The Stuart News
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PUBLIC NOTICES

UNCLAIMED MONIES

MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ST. LUCIE COUNTY, FLORIDA

Anyone who has a claim to money held by the St. Lucie County Clerk & Comptroller for court-related property may search for outstanding amounts due to them during the month of J u l y 2026. To search, visit www.stlucieclerk.gov.

According to Fla. Statutes 116.21, regarding unclaimed related property, if a claim is not made on or before **August 31, 2026,** the funds will be forfeited

Fictitious Business

NOTICE IS HEREBY GIVEN that the undersigned desiring to engage in business under fictitious name of Fancy Ranch located at 1152 Bayshore Drive in the County of Saint Lucie in the City of Fort Pierce, Florida 34949, intends to register the said name with the Division of Corporations of The Florida Department of State, Tallahassee, Florida.
Owner, Jenny Berkeley
July 1 2026
LSAR0548686

NOTICE IS HEREBY GIVEN that the undersigned desiring to engage in business under fictitious name of Vero Beach Psychiatry located at 333 17th St, Ste U in the County of Indian River in the City of Vero Beach, FL 32960, intends to register the said name with the Division of Corporations of The Florida Department of State, Tallahassee, Florida.
Owner, Progressive Mind Center, PLLC
July 1 2026
LSAR0548764

Foreclosure / Sheriff Sales

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA
Case No. 562025CA002673
Honorable Judge: Steven J. Levin
PLANET HOME LENDING, LLC
Plaintiff,
vs.
CRAIG LORICK; UNKNOWN SPOUSE OF CRAIG LORICK; ONEMAIN FINANCIAL GROUP, LLC; SECRETARY OF VETERANS AFFAIRS; UNITED STATES OF AMERICA; MIDLAND CREDIT MANAGEMENT, INC.; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;
Defendants.
NOTICE OF SALE UNDER F.S. CHAPTER 45

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated May 05, 2026, in the above-styled cause, Michelle R. Miller, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at https://stluce.realforeclose.com, at 8:00 A.M. on October 27, 2026, the following described property: LOT 6, BLOCK 2267, PORT ST. LUCIE SECTION THIRTY-THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 1_1A THROUGH 1V, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
PARCEL ID: 3420-660-2203-000-4
COMMONLY KNOWN AS: 1058 SW Facet Avenue, Port Saint Lucie, FL 34953
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.
Americans With Disabilities Act
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 250 NW Country Club Drive, Suite 217, Port St. Lucie, FL 34986, (772) 807-4370 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 June 23, 2026
Attorney(s) for Plaintiff
605 E. Robinson, Suite 730
Orlando, FL 32801
Telephone: (407) 308-0991
Service: mattw@wasingerlawoffice.com
By: /s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Fla. Bar No.: 0057873
July 1, 8 2026
LSAR0545270

Govt Bids & Proposals

CITY OF SEBASTIAN
INDIAN RIVER COUNTY
FLORIDA
THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, HAS SCHEDULED A PUBLIC HEARING IN THE CITY COUNCIL CHAMBERS, 1225 MAIN STREET, SEBASTIAN, AT A REGULAR MEETING TO BE HELD ON THURSDAY, JULY 16, 2026, AT 6:00 P.M., TO MAKE A RECOMMENDATION TO CITY COUNCIL REGARDING APPROVAL OF A PRELIMINARY PLAT FOR A **38-LOT** SUBDIVISION DEVELOPMENT TO BE KNOWN AS **CROSS CREEK LAKE ESTATES PHASE 3**. THE SUBJECT PROPERTY CONSISTS OF **19.44 ACRES** LOCATED WEST OF 70TH AVENUE, SOUTH OF BARBER STREET AND YEARLING TRAIL, EAST OF SHAKESPEARE STREET, NORTH OF STATE ROAD 510, ADJACENT TO THE CROSS CREEK LAKE ESTATES SUBDIVISION, TAX PARCEL IDA# IS 31-39-30-00000-5000-00003.0.
THE FUTURE LAND USE OF THE PROPERTY IS VLDR (VERY LOW DENSITY RESIDENTIAL, MAX 3 UNITS/ACRE) AND THE PARCEL IS ZONED RS-10 (RESIDENTIAL SINGLE-FAMILY).
ALL INTERESTED PARTIES MAY APPEAR AT THE HEARING AND BE HEARD WITH RESPECT TO THE PROPOSED PRELIMINARY PLAT, WHICH IS AVAILABLE FOR REVIEW IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 AM TO 4:30 PM.
LOUISE KAUTENBURG,
CHAIRPERSON
PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY
CITY OF SEBASTIAN, FLORIDA
No stenographic record by a certified court reporter will be made of the foregoing meeting. Any person who decides to appeal any decision made by the Commission with respect to any matter considered at this meeting will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Govt Bids & Proposals

