

Public Notice

MARKETABLE RECORD TITLE ACT NOTICE CONCERNING DECLARATION OF COVENANTS AND RESTRICTIONS FOR OAK RUN, NEIGHBORHOOD 11

Oak Run Associates, Ltd., a Florida limited partnership ("Claimant"), hereby preserves its interest in, and covenants or restrictions concerning, the "Property" as defined below, pursuant to Chapter 712, Florida