The Stuart News
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK
Wednesday, November 5, 2025
Ad Number: 11793330
Insertion Number: N/A
Size: 1 Col x 11.59 in
Color Type: N/A
Advertiser: Martin County - Growth Management
Agency: N/A
Section-Page-Zone(s): B-8-All
Description: M164-010 Martin

# PUBLIC NOTICES

## Fictitious Business

NOTICE IS HEREBY GIVEN that the undersigned desiring to engage in business under fictitious name of Dave's Hot Chicken located at Market Place at Kanner in the County of Martin in the City of Stuart, FL 34994, intends to register the said name with the Division of Corporations of The Florida Department of State, Tallahassee, Florida.
Dated at Palm Beach Gardens, Florida, this 3rd, day of November, 2025.
Owner, Cluck Beach DHC Stuart, LLC
November 5 2025
LSAR0397186

## Foreclosure / Sheriff Sales

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,
VS.
STEPHEN SMITH; UNKNOWN SPOUSE OF STEPHEN SMITH; FLORIDA HOUSING FINANCE CORPORATION; STATE OF FLORIDA DEPARTMENT OF REVENUE; LAKESCHA FELTON; UNKNOWN TENANT #1; UNKNOWN TENANT #2; UNKNOWN TENANTS IN POSSESSION
PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).
CASE NO.: 2023CA002753
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment, Final Judgment was awarded on August 19, 2025 in Civil Case No. 2023CA002753, of the Circuit Court of the NINETEENTH Judicial Circuit in and for St. Lucie County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and STEPHEN SMITH; UNKNOWN SPOUSE OF STEPHEN SMITH; FLORIDA HOUSING FINANCE CORPORATION; STATE OF FLORIDA DEPARTMENT OF REVENUE; LAKESCHA FELTON; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.
The Clerk of the Court, Michelle R. Miller will sell to the highest bidder for cash at https://stlucie.realforeclose.com on January 6, 2026 at 08:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT 2, BLOCK 6, SUNRISE PARK #1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 42, 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 24th day of October, 2025.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ZACHARY ULLMAN
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
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 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.
SPANISH: Si usted es una persona discapacitada que necesita algún tipo de adecuación para poder participar de este procedimiento, usted tiene derecho a que se le ayude hasta cierto punto y sin costo alguno. Por favor comuníquese con Court Administration, 250 NW Country Club Drive, Suite 217, Port St. Lucie, FL 34986, (772) 807-4370, al menos 7 días antes de su fecha de comparecencia o inmediatamente después de haber recibido esta notificación si faltan menos de 7 días 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 nenpòt akomodasyon pou ou ka patisipe nan pwosè sa a, ou gen dwa, san ou pa gen pou-ou peye anyen, pou yo ba-ou yon seri de asistans. Tanpri kontakte Court Administration, 250 NW Country Club Drive, Suite 217, Port St. Lucie FL 34986, (772) 807-4370 omwen 7 jou alavans jou ou gen pou-ou parèt nan tribunal la oswa imedyatman kote ou resevwa notifikasyon-an si ke li mwens ke 7 jou; si ou soud oswa bèbè, rele 711.
PUB 10/29 11/5/2025
TCN

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Notice of Sale

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT IN AND FOR SAINT LUCIE COUNTY, FLORIDA

SENTINEL SECURITY LIFE INSURANCE COMPANY,

CASE NO.: 2024-CA-001352
Plaintiff,
v.

PORT ST. LUCIE PROPERTIES, INC.; MARK MONTALTO; LAKEWOOD PARK PROPERTY OWNERS' ASSOCIATION, INC.; SATCOMM BUILDERS, INC.; STEPHEN LORRIMER; EUROPEAN PORTABLES, LLC F/K/A FREEDOM PORTABLES, LLC; UNKNOWN TENANT I; UNKNOWN TENANT II;

Defendants.

