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Notice To Creditors

IN THE CIRCUIT COURT FOR THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY, FLORIDA PROBATE DIVISION
CASE NO: 2024CP001828
IN RE: ESTATE OF
JODI MARIE MONTANO a/k/a

JODI M. MONTANO,

Deceased.

NOTICE TO CREDITORS

TO ALL PERSONS HAVING
CLAIMS OR DEMANDS AGAINST
THE ABOVE ESTATE:
The administration of the Estate of Jodi Marie Montano, a/k/a Jodi M. Montano, deceased, whose date of death was October 25, 2024, is pend-ing in the Circuit Court for St. Lucie County, Florida, Probate Division, the address of which is Post Office Box 700, Ft. 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 are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE 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 persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT=S DATE OF DEATH IS BARRED.

The personal representative or cura-tor has no duty to discover whether any property held at the time of the Decedent's death by the decedent or 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 FS sections 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under FS Section 732.2211.

The date of the first publication of this Notice is Jan 22, 2024.

JILL RUOTOLO
Personal Representative
423 Euphoria Circle
Cary, North Carolina 27519
JORDAN FIELDS, ESQUIRE
Attarpay for Pagsand JORDAN FIELDS, ESC Attorney for Personal Representative Florida Bar No. 205745 JORDAN FIELDS PA 416 Cortez Avenue Stuart, FL 34994 Phone: (772) 286-0890 Fax: (772) 288-1728 Primary e-mail: iordan@ifpalaw.com Secondary e-mail: chris@ifpalaw.com Pub: Jan 22 & 29, 2025 TCN10954475

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA PROBATE DIVISION File Number 24-1593 CP IN RE: ESTATE OF RICHARD H. TIERNEY,

Deceased.

NOTICE TO CREDITORS

Notice to compare the estatement of the estatement o Decased.

NOTICE TO CREDITORS
The administration of the estate of RICHARD H. TIERNEY, deceased, whose date of death was December 1, 2024, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 East Ocean Blvd., Stuart, Florida 34994. The names and addresses of the personal representative and the personal representative and the personal representative 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.

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 STATUTE \$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

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 of decedent's dearn by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. The date of first publication of this Notice is January 22, 2025.

/s/Steven J. Wood STEVEN J. WOOD, Esquire STEVEN J. WOOD, Esquire
Attorney for
Personal Representative
Florida Bar No. 0828531
McCARTHY, SUMMERS, WOOD,
NORMAN, MELBY
& SCHULTZ, P.A.
2400 S.E. Federal Highway,
4th Floor
Stuart, Florida 34994
Telephone: (772) 286-1700
Primary Email:
siw@mccarthysummers.com
Secondary Email:
ne@mccarthysummers.com
Tertiary Email:
kat@mccarthysummers.com
/s/Richard H. Tierney, Jr.
RICHARD H. TIERNEY, JR.
Personal Representative
23 Gardner Hollow Road
Poughauga, New York 12570
TCN 01/22/25 01/29/25 #10951631

TCN 01/22/25 01/29/25 #10951631

IN THE CIRCUIT COURT FOR IN THE CIRCUIT COURT FOR
INDIAN RIVER COUNTY,
FLORIDA
PROBATE DIVISION
File No. 312024CP001466
IN RE: Estate of DOUGLAS
HARDING NECESSARY

NOTICE TO CREDITORS
The administration of the estate
of DOUGLAS HARDING NECESSARY, deceased, whose date of
death was October 20, 2024, is
pending in the Circuit Court for
INDIAN RIVER, Florida, Probate
Division, the address of which is
2000 16th Ave, 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 NOTICE TO CREDITORS

January

All creditors of the decedent and 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 PUBLICA-

DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 73.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEMENT'S DATE OF DEATH DECEDENT'S DATE OF DEATH

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the

Notice To Creditors

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 date of first publication of this notice is January 15, 2025.

Attorney for Personal Representative: Charles H. Sanford Charles H. Safford Florida Bar Number: 702821 3003 Cardinal Dr Ste B Vero Beach, FL 32963 Telephone: (772) 492-1695 Fax: (772) 492-1697 charleshsanfordlaw@ E-Mail: comcast.net
Secondary E-Mail: captcharlz@aol.