Govt Public Notices

NOTICE
Public Hearings will be conducted before the Council of the City of Port St. Lucie at a meeting scheduled for 1:00 p.m. or as closely thereafter as business permits, on July 13, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida following:
ORDINANCE 26-67
AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THIRD AMENDMENT TO THE MASTER PLANNED UNIT DEVELOPMENT REGULATION BOOK AND CONCEPT PLAN FOR LEGACY PARK NORTH @ SOUTHERN GROVE MPUD LOCATED WEST OF INTERSTATE 95, EAST OF SW VILLAGE PARKWAY AND BETWEEN SW MARSHALL PARKWAY AND SW HEGENER DRIVE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
ORDINANCE 26-69
AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, RELATING TO UPLAND HABITAT MITIGATION PAYMENT IN LIEU OF PRESERVATION; AMENDING SECTION 157.09; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
ORDINANCE 26-70
AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, ABANDONING A PORTION OF A TWENTY (20) FOOT WIDE REAR UTILITY AND DRAINAGE EASEMENT AFFECTING LOT 2, BLOCK 1170, PORT ST. LUCIE SECTION EIGHT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
ORDINANCE 26-71
AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, ABANDONING A PORTION OF A TWENTY (20) FOOT WIDE REAR UTILITY AND DRAINAGE EASEMENT AFFECTING LOT 16, BLOCK 719, PORT ST. LUCIE SECTION FIFTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
Beginning August 1, 2026, City of Port St. Lucie legal notices will be posted online at:
www.cityofportsaintlucielegalnotices.com, per Section 50.0311, Florida Statutes.
Sally Wallace, City Clerk
July 1, 2026 TCN- #12441028

Notice To Creditors

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA
CASE NO. 2026CP000366
PROBATE DIVISION
IN RE THE ESTATE OF:
HAROLD MITCHELL FRASER JR.,
Decedent,
ALISHA EMERSON FKA
ALISHA TOWLE
FKA ALISHA FRASER,
Petitioner.
NOTICE TO CREDITORS
PLEASE BE ADVISED that the administration of the Estate of Harold Fraser, deceased, 5/3/2025, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, the address of which is 201 South 2nd Street, Fort Pierce, Florida. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and/or other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated 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 and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 OR THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOT WITHSTANDING 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: June 24, 2026.
Attorney for Personal Representative:
Julie Treacy, Esq.
Florida Bar No. 90098
100 SW Albany Ave, Ste 310
Stuart, Florida 34994
772-283-2626
jtreacy@treasurecoastlegal.com
filigalecf@treasurecoastlegal.com
Personal Representative
Alisha Fraser FKA Alisha
Towle FKA Alisha Fraser
#12425146; 6/24 7/1/2026

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA
PROBATE DIVISION
File No. 432026CP000501CPAXMX
IN RE: Estate of DANA W. BAYER

NOTICE TO CREDITORS
The administration of the estate of DANA W. BAYER, deceased, whose date of death was February 15, 2026, is pending in the Circuit Court for ST. LUCIE County, Florida, Probate Division, the address of which is 205 SE Ocean Blvd, Stuart, FL 34994. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.211. The written demand must be filed with the clerk.
The date of first publication of this notice is June 24, 2026.

Attorney for Personal Representative:
Law Offices of Baginski Brandt and Brandt

Personal Representative:
Nancy Wade
June 24, July 1 2026
LSAR0541436

IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000811
IN RE: Estate of RICHARD E. SCHEEL

NOTICE TO CREDITORS
The administration of the estate of RICHARD E. SCHEEL, deceased, whose date of death was May 24, 2026, is pending in the Circuit Court for ST. LUCIE County, Florida, Probate Division, the address of which is 201 South Indian River Drive, Fort Pierce, FL 34950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.211. The written demand must be filed with the clerk.
The date of first publication of this notice is June 24, 2026.