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NOTICE OF SALE
NOTICE IS HEREBY GIVEN that pursuant to the Partial Final Judgment of Foreclosure – Counts 1 & 2 Only dated October 15, 2025 in the Nineteenth Circuit Court in and for St. Lucie County, Florida, wherein SENTINEL SECURITY LIFE INSURANCE COMPANY is the Plaintiff, and granted against the Defendants, PORT ST. LUCIE PROPERTIES, INC.; LAKEWOOD PARK PROPERTY OWNERS' ASSOCIATION, INC.; SATCOMM BUILDERS, INC.; STEPHEN LORRIMER; and EUROPEAN PORTABLES, LLC F/K/A FREEDOM PORTABLES, LLC; in Case No. 2024-CA-001352, the Clerk of this Court, Michelle R. Miller, will

## Foreclosure / Sheriff Sales

at 8:00 a.m. on December 9, 2025, offer for sale and sell to the highest bidder for cash at https://stlucie.realforeclose.com/ in accordance with Section 45.031, Florida Statutes, the real property situate and being in St. Lucie County, Florida more particularly described as:
Lot 18, Block 62, LAKEWOOD PARK UNIT NO. 6, according to the Plat thereof, as recorded in Plat Book 11, Page 7, Public Records of St. Lucie County, Florida.

Property Address: 7803 Fort Walton Avenue, Fort Pierce, FL 34951

Said sale will be made pursuant to and in order to satisfy the process of said Partial Final Judgment of Foreclosure – Counts 1 & 2 Only.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING 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
Dated: October 24, 2025.
/s/ Olivia Garcia
Olivia Garcia, Esq., III, Esq.
Florida Bar Number: 0976113
Olivia Garcia
Florida Bar Number: 1024583
Primary Email:astanton@nardellalaw.com;
ogarcia@nardellalaw.com
Secondary Email: kcooper@nardellalaw.com
Nardella & Nardella, PLLC
135 West Central Blvd.
Suite 300
Orlando, Florida 32801
Office: (407) 966-2680
Fax: (407) 966-2681
Attorneys for Plaintiff
November 5, 12 2025
LSAR0396332

## Govt Public Notices

**BEFORE THE LOCAL PLANNING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA**
**********
NOTICE OF PUBLIC HEARINGS

Subject: **Martin Commerce Park PUD Zoning Agreement including Master Site Plan (M164-010) (FKA Martingale Estates Subdivision).** This is a request by Lucido & Associates on behalf of Martin Commerce Park, LLC for rezoning approval to Planned Unit Development (PUD) through a PUD Zoning Agreement for the Martin Commerce Park Project including a Master Site Plan and Phasing Plan. The master site plan includes five (5) phases with a proposed building floor area of 1,100,000 square feet and includes areas for trailer parking and outdoor storage. The property is approximately 167.18 acres and is located east and adjacent to I-95 and south of SW Martin Highway approximately 0.10 mile south of the intersection of SW Martin Highway and SW Martingale Drive.

location: The property is approximately 167.16 acres and is located east and adjacent to I-95 and south of SW Martin Highway approximately 0.10 mile south of the intersection of SW Martin Highway and SW Martingale Drive.

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, November 20, 2025

Public hearing: **BOARD OF COUNTY COMMISSIONERS (BCC)**
Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, December 9, 2025

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 you, to the provision of certain assistance. This does not include accommodation 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 to 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 party status 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 BCC 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 BCC 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 Brian Elam, Principal Planner, belam@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996.

THIS NOTICE DATED THIS 29TH DAY OF OCTOBER, 2025
Pub: November 5, 2025
TCN11793330

**NOTICE PUBLIC HEARING**
NOTICE IS HEREBY GIVEN that the Historic Preservation Commission of the City of Fort Pierce Beach, Florida, shall hold a public hearing in the City Hall, Council Chambers, located at 1053 20th Place, Vero Beach, Florida on Thursday, November 20, 2025, at 9:30 a.m., to consider the following:
(Quasi- Judicial)
Special Certificate of Appropriateness Application Submitted by Indian River County Historical Society to Install Wood Railings on the West and South Sides of the Vero Beach Train Station, an Alteration to a Site on the National and Local Historic Registers, Located at 2336 14th Avenue (HCS25-000007)
Interested parties may appear at the meeting and be heard with respect to matters related to the above proposal. Related material is available for review at the Planning Department Office in City Hall. Anyone who needs special accommodation for this meeting may contact the city's Americans with Disabilities Act (ADA) Coordinator at 978-4920 at least 48 hours in advance of the meeting.
CITY OF VERO BEACH, FLORIDA
BY: Sherri Philo, MMC
City Clerk
Pub: November 5, 2025
TCN11807572

