jones David G. Jones, Esq. Florida Bar No. 1010525 O'Halloran Legal Group, PLLC 2080 McGregor Blvd., Suite 300 Fort Myers, FL 33901 Telephone: (239) 334-7212 Email:

David@ohalloranlegalgroup.com Email: Eve@ohalloranlegalgroup.com November 17, 24, 2023 23-01132T

SECOND INSERTION

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

File No. 23-CP-001207 IN RE: ESTATE OF WENDELL NEAL REDDEN A/K/A WENDELL N. REDDEN Deceased.

The administration of the estate of Wendell Neal Redden A/K/A Wendell N. Redden, deceased, whose date of death was October 6, 2023, 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 representative and the personal representative attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 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 November 17, 2023.

Personal Representative: Christopher N. Redden Lysalleen 9B 4000 Roskilde, Denmark

Attorney for Personal Representative:

Jenny C. Hazel, Esquire
Attorney
Florida Bar Number: 0163562
MCCRORY LAW FIRM
309 Tamiami Trail
Punta Gorda, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccrorylaw.com
Secondary E-Mail:
debbie@mccrorylaw.com
November 17, 24, 2023 23-01129T

THIRD INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE
(PROPERTY)
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN
AND FOR CHARLOTTE COUNTY,
FLORIDA

CASE NO. 23-003967-CA ADD VALUE DEVELOPMENT, LLC, Plaintiff, vs. JAMAL SAMO ALDARBAS, Defendant.

To: Jamal Samo Aldarbas was Al Sharraf Tower Floor 6, Ahmad Al Jaber St., Sharq, State of Kuwait or P.O. Box Number 214, State of Kuwait, 13003

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: Lots 1152A and 1153, of South Punta Gorda Heights 1st Addition, according to the Plat there-

tion, according to the Plat thereof, as recorded in Plat Book 5,
Page 17, Public Records of Charlotte County, Florida.
has been filed against you and you
are required to serve a copy of your
written defenses, if any, to it on Dane

are required to serve a copy of your written defenses, if any, to it on Dane T. Stanish, Esq., attorney for Add Value Development, LLC, whose address is 3475 Sheridan St., Suite 209, Hollywood, Fl 33021, and file the original with the Clerk of the above-styled Court on or before December 8, 2023, otherwise a default will be

entered against you for the relief prayed for in the complaint or petition.

This notice shall be published once a week for four consecutive weeks in the Business Observer, a newspaper of general circulation in Charlotte County.

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

WITNESS my hand and seal of said Court at Punta Gorda, Florida, on this November 2, 2023.

ROGER D. EATON
As Clerk of said Court
(SEAL) By D. Gerace Deputy Clerk
Dane T. Stanish, Esq.,
3475 Sheridan St., Suite 209,
Hollywood, Fl 33021
(954-923-0524,
stanish@gmail.com)

23-01088T

THIRD 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. 23003832CA
USAA FEDERAL SAVINGS BANK,
Plaintiff, vs.
JOEL O. LEDERER A/K/A JOEL
LEDERER, et. al.

Defendant(s),
TO: UNKNOWN SPOUSE OF JOEL
O. LEDERER A/K/A JOEL LEDERER,
whose residence is unknown and all
parties having or claiming to have any
right, title or interest in the property
described in the mortgage being foreclosed herein.

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

LOT(S) 3, BLOCK A OF CHAR SHORES, UNIT 1 AS RE-CORDED IN PLAT BOOK 620, PAGE 2207, ET SEQ. OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. has been filed against you and your required to serve a copy of you

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before December 8, 2023 /(30 days from Date

of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

Nov. 10, 17, 24; Dec. 1, 2023

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

WITNESS my hand and the seal of this Court at County, Florida, this 2 day of November, 2023. CLERK OF THE CIRCUIT COURT

(SEAL) BY: D. Gerace DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC

Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-133908 Nov. 10, 17, 24; Dec. 1, 2023

023 23-01089]

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No: 23 CP 1286

File No: 23 CP 1286
IN RE: ESTATE OF
WILLADENE RUTH MARCHESE
Deceased.
The administration of the Estate of
Willadene Ruth Marchese, deceased.

The administration of the Estate of Willadene Ruth Marchese, deceased, File Number 23 CP 1286 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 petitioner and the petitioner'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 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

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED

WILL BE FOREVER BARRED.
The date of first publication of this
Notice is November 17, 2023.

Petitioner:
Kimberly Dawn Conley

1735 3rd Ave.
East Bank, WV 25067
Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email:

contact@nathandoughertylaw.com November 17, 24, 2023 23-01131T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 2023-CA-4181

CASE NO. 2025-CA-FIST SIGMA INFINITY LLC, Plaintiff, v. AMERICAN ESTATE AND TRUST FBO LAURA STRATER IRA; PAULINE MCCARTHY, Defendants.