Attorney for Personal Representative:
Law Offices of Baginski Brandt and Brandt

Personal Representative:
Nancy Wade
June 24, July 1 2026
LSAR0541436

Notice To Creditors

IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000873
IN RE: Estate of Albert Wade

NOTICE TO CREDITORS
The administration of the estate of Albert Wade, deceased, whose date of death was March 19, 2026, is pending in the Circuit Court for Saint Lucie County, Florida, Probate Division, the address of which is 218 S. 2nd St., Fort Pierce, FL 34952. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.221. The written demand must be filed with the clerk.
The date of first publication of this notice is June 24, 2026.

Attorney for Personal Representative:
Theodore J. Heinemann, Esq.

Personal Representative:
Jennifer Crowder
June 24, July 1 2026
LSAR0543681

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA PROBATE DIVISION
File Number 26-737 CP
IN RE: ESTATE OF
BERTRAM FRIEDLANDER a/k/a
JOEL BERTRAM FRIEDLANDER,
Deceased.
NOTICE TO CREDITORS
The administration of the estate of BERTRAM FRIEDLANDER a/k/a JOEL BERTRAM FRIEDLANDER, deceased, whose date of death was January 15, 2026, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 East Ocean Boulevard, Stuart, Florida 34994. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES §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.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
The date of first publication of this Notice is July 1, 2026.
STEVEN J. WOOD, Esquire
Attorney for
Personal Representative
Florida Bar No.: 0828531
McCARTHY, SUMMERS, WOOD, NORMAN, MELBY, SCHULTZ, WOOD & VanVALKENBURGH, P.A.
2400 S.E. Federal Highway, 4th Floor
Stuart, Florida 34994
Telephone: (772) 286-1700
Primary Email:
Sjw@McCarthySummers.com
Secondary Email:
Kar@McCarthySummers.com
Tertiary Email:
Tlw@McCarthySummers.com
WILLIAM ADAM FRIEDLANDER,
Personal Representative
3 Upland Lane
Armonk, New York 10504
TCN- 12444966 7/1/26 7/8/26

Notice To Creditors

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT, IN AND FOR ST. LUCIE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025CA001294
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY,
Plaintiff,
vs.
TIFFANY WILLIAMS A/K/A TIFFANY LAVERNE DAVIS; UNKNOWN SPOUSE OF TIFFANY WILLIAMS A/K/A TIFFANY LAVERNE DAVIS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY;
Defendant(s)
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 20, 2026 and entered in Case No. 2025CA001294, of the Circuit Court of the 19th Judicial Circuit in and for ST. LUCIE County, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is Plaintiff and TIFFANY WILLIAMS A/K/A TIFFANY LAVERNE DAVIS; UNKNOWN SPOUSE OF TIFFANY WILLIAMS A/K/A TIFFANY LAVERNE DAVIS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. Michelle R. Miller, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash https://stlucie.realforeclose.com/ at 8:00 A.M., on July 21, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 27, BLOCK 753, OF PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.
Dated this 25th day of June 2026.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) [illegible]-3486
Telefacsimile: (954) [illegible]-5380
Designated service email:
notice@kahanandassociates.com
Florida Relay Service 711
Persons With Disabilities:
ENGLISH:
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 Lisa DiLucente-Jaramillo, 250 NW Country Club Drive, Suite 217, Port St. Lucie, FL 34986, (772) 807-4370 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.
SPANISH:
Si usted es una persona discapacitada que necesita algun tipo de adecuacion para poder participar de este procedimiento, usted tiene derecho a que se le ayude hasta cierto punto y sin costo alguno. Por favor comuniquese con Lisa DiLucente-Jaramillo, 250 NW Country Club Drive, Suite 217, Port St. Lucie, FL 34986, (772) 807-4370, al menos 7 dias antes de su fecha de comparecencia o inmediatamente despues de haber recibido esta notificacion si faltan menos de 7 dias para su cita en el tribunal. Si tiene discapacidad auditiva o de habla, llame al 711.
KREYOL:
Si ou se yon moun ki andikape epi ou bezwen nenpot akomodasyon pou ou ka patisipe nan pwose sa-a, ou gen dwa, san ou pa gen pou-ou peye ayen, pou yo ba-ou yon seri de asistans. Tanpri kontakte Lisa DiLucente-Jaramillo, 250 NW Country Club Drive, Suite 217, Port St. Lucie, FL 34986, (772) 807-4370 omwen 7 jou alavans jou ou gen rendezvous ou pare nan tribinal la, ouswa imediyatman kote ou resevwa notifikasyon an si ke li mwens ke 7 jou; si ou soud ouswa bèbè, rele 711.
#12424084; 7/1 7/8/2026