## Notice To Creditors

IN THE CIRCUIT COURT FOR SAINT LUCIE COUNTY,
FLORIDA PROBATE DIVISION
File No. 56-2025-CP-001274
Judge: STEVEN J. LEVIN
IN RE: The Estate of
THERESA D. GEARY,
Deceased.
**NOTICE TO CREDITORS**
The administration of the estate of THERESA D. GEARY, deceased, File Number 56-2025-CP 001274, is pending in the Circuit Court for Saint Lucie County, Florida, Probate Division, the physical and mailing address of which are 218 South Second Street, Fort Pierce, Florida 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, including un-matured, contingent or un-liquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
The date of first publication of this Notice is October 29, 2025.
Attorney for Personal Representative:
PORTIA B. SCOTT, CHARTERED
Portia B. Scott
Florida Bar Number: 9555
921 SE Central Parkway
Stuart, Florida 34994
Telephone: (772) 287-0096
E-Service Address:
kcc@attorneystuartflorida.com
Personal Representative:
Patricia DiBona
3362 North Park Drive
Fort Pierce, Florida 34982
Pub: October 29 & November 5, 2025
TCN11782145

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IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA
PROBATE DIVISION
File No. 562025CP001107
IN RE: ESTATE OF
PRIMAL KUMAR GROVER,
Deceased.
**NOTICE TO CREDITORS**
The administration of the estate of Primal Kumar Grover, deceased, whose date of death was September 21, 2024, is pending in the Circuit Court for ST. LUCIE County, Florida, Probate Division, the address of which is PO Box 700, Fort Pierce, FL 34954. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida 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. 732.2211. The written demand must be filed with the clerk.
The date of first publication of this notice is October 29, 2025.

Attorney for Personal Representative:
WESLEY R. HARVIN, II, ESQ.
Florida Bar No. 527068
Estate Trust & Elder Law Firm, P.L.
2940 South 25th Street
Fort Pierce, Florida 34981
Telephone: (772) 828-2588
weseharvin@etelf.com; eservice@etelf.com

Personal Representative:
Carroll Ann Brennan
3 SE Tuscan Lane
Stuart, FL 34996
Pub: October 29, November 5 2025
LSAR0394506

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IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA
PROBATE DIVISION
File No. 432025CP001381
IN RE: Estate of Frank L. Hunnicutt

NOTICE TO CREDITORS
The administration of the estate of Frank L. Hunnicutt, deceased, whose date of death was July 8, 2025, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 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. 732.2211. The written demand must be filed with the clerk.
The date of first publication of this notice is October 29, 2025.

Attorney for Personal Representative:
Sonia M. Pawluc, Esq.
717 SE 5th Street
Stuart, FL 34994

Personal Representative:
Betty Tyson Forgeron
5374 SE Running Oaks Circle
Stuart, FL 34997
October 29, November 5 2025
LSAR0393520

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IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA
PROBATE DIVISION
File No. 43 2024 CP 001202 CPAXMX
IN RE: Estate of JANET MARIE BRENNAN, also known as JANET MARIE DEINZER BRENNAN, also known as JANET D. BRENNAN

NOTICE TO CREDITORS
The administration of the estate of JANET MARIE BRENNAN, also known as JANET MARIE DEINZER BRENNAN, also known as JANET D. BRENNAN, deceased, whose date of death was January 30, 2024, is pending in the Circuit Court for MARTIN, Florida, Probate Division, the address of which is 100 SE Ocean Boulevard, 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. 732.2211. The written demand must be filed with the clerk.
The date of first publication of this notice is October 29, 2025.

## Notice To Creditors

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. 732.2211. The written demand must be filed with the clerk.
The date of first publication of this notice is October 29, 2025.