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

PCH 027 1462 0018 PORT CHARLOTTE SEC 27 BLK 1462 LT 18 More commonly known as: 1089 Decatur Street, Port Charlotte, FL 32052

has been filed by Plaintiff, SIGMA IN-FINITY LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before December 21, 2023 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against

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

Witness my hand and the seal of this court on this 15 day of November, 2023. Clerk of the Circuit Court By: D. Gerace (SEAL) Deputy Clerk

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224

Nov. 17, 24; Dec. 1, 8, 2023 23-01125T Defendant(s).

SECOND INSERTION

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

CASE NO. 19000725CA DITECH FINANCIAL LLC, THOMAS A. YAMASHITA, et al.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 09, 2021, and entered in 19000725CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein DITECH FINANCIAL LLC is the Plaintiff and THOMAS A. YAMASHITA; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; MARY YAMASHITA are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on December 14, 2023, the following described property as set

forth in said Final Judgment, to wit: TOTAL SUBJECT THE SUBJIVISION, SECTION 4, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 87 A THROUGH 87D, INCLUSIVE OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR- Property Address: 755 FLORAL LN, PORT CHARLOTTE, FL 33952

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

IMPORTANT

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

Dated this day of 11/14/2023. ROGER D. EATON As Clerk of the Court By: (SEAL) D. Gerace

As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 19-279129 - MaM November 17, 24, 2023 23-01123T

FOURTH INSERTION

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

Case No. 23-3160CA MICHAEL A. AGOSTINELLI, Plaintiff, vs. ANDREW A. SACCENTE, MARLENE M. SACCENTE, WILLIAM J. LAUFER, BARBARA H. AGOSTINELLI, SANDRA WHITE Defendants,

TO: WILLIAM J. LAUFER 1721 Southeast 43rd Terrace, Apt 43 Ocala, Fl. 34471

any unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, Leona Wiltrout, who is dead or not known to be dead or alive, or otherwise as the case may be. $\,$

YOU ARE NOTIFIED that an action to Partition to the following property has been filed in Charlotte County, Florida:

Golden Ranches of Florida Tract #11, the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 40 South, Range 27 East, Charlotte County Florida Parcel #4027282000010 Street Address: 50634 Bermont Avenue, Punta Gorda, Florida 33982

NOTICE OF FORECLOSURE

SALE PURSUANT TO

CHAPTER 45

IN THE CIRCUIT COURT

OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR

CHARLOTTE COUNTY,

FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO. 22001560CA

BANK OF NEW YORK MELLON

TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES

SUEANN SANDERS, AS PLENARY

AND PROPERTY OF BEVERLY A.

NOTICE IS HEREBY GIVEN

pursuant to a Final Judgment of

Foreclosure dated July 13 2023 and

GUARDIAN OF THE PERSON

HARRAR, THE WARD,

TRUST COMPANY, N.A. AS

ITRUST,

Plaintiff, vs.

Defendant(s)

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before December 2, 2023 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

Dated October 27, 2023.

Roger D. Eaton As Clerk of the Court (SEAL) By D. Gerace As Deputy Clerk

Payne Ryan, PLLC 25073 Marion Avenue Punta Gorda, FL 33950 November 3, 10, 17, 24, 2023

DOMINIUM RECORDED IN

OFFICIAL RECORDS BOOK 685, PAGE 49, AS AMENDED,

AND AS PER PLAT THERE-

OF RECORDED IN CONDOMINIUM BOOK 3, PAGE 42A

RECORDS OF CHARLOTTE

Property Address: 1751 BEACH

RD. UNIT 404, ENGLEWOOD,

Any person claiming an interest

in the surplus from the sale, if any, other than the property owner

of the date of the lis pen-

COUNTY, FLORIDA.

FL 34223

X, AS AMENDED PUBLIC

SECOND INSERTION

SECOND INSERTION

CHARLOTTE COUNTY

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

CIVIL ACTION CASE NO.: 2023-CA-001990 WHELESS PROPERTIES, LLC, Plaintiff, vs. H50375 BROOKS TRUST,

PINNACLE TRUST SERVICES AS TRUSTEE AND ANY AND ALL KNOWN OR UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ANY OF THE HEREIN NAMED INDIVIDUAL DEFENDANTS,

Defendants.