Personal Representative: Blanche E. Necessary 2151 Sea Mist Ct. Vero Beach, Florida 32963 January 15, 22 2025 LSAR0222469

IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA PROBATE DIVISION File No. 24CP001777 IN RE: Estate of David L. Hedberg

NOTICE TO CREDITORS The administration of the estate of David L. Hedberg, deceased, whose date of death was November 16, 2024, is pending in the Circuit Court for St. Lucie, 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

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

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 death by the decedent or the decedent's death by 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 date of first publication of this notice is January 15, 2025.

Attorney for Personal Representative: Erin Kirkwood Erin Kirkwood Law 607 SW St. Lucie Crescent, Suite 106 Stuart, FL 34994 772-210-2529 erin@erinkirkwoodlaw.com

Personal Representative Erik L. Hedberg 1329 Hydrangea Leland, NC 28451 January 15, 22 2025 LSAR0222761

IN THE CIRCUIT COURT FOR ST LUCIE COUNTY, FLORIDA PROBATE DIVISION File No. 562023CP001022XXXHC IN RE: Estate of JACOB FARASH AKA JACK FARASH

AKA JACK FARASH

NOTICE TO CREDITORS
The administration of the estate of JACOB FARASH AKA JACK FARASH, deceased, whose date of death was June 14, 2023, is pending in the Circuit Court for ST LUCIE, Florida, Probate Division, the address of which is 201 South Indian River Drive, 2nd FL, 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.

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.

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 \$\text{272} \text{216-732,228 applies, or may} 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. date of first publication of this notice is January 22, 2025.

Attorney for Personal Representative:
ELDER & ESTATE PLANNING
ATTORNEYS PA
480 Maplewood Drive Suite 3
Jupiter, Florida 33458
Telephone: (561) 694-7827
Facsimile: (561) 745-6460
Eservice Email: eepapa@elderlaw-versfl.com yersfl.com Secondary Email: anne@elderlaw-

yersfl.com Jane@elderlawyersfl.com By: /S/ Anné Desormier-Cartwright Anné Desormier-Cartwright Florida Bar No 457582 Use Jupiter address for mailing Treasure Coast Office Miracle Mile Plaza 601 21st ST Suite 300 Vero Beach, FL 32960

Personal Representative: Paul Farash 1335 7th Street West Babylon, NY 11972

January 22, 29 2025 LSAR0225116

IN THE CIRCUIT COURT FOR INDIAN RIVER COUNTY, PROBATE DIVISION File No. 212024CP000759 IN RE: Estate of Donny Leon NOTICE TO CREDITORS
The administration of the estate
of Donny Leon Milton, deceased,

whose date of death was May 14, 2024, 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

Notice To Creditors

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 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.

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 date of first publication of this notice is January 22, 2025.

Attorney for Personal Representative: Robert J. Fraxedas, Esquire 633 S. Federal Hwy, 6th Floor Ft. Lauderdale, FL 33301

Personal Representative: Beckett C. Horner, Esquire 601 21st Street, Suite 401 Vero Beach, FL 32960 January 22, 29 2025 LSAR0225283

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA PROBATE DIVISION File No. 432024CP001605 IN RE: Estate of Margaret G. Matthaws

IN RE: Estate of Margaret G.
Matthews

NOTICE TO CREDITORS
The administration of the estate of Margaret G. Matthews, deceased, whose date of death was November 13, 2024, is pending in the Circuit Court for Martin, Florida, Probate Division, the address of which is 100 South East Ocean Blvd., Ste. 200, Stuart, Florida 34994. The names and addresses of the personal representative and the person bright 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 THE NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDAS TATUTES 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 date of first publication of this notice is January 22, 2025.

Attorney for Personal Representa-

Attorney for a constant tive:
Susan L. Copeland
Attorney
Florida Bar Number: 123160
Gunster, Yoakley & Stewart, P.A.
800 SE Monterey Commons Blvd 800 SE Monterey Commons Blvd Suite 200 Stuart, Florida 34996 Telephone: (772) 288-1980 Fax: (772) 288-610 E-Mail: scopeland@gunster.com Secondary E-Mail: eservi gunster.com Secondary E-Mail: soswa

E-Mail: soswald@ gunster.com Personal Representative

Jeffrey L. Matthews 615 6th Avenue North Naples, Florida 34102 January 22, 29 2025 LSAR0225665

IN THE CIRCUIT COURT FOR SAINT LUCIE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001319 IN RE: Estate of SHIRLEY J. MEYER