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA
CASE NO.: 2026-CA-000937
MUSHON ZIMBABWAM, as Executor of the Estate of Arie Rosenbaum,
Plaintiff,
v.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ISAAC KARLIN, DECEASED; and THE UNKNOWN
HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST PINCUS WELTSMAN, DECEASED,
Defendants.
NOTICE OF ACTION
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ISAAC KARLIN, DECEASED; and PINCUS
WELTSMAN, DECEASED, and all persons claiming by, through, under or against them, and all parties having or claiming to have any right, title, or interest in the property described below:
YOU ARE NOTIFIED that an action to quiet title to the following property in St. Lucie County, Florida:

Public Notices

TRACT 1 — Lots No. 5, 10, 11, 19 and 20, in Block No. 10; Lot No. 9, in Block No. 26, and Lot No. 13, in Block No. 27, all of the foregoing as shown on the Plat of SUNLAND GARDENS, said plat having been recorded in the office of the Clerk of the Circuit Court, Fort Pierce, Florida, on September 10, 1947, in Plat Book 8, Page 32.
TRACT 2 — Lots No. 11, 12, 13, and 14, in Block No. 36, as shown on the Plat of SUNLAND GARDENS, said plat having been recorded in the office of the Clerk of the Circuit Court, Fort Pierce, Florida, on March 10, 1953, in Plat Book 9, Page 54.
TRACT 3 — Lots No. 9, 10, 11, and 12, in Block No. 37; Lots No. 15, and the Easterly ½ of Lot No. 14, in Block No. 39; Lots No. 11 and the Northerly ½ of Lot No. 12, in Block No. 44, all of the foregoing as shown on the Plat of SUNLAND GARDENS, said plat having been recorded in the office of the Clerk of the Circuit Court, Fort Pierce, Florida, on October 14, 1953, in Plat Book 9, Page 67.
TRACT 4 — Lots No. 1, 8 and 9, in Block No. 48; Lots No. 1, 2, and 3, in Block No. 49; Lots No. 1, 2, 3, 4 and 5, in Block No. 50; Lots No. 1, 2, 3, 4, and the Northerly ½ of Lot No. 5, 12, 13, 14, 15 and 16, in Block No. 51; Lots No. 18 and 19, in Block No. 52, all of the foregoing as shown on the Plat of SUNLAND GARDENS, said plat having been recorded in the office of the Clerk of the Circuit Court, Fort Pierce, Florida, in Plat Book 10, Page 76.
ALL OF THE ABOVE LOCATED IN ST. LUCIE COUNTY, FLORIDA.
has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on:
Judah Mandel, Esq.
JAV MANDEL, PLLC
820 West 41st Street, Suite 204
Miami Beach, FL 33140
on or before July 15, 2026, 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.
#12443300
7/1 7/8 7/15 7/22/2026