TO: H50375 BROOKS TRUST, PINNACLE TRUST SERVICES AS

2401 U.S. Highway 70 Southwest Hickory, NC 28602 YOU ARE NOTIFIED that an action

to quiet title on the following property in Citrus County, Florida: FOLLOWING

SCRIBED LAND, SITUATE, LYING, AND BEING IN CHAR-LOTTE COUNTY, FLORIDA, TO WIT: Lot 924 and 925, South Punta Gorda Heights, 3rd Addition, ac-

cording to plat thereof as recorded in Plat Book3, Page 96-B, of the Public Records of Charlotte County, Florida. a/k/a: 26201 Brooks Rd, Punta Gorda, FL 33955

Number: Parcel ID 412333330005 has been filed against you and that you

are required to serve a copy of your written defenses, if any, to it on Florida Consumer Lawyers, Plaintiffs attorney, at PO Box 341499, Tampa, FL 33694, Phone Number: (813) 282-9330, not less than 28 nor more than 60 days of the First date of publication of this Notice, and file the original with the Clerk of this Court, at Charlotte County Justice Center 350 E. Marion Avenue Punta Gorda, FL 33950, with service on Plaintiff or immediately thereafter. If you fail to do so a default may be entered against you for the relief demanded in the Complaint.

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

DATED this 13th day of Sept 2023.

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

Florida Consumer Lawyers, Plaintiffs attorney, PO Box 341499, Tampa, FL 33694, Phone Number: (813) 282-9330 Nov. 17, 24; Dec. 1, 8, 2023

FOURTH INSERTION

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

CIVIL ACTION Case No. 23CA3160 MICHAEL A. AGOSTINELLI, Plaintiff, vs. ANDREW A. SACCENTE, MARLENE M. SACCENTE, WILLIAM J. LAUFER, BARBARA H. AGOSTINELLI, SANDRA WHITE

Defendants. TO: MARLENE M. SACCENTE 3851 Wynn Road, Apartment 112 Las Vegas, Nevada 89103 any unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, Leona Wiltrout, who is dead or not known to be dead or alive, or otherwise as the case may be.

YOU ARE NOTIFIED that an action to Partition to the following property has been filed in Charlotte County, Florida:

Golden Ranches of Florida Tract #11, the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 40 South, Range 27 East, Charlotte County Florida Parcel #4027282000010 Street Address: 50634 Bermont

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before December 2, 2023 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

Dated October 27, 2023.

Roger D. Eaton As Clerk of the Court (SEAL) By D. Gerace As Deputy Clerk

Payne Ryan, PLLC 25073 Marion Avenue Punta Gorda, FL 33950 November 3, 10, 17, 24, 2023

23-01074T

FOURTH INSERTION

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

CASE NO.: 2023-CA-2605 SIGMA INFINITY LLC, Plaintiff, v.

JOSEPHINE M GRABOW; ET AL., Defendants.

To JOSEPHINE M GRABOW;
SONIA MARTINEZ LOZANO;

HUMBERTO TOVAR RIVERA; and DANIEL GRABOW: YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

PORT CHARLOTTE SEC78 BLK4405 LT 23 More commonly known as: 9307 Cyclamen Street, Port Charlotte, FL 33981 AND/ OR PORT CHARLOTTE SEC14 BLK1011 LT 29 More commonly known as: 18379 Jefferson Avenue, Port Charlotte, FL 33954

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

before December 7, 2023 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

Witness my hand and the seal of this court on this 1 day of November, 2023. Clerk of the Circuit Court By: D. Gerace (SEAL) Deputy Clerk

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 Nov. 3, 10, 17, 24, 2023 23-01086T

THIRD INSERTION

NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the North Loop Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on TUESDAY, DECEMBER 12, 2023, at 1:30 p.m. at the Sleep Inn located at 806 Kings Highway, Port Charlotte, FL 33980.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development services and improvements within and without the boundaries of the District, to consist of, among other things, water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, landscape/hardscape/irrigation, offsite roadway improvements, offsite utility extensions, and any other lawful projects or services

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact Patricia Comings-Thibault ("District Manager's Office"), at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing 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.

Patricia Thibault

Nov. 10, 17, 24; Dec. 1, 2023

District Manager

23-01093T

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL

U.S. BANK NATIONAL YORK COMMON LAW TRUST,

HOANG DUONG; UNKNOWN SPOUSE OF MAI THI KIM PHAM; UNKNOWN SPOUSE OF ROYAL HOANG DUONG;, UNKNOWN TENANT(S) IN POSSESSION #1

TO: MAI THI KIM PHAM (Current Residence Unknown) (Last Known Address(es)) 205 WEST WOOD STREET TAMPA, FL 33604

PORT CHARLOTTE, FL 33952 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFEN-DANT IS DECEASED, THE PERSON-AL REPRESENTATIVES, THE SUR-VIVING SPOUSE HEIRS DEVISEES GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PAR-TIES, NATURAL OR CORPORATE. OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS

(Last Known Address) YOU ARE NOTIFIED that an action

OF CHARLOTTE COUNTY,

A/K/A: 461 SHARON CIRCLE, PORT CHARLOTTE, FL 33952. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before December 21, 2023, a date which is within thirty (30) days after the first publica-tion of this Notice in the (Please publish in 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 fault will be entered against you for the

If you are a person with a disability and whose telephone number is (941)

WITNESS my hand and the seal of this Court this 15 day of November, 2023. ROGER D. EATON

As Clerk of the Court and/or

1701 West Hillsboro Boulevard Suite 400

BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. Commonly known as: 2121 Mark

> 33950 Parcel ID: 412305235002

required to serve a copy of your written defenses by the Charlotte County Clerk of Court's scheduled default date of December 21, 2023 on Bradley W. Butcher, Plaintiff's attorney, whose address is 6830 Porto Fino Circle, Ste. 2, Fort Myers, Florida 33912 and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for four (4) consecutive weeks in the Business Observer.