Attorney for Personal Representative:
Eric C. Barkett, Esq.
Law Office of Eric Barkett
1655 27th Street, Suite 1
Vero Beach, FL 32960
(772) 567-4355
FBN 0820547

Personal Representative:
Barry Durfee
c/o Eric C. Barkett, Esq.
1655 27th Street, Suite 1
Vero Beach, FL 32960
November 5, 12 2025
LSAR0401876

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**IN THE NINETEENTH JUDICIAL CIRCUIT COURT IN AND FOR INDIAN RIVER COUNTY, FLORIDA**
**PROBATE DIVISION**
**CASE NO.: 312025 CP 001192**
IN RE: ESTATE OF
PAUL A. BECKER, Deceased
**NOTICE TO CREDITORS**
The administration of the Estate of PAUL A. BECKER, deceased, whose date of death was September 13, 2025, is pending in the Circuit Court for Indian River County, Florida, Probate Division, the address of which is 2000 Souther Avenue, Vero Beach, Florida, 32960. The name and address of the Personal Representatives and the Personal Representatives attorneys are set forth below.
All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION

## Notice To Creditors

Attorney for Personal Representative:
Susan Lawton Copeland
Attorney
Florida Bar Number: 123160
Gunster, Yoakley & Stewart, P.A.
800 SE Monterey Commons Boulevard
Suite 200
Stuart, Florida 34996
Telephone: (772) 288-1980
Fax: (772) 288-0610
E-Mail: scopeland@gunster.com
Secondary E-Mail: eservice@gunster.com
Secondary E-Mail: mjones@gunster.com

Personal Representative:
Lynda L. Tragakes
9 Shore Lane
Westbrook, Connecticut 06498
October 29, November 5 2025
LSAR0397014

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IN THE CIRCUIT COURT FOR INDIAN RIVER COUNTY, FLORIDA
PROBATE DIVISION
File No. 312025CP001098
IN RE: Estate of Anna P. Nichols

NOTICE TO CREDITORS
The administration of the estate of Anna P. Nichols, deceased, whose date of death was February 19, 2025, is pending in the Circuit Court for Indian River, Florida, Probate Division, the address of which is 2000 16th Avenue, Vero Beach, FL 32960. 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. 732.2211. The written demand must be filed with the clerk.
The date of first publication of this notice is October 29, 2025.

Attorney for Personal Representative:
Eric C. Barkett, Esq.
Law Office of Eric Barkett
1655 27th Street, Suite 1
Vero Beach, FL 32960
(772) 567-4355
FBN 0820547

Personal Representative:
Barry Durfee
c/o Eric C. Barkett, Esq.
1655 27th Street, Suite 1
Vero Beach, FL 32960
November 5, 12 2025
LSAR0401876

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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 5, 2025.
Signed on October 15, 2025.
GOULD COOKSEY FENNELL
Attorneys for Personal Representatives
JAYNE BECKER
Personal Representative
MICHAEL BECKER
Personal Representative
By:
TODD W. FENNELL
Florida Bar No. 0886297
979 Beachland Boulevard
Vero Beach, Florida 32963
Telephone: 772-231-1100
twf-eservice@gouldcooksey.com
Pub: Nov 5 & 12, 2025
TCN 11813553

## Public Notices

**PUBLIC NOTICE**
THE DISTRICT BOARD OF TRUSTEES OF INDIAN RIVER STATE COLLEGE WILL HOLD AN INFORMATIONAL SESSION FOR THE BOARD CHAIR AND VICE CHAIR ON WEDNESDAY, NOVEMBER 12, 2025 BEGINNING AT 9:00 A.M. IN THE BOARD CONFERENCE ROOM, A302 ON THE IRSC MASSEY CAMPUS, 3209 VIRGINIA AVENUE, FORT PIERCE, FL 34981. THE AGENDA MAY INCLUDE, BUT IS NOT LIMITED TO, GENERAL MATTERS RELATING TO THE COLLEGE.
A COPY OF THE AGENDA WILL BE AVAILABLE PRIOR TO THE MEETING ON THE COLLEGE'S WEBSITE AT https://irsc.edu UNDER DISCOVER CAMPUS EVENTS.
PUBLISH: November 5, 2025
TCN11794001