NOTICE TO CREDITORS NOTICE TO CREDITORS
The administration of the estate of SHIRLEY J. MEYER, deceased, whose date of death was March 24, 2024, is pending in the Circuit Court for Saint Lucie, Florida, Probate Division, the address of which is 201 South Indian River Drive, Fort Pierce, Florida 34950. The names and addresses of the personal representative and the personal representative and the personal representative at 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. THEM

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

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

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 date of first publication of this notice is January 22, 2025. Attorney for Personal Representa-

Mary Kate Clem, Esquire Mary Kare Clem, Esquire
Florida Bar Number: 1025345
Block & Scarpa
601 21st Street, Suite 401
Vero Beach, Florida 32960
Telephone: (772) 794-1918
E-Mail: mkclem@blockscarpa.com Secondary E-Mail: sholzmann@ blockscarpa.com

Personal Representative: Ralph R. Meyer January 22, 29 2025 LSAR0226413



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IN THE CIRCUIT NINE TEENTH OF ON THE RESERVENCE OF THE RESERVEN

but Solely as Owner Trustee RCAF Acquisition Trust Plaintiff,

Plaintiff,
-vs.JANET L. GEFAELL; JOHN H.
GEFAELL; BERMUDA CLUB
HOMEOWNERS ASSOCIATION,
INC.; LANDMARK ASSET
RECEIVABLES MANAGEMENT
LLC; ANY AND ALL UNKNOWN
PARTIES CLAIMING BY,
THROUGH, UNDER, AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)

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; UNKNOWN PARTY #2, UNKNOWN PARTY #3, and UNKNOWN PARTY #3, and UNKNOWN PARTY #4 the names being fictitious to account for porties in possession Defendant(s).

NOTICE IS HEREBY GIVEN NOTICE IS HEREBY GIVEN PURSUANT OF THE PROPERTY OF THE PROPERTY

the following described property as set forth in said Final Judgment, towit:

LOT 92, OF BERMUDA CLUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, AT PAGE 3, OF THE PUBLIC RECORDS OF INDIAN RIVER 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 NO LATER THAN THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE POPERTS THE FUNDS AS UNCLAIMED. Florida Rules of Judicial Administration Rule 2.540 Notices to Persons With Disabilities 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 3496, (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 alguna dapración para poder participar de este procedimiento o evento; usted tiene derecho, sin costo alguno a que se le provea cierta courte.

de este procedimiento o evento; usted tiene derecho, sin costo alguno a que se le provea cierta ayuda. Favor de comunicarse con Corrie Johnson, Coordinadora de A.D.A., 250 NW Country Club Drive, Suite 217, Port St. Lucie, Fl. 34986, (772) 807-4370 por lo menos 7 dins antes de que tenga que días antes de que tenga que comparecer en corte o inmediata-mente después de haber recibido ésta notificación si es que falta menos de 7 días para su compare-cencia. Si tiene una discapacidad auditiva ó de habla, llame al 711.

KREYOL: Si ou se yon moun ki kokobé ki bezwen asistans ou aparêy pou ou ka patisipé nan prosedu sa-a, ou gen dwa san ou pa prosedu sa-a, ou gen dwa san ou pa bezwen péyé anyen pou ou iwen on seri de èd. Tanpri kontakté Corrie Johnson, Co-ordinator ADA, 250 NW Country Club Drive, suite 217, Port St. Lucie, FL 34986, (772) 807-4370 O'mwen 7 iou avan ke ou gen pou-ou parèt nan tribunal, ou imediatman ke ou resevwa avis sa-a ou si lè ke ou gen pou-ou alé nan tribunal-la mwens ke 7 jou; Si ou pa ka tandé ou palé byen, rélé 711. Pub: Jan. 15th & 22nd, 2025 TCN10942725

IN THE CIRCUIT COURT IN AND FOR INDIAN RIVER COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NUMBER: 2024-CA-000355
SIMPLE LENDING, LLC,

v.
3784 LLC, A FLORIDA LIMITED
LIABILITY
COMPANY; WARREN TAYLOR;
HUGH GARY
EBANKS, and JOHN DOE AND
ALL OTHERS
IN POSSESSION,
Defendants.