If you are a person with a disability who needs any accommodation in or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, 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 15 day of November, 2023. CLERK OF THE CIRCUIT COURT

> (SEAL) ROGER D. EATON Charlotte County Clerk of Court By: D. Gerace as Deputy Clerk

Butcher & Associates, P.L. 6830 Porto Fino Circle, Ste. 2 Fort Myers, Florida 33912 Nov. 17, 24; Dec. 1, 8, 2023

23-01126T

entered in 22001560CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein BANK OF NEW

YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and SUEANN SANDERS, AS PLENARY GUARDIAN OF THE PERSON AND PROPERTY OF BEVERLY A. HARRAR, THE WARD: UNKNOWN SPOUSE OF BEVERLY A. HARRAR; SANDPIPER KEY CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for

Judgment, to wit: UNIT 404, BUILDING 8, SANDPIPER KEY, A CONDO-MINIUM ACCORDING TO THE DECLARATION OF CON-

cash at www.charlotte.realforeclose.

com, at 11:00 AM, on December

11, 2023, the following described

property as set forth in said Final

dens must file a claim in accordance with Florida Statutes, Section IMPORTANT If you are a person with a disability who needs any accommodation in or-

der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, 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,

Dated this day of 11/14/2023. ROGER D. EATON As Clerk of the Court By: (SEAL) D. Gerace As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909

November 17, 24, 2023 23-01124T

22-072557 - MaM

Avenue, Punta Gorda, Florida 23-01073T

> CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23003737CA

ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE COLT 2021-5 MORTGAGE LOAN TRUST, A NEW Plaintiff, vs.

MAI THI KIM PHAM; ROYAL Defendant(s)

461 SHARON CIRCLE

461 SHARON CIRCLE PORT CHARLOTTE, FL 33952 for Foreclosure of Mortgage on the following described property:
LOT 101, BLOCK 36, PORT

CHARLOTTE SUBDIVISION, SECTION 4, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 3,

PAGE 87-A, PUBLIC RECORDS FLORIDA.

relief demanded in the complaint. 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, 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

Comptroller By: D. Gerace (SEAL) As Deputy Clerk Brian L. Rosaler, Esquire POPKIN & ROSALER, P.A.

Deerfield Beach, FL 33442 23-50563 November 17, 24, 2023 23-01127T

SECOND INSERTION NOTICE OF ACTION UPSTATE ENTERPRISES, LLC v. JAMES EDWARDS, et al.

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

CIVIL ACTION
Case No. 23-003424CA Judge: Geoffrey H. Gentile UPSTATE ENTERPRISES, LLC, a Florida limited liability company,

Plaintiff, v.

JAMES EDWARDS, an individual: JAMIE EDWARDS, an individual; CHARLOTTE EDWARDS, an individual; JAMES CLINTON BEASLEY A/K/A JAMES BEASLEY, an individual; LYNZEE NICOLE BEASLEY, an individual; MORGAN DAWN TAYLOR, an individual; MADISON JEAN BEASLEY, an individual: BROCK THOMAS BEASLEY, an individual; CYNTHIA WELLS, an individual; THOMAS K. WELLS, an individual; JESSE LOVELL BLEVINS a/k/a JESSE BLEVINS, an individual; CHARLOTTE COUNTY, a political subdivision of the State of Florida; all others claiming by, through or under the foregoing Defendants, Defendants.

TO: JAMIE EDWARDS Last Known Addresses: 20298 Xita Avenue, Port Charlotte, FL 33952-1235 CHARLOTTE EDWARDS Last Known Addresses: 2121 Mark Avenue, Punta Gorda, FL 33950 CYNTHIA WELLS Last Known Addresses: 3281 Milwaukee Street, Punta Gorda, FL 33980

THOMAS K. WELLS Last Known Addresses: 1619 34th Avenue E., Bradenton, FL 34208-4645 YOU ARE NOTIFIED that an action to quiet title on the following property

in Lee County, Florida: LOT 28, MARIAN TERRACE SUBDIVISION OF BLOCK 17 SOLANA, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT

(the "Property").
has been filed against you and you are

Avenue, Punta Gorda, Florida