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR INDIAN RIVER COUNTY, FLORIDA
CASE NO. 31 2026 CA 000785
MICHAEL L. MCCALL and
JANINE A. MCCALL,
Plaintiffs,
vs.
STEVEN D. SHERMAN, Individually and as Trustee of the Steven D. Sherman Trust, U/A/D December 17, 2020,
SUNNOVA TE MANAGEMENT LLC,
NORTHFIELD HOLDING CORP., d/b/a
Florida Window and Door, and
UNKNOWN TENANT IN POSSESSION,
Defendants.
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 24,
2026, and entered in Case No. 31-2026-CA-000785 of the Circuit Court of the Nineteenth Judicial Circuit in and for Indian River County, Florida, wherein MICHAEL L. MCCALL and JANINE A. MCCALL are the Plaintiffs and STEVEN D. SHERMAN, Individually and as Trustee of the
Steven D. Sherman Trust, U/A/D December 17, 2020, SUNNOVA TE MANAGEMENT LLC, NORTHFIELD HOLDING CORP., d/b/a Florida Window and Door, and UNKNOWN TENANT
IN POSSESSION are the Defendants. Ryan L. Butler as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.indian-river.realforeclose.com, at 10:00 AM, on July 24, 2026, the following described property as set forth in said Final Judgment, to wit:
Lot 1, West Meadows Subdivision, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 82, of the Public Records of Indian River County, Florida
Property Address: 410 45th Avenue, Vero Beach, FL 32968
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.
Dated: June 24, 2026
Whitebird, PLLC
Counsel for Plaintiffs
1701 Highway A1A, Suite 208
Vero Beach, FL 32963
Telephone: (772) 610-5580
Emails:
ryan@whitebirdlaw.com
pozo@whitebirdlaw.com
By: Ryan O'Connor, Esq.
Florida Bar No.: 106103
IMPORTANT
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Corrie Johnson, ADA Coordinator, 250 NW Country Club Drive, Suite 217, Port St. Lucie, FL 34986, (772) 807-4370 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.
#12438766; 7/1 7/8/2026

BEFORE THE LOCAL PLANNING AGENCY AND LOCAL BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA
NOTICE OF PUBLIC HEARINGS
Subject: **7 Brew Stuart (D069-002)**. This is a request by TFA-AE LTD, on behalf of Brew Horizons LLC, for a proposed amendment to the county zoning atlas for a LI, Limited Industrial district designation consistent with the existing Industrial future land use. The proposed amendment is to change the existing zoning district classification for an approximately 3.93-acre site from CN-1 (Industrial) District to LI (Limited Industrial) District. Included with this application is a request for a Certificate of Public Facilities Exemption.
Location: The site is located at 3101 SE Federal Highway, approximately 600 feet north of SE Indian St, in Stuart.
Public hearing: **LOCAL PLANNING AGENCY (LPA)**
Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, July 16, 2026.
Public hearing: **BOARD OF COUNTY COMMISSIONERS (BOCC)**
Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, July 28, 2026
Place: Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida 34996
All interested persons are invited to attend and be heard.
Persons with disabilities who need an accommodation in order to participate in these proceedings are entitled, at no cost, to the provision of such accommodation. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing at 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TTY device, please call 711 Florida Relay Services.
When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BOCC meeting. No fee will be assessed. If the Intervenor is representing a group/ association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including any digital media, intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BOCC meetings
If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.
For further information, including copies of the original application documents or agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Luis Aguilar, Principal Planner, laguilar@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996.
THIS NOTICE DATED THIS 22ND DAY OF JUNE 2026
July 1, 2026 (12430842)

SERENOA 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 Serenoa Community Development District (the "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 July 15, 2026, at 10:00 a.m. at the offices of the District Manager, Special District Services, Inc., located at 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987
The purpose of the public hearing is for the Board 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, wastewater systems, water supply systems, surface water management facilities, roadways, offsite improvements, sidewalks, landscaping and irrigation, entrance features, fences and gates, and other improvements 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 at the hearing and/or meeting is asked to contact the District Office at (561) 630-4922 and/or toll free at 1-877-737-4922, 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 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.
Stephanie Brown
District Manager
SERENOA COMMUNITY DEVELOPMENT DISTRICT
www.serenoacdd.org
PUBLISH: ST. LUCIE NEWS TRIBUNE 06/17/26, 06/24/26, 07/01/26 & 07/08/26 #TCN12394477

PUBLIC NOTICE
CITY OF SEBASTIAN
INDIAN RIVER COUNTY
FLORIDA
THE LOCAL PLANNING AGENCY (SEBASTIAN PLANNING AND ZONING COMMISSION) OF THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, HAS SCHEDULED A PUBLIC HEARING IN THE CITY COUNCIL CHA