ALL OTHERS
IN POSSESSION,
Defendants.
CORRECTED NOTICE OF SALE
PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN
pursuant to an Agreed Final Judgment of Foreclosure dated December 4, 2024 and entered in 2024-CA000355 in the Circuit Court of the
Judicial Circuit in and for Indian
River County, Florida, wherein
SIMPLE LENDING, LLC, et.al., as
Plaintiff and 3784 LLC, et.al., are
the Defendants, I will sell to the
highest and best bidder for cash online at https://indianriver.realforeclose.com, at 10:00
o'clock A.M. on February 20, 2025,
the following described property as
set forth in said Agreed Final Judgment of Foreclosure:
LOT 11, LESS THE NORTH 10
FEET THEREOF, AND ALL OF
LOT 10, BLOCK 2, OSCEOLA PARK
HOME SITES, ACCORDING TO
THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 3,
PAGE 58, OF THE PUBLIC
RECORDS OF ST. LUCIE
COUNTY, FLORIDA; SAID LAND
NOW LYING AND BEING IN
INDIAN RIVER COUNTY,
FLORIDA.
A/K/A: 1934 22ND AVENUE, VERO
BEACH, FL 32960

NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

AIK/A: 1934 22ND AVENUE, VERO BEACH, FL 32960

AIK/A PARCEL ID: 33390200016002000010.0

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.

This Notice is provided in accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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. Filing # 213990532 E-Filed 01/06/2025 04:03:06 PM Dated at Indian River County, Florida this 6th day of January 2025. Dated at Indian River County, Florida this 6th day of January 2025.

Florida this 6th day of January 2 LAW OFFICES MENDEZ MENDEZ, P.A. 7400 S.W. 57th Court, Suite 202 South Miami, FL 33143 (305) 667-0112 Telephone By: /s/Daniel J. Mendez Sergio L. Mendez, Esq. Florida Bar Number 472761 sergio@mendezandmendezlaw.com X Daniel J. Mendez, Esq. Florida Bar Number 112086 daniel@mendezandmendezlaw.com Daniela C. Pachon, Esq. Florida Bar Number 1050209

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Public Notices

III BILLING NAME: Daniel J. Mendez, Esq. 7400 SW 57th Court, Suite 202 SAME South Miami, FL 33143 MAILING NAME:

Daniel J. Mendez, Esq. SAME Pub: Jan 15 & 22, 2025 TCN10940922

BEFORE THE LOCAL PLANNING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

NOTICE OF PUBLIC HEARINGS

Subject: Hobe Sound Storage Major Final Site Plan (H164-002) (FKA Vineyard II Rezoning). Live Oak Capital Partners request for a Major Final Site Plan approval to construct a 3-story, approximately 94,132 square foot residential storage facility and associated infrastruc ture on an approximate 4-acre unde veloped property. Included in this application is a request for a Certifi cate of Public Facilities Reserva-

is located east of SE Federal High-way approximately 0.28 miles south of SE Heritage Boulevard, south of the Bethel Lutheran Church in Hobe Sound.

Public hearing: LOCAL PLAN-NING AGENCY (LPA)
Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, February 6, 2025

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, February 11, 2025

Place: Martin County Administra-tive 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 certain assistance. 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 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. Monferey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TTY device, please call 711 Florida Relay Services Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearcomment 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. ing. A person may also participate

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 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, PMP, Principal Planner belam@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996.

Pub: January 22, 2025 TCN10948470

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR ST. LUCIE COUNTY

GENERAL CIVIL DIVISION
CASE NO: 2024-CA-0002073
KOA BAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government orga-nized and existing under the laws of the State of Florida, Plaintiff,

THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE KOA BAY COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, DEFENDED.

Defendants.

NOTICE AND ORDER TO SHOW

CAUSE

TO THE STATE OF FLORIDA,
AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS
OF KOA BAY COMMUNITY
DEVELOPMENT DISTRICT T DISTRICT,
NON-RESIDENTS DEVELOPMENT DISTRICT,
INCLUDING NON-RESIDENTS
OWNING PROPERTY OR
SUBJECT TO TAXATION

DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF KOA BAY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS AND LEVY OF SPECIAL ASSESSMENTS, OR TO BE AFFECTED IN ANY WAY THEREBY: Koa Bay Community Development District (the "District") having filed its Complaint for validation of not to exceed \$86,680,000 Koa Bay Community Development District Special Assessment Bonds, in one or more series (the "Bonds") and the special assessments levied securing such Bonds pursuant to Chapters 170, 190, and 197, Florida Statutes (the "Special Assessments"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises: NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the

NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, and the State of Florida, through the State Attorney of the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida, and for St. Lucie County, Florida appear on Monday, February 10

Public Notices

2025 at 11:00 a.m. (allotted time not 15 minutes), before Honorable Steven J. Levin via Zoom Application (information below), or

to-exceed 15 minutes), before the Honorable Steven J. Levin via Zoom Application (information below), or in Courtroom 3-E of the St. Lucie County Courthouse, 218 S. 2nd Street, Fort Pierce, FL 34950, and show cause if any there be why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via the following Zoom link: https://zoom.us/i/S017263383, Meeting ID: 501 726 3383, or by calling (786) 635-1003 and using the aforementioned Meeting ID.

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in St. Lucie County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause. named as defendants in said Complaint and personally served with process in this cause. DONE AND ORDERED in St. Lucie County, Florida this 8th day of January, 2025.

The Honorable Steven J. Levin Circuit Court Judge Pub: Jan 15 & 22, 2025 TCN10937003

"Non-Judicial Sale of Vessel" to take place on Thursday February 6, 2025, at 10:00 AM at Sunset Bay Marina and Anchorage, 615 SW Anchorage Way, Stuart, FL 34994, on the following vessel: 1985 39' Wauquiez Sailing Vessel FL 5926SV, a recreational vessel. Registered owner according to State of Florida records is Keyin Lindops Insertion records is Kevin Lindner. Inspection may take place on Thursday, February 6, 2025, between 9:00 am and 10:00 am. at Sunset Bay Marina and Anchorage, 615 SW Anchorage Way, Stuart, FL 34994. Vessel will be sold to the highest bidder. Ten percent deposit by cash or cashier's check is due at time of sale; balance by cash or cashier's check is due by 12:00 PM on Thursday, February 6, 2025, at which time the vessel shall be removed from the premises by buyer. This sale is pursuant to section §328.17, Florida Statutes. records is Kevin Lindner. Inspection

Statutes. Pub: Jan 22 & 29, 2025 TCN10958862

Statutes.
Pub: Jan 22 & 29, 2025
TCN10958862

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 CHAMBERS, 1225 MAIN STREET,
SEBASTIAN, AT A REGULAR
MEETING TO BE HELD ON
THURSDAY, FEBRUARY 6, 2025
AT 6:00 P.M., TO MAKE A
RECOMMENDATION TO CITY
COUNCIL REGARDING ORDINANCE 0-25-06 WHICH
PROPOSES TO AMEND LAND
DEVELOPMENT CODE ARTICLES
V & VI BY MODIFYING SPECIFIC
RESIDENTIAL ZONING
DISTRICTS TO ALLOW FOR
ACCESSORY DWELLING UNITS
AND CREATING CONDITIONAL
USE CRITERIA, AND TO AMEND
LDC ARTICLE XXII BY ESTABLISHING A DEFINITION FOR
ACCESSORY DWELLING UNITS;
AND TO PROVIDE FOR SEVERABILITY, CONFLICTS, CODIFICATION, SCRIVENER'S ERRORS,
AND AN EFFECTIVE DATE.
ALL INTERESTED PARTIES MAY
APPEAR AT THE HEARING AND
BE HEARD WITH RESPECT TO
THE PROPOSED AMENDMENTS.
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 Council with respect to
any matter considered at this meeting will need to ensure that a verbatim record of the proceeding is

any accision on the council with respect to any matter considered at this meet ing 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 heard. (F.S.286.0105)

(F.S.286.0105)
In compliance with the Americans with Disabilities Act (ADA) of 1990, anyone who needs a special accommodation for this meeting should contact the City's ADA Coordinator at 772-388-8226 at least 48 hours in advance of the meeting.
PUBLISHED: Wednesday, January 22, 2025

TCN10960665

Public Sale

1/29/25
Public Notice
A Public Auction of stored personal property, from A Plus Storage, to be conducted at 8350 S. US 1, Port St Lucie Fl will be held to pay for unpaid storage fees and charges (pursuant to Section 83.806, FL Statutes). Public Auction to be held on January 29, 2025, beginning at 10:30 am. The personal property in the following units will be auctioned. In addition, miscellaneous abandoned items will be sold. All payments must be made in full. payments must be made in full, CASH ONLY, by the conclusion of the auction. BLK17 F, Douglas

TCN- #10942452 01/15/25 01/22/25

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