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IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT,
SAINT LUCIE COUNTY, FLORIDA
TMX AERO, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
Plaintiff,
vs.
TS AVIATION, LLC, A DISSOLVED FLORIDA
LIMITED LIABILITY COMPANY,
Defendant.
Case No.: 2023 CA 002852
NOTICE OF SALE PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN that pursuant to the Amended Final Judgment rendered on
October 15, 2025 in Case No. 2023 CA 002852 in the Circuit Court for the 19th Judicial Circuit, in
Saint Lucie County, Florida, wherein TMX Aero, LLC is the Plaintiff and TS Aviation, LLC, is a Defendant. The Clerk of the Court, Michelle R. Miller, will sell to the highest bidder for cash at https://stlucie.realforeclosure.com on the 3rd day of December 2025 at 09:00 AM in accordance with Section 45.031 of the Florida Statutes, the following real property:
Gulfstream Aerospace G1159A fixed wing multi-engine aircraft with serial number 472 and designated tail number N550JF.
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.
To Be Published:
Saint Lucie News Tribune
Dated: October 22, 2025
Respectfully submitted,
LUNDERGAN LEGAL, LLC
Counsel for Plaintiff
P.O. Box 211474
Royal Palm Beach, FL 33421
Telephone: (561) 779-4126
Designated emails for service:
amanda@lundergaanlegal.com
jen@lundergaanlegal.com
By: /s/ Amanda L. Lundergan, Esq.
Amanda L. Lundergan, Esq.
Florida Bar No. 0074883
CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a true and correct copy of the above has been served this October 22, 2025 to all parties on the below service list. Service was by designated email unless the party is exempt pursuant to Rule 2.516 Fla. R. Jud. Adm. P., in which case it has been sent by U.S.
mail.
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## Public Notices

**PUBLIC NOTICE**
**AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)**
**2025 Incentives Strategies Report**
NOTICE is given that there will be a public hearing before the Fort Pierce City Commission to approve the 2025 AHAC Incentives strategies report on December 1, 2025, at 5:05 p.m. City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida
The AHAC is charged with the responsibility to review the established policies and procedures, ordinances, land development regulations and adopted local government comprehensive plan of the City of Fort Pierce and shall recommend actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate. The recommendations may include the modifications or repeal of existing policies, procedures, ordinances, regulations or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances or plan provisions; including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances and other documents. At a minimum, the AHAC shall adopt recommendations and submit a report yearly to the local government on affordable housing incentives in the following areas:
a. the processing of approval of development orders or permits for affordable housing projects is expedited to a greater degree of other projects
b. all allowable fee waivers provided for the development or construction of affordable housing
c. The allowance of flexibility in densities for affordable housing.
d. The reservation of infrastructure capacity for housing for very-low, low, and moderate-income persons.
e. The allowance of affordable accessory residential units in residential zoning districts.
f. The reduction of parking and setback requirements for affordable housing.
g. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
h. The modification of street requirements for affordable housing.
i. The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
j. The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
k. The support of development near transportation hubs and major employment centers and mixed-use developments.
In accordance with Florida Statues, Sections 166.041 (3)(a) and 286.0105, "Interested parties may appear at the meeting and be heard with respect to the proposed" and no stenographic record by certified court report will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be heard.
A draft of the recommendations is available for review and can be downloaded from the City's Grants Administration website at https://www.cityofportpierce.com/421/State-Housing-Initiatives-Partnership-SH. Public comments for this report were solicited from November 5, 2025, to November 19, 2025.
**Public Hearing**: A public hearing will be held at a regularly scheduled City Commission meeting on December 1, 2025, at 5:05 p.m. City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida
For further information, please contact Grants Administration, at 772-467-3161.
**Accessibility**: In accordance with the Americans with Disabilities Act of 1990, for all persons who are disabled and require special accommodations to participate please call the ADA Coordinator at 772-467-3766. For non-English speaking assistance please call (772-467-3000).
Pub: Nov. 5, 12, 19, 2025 TCN11807115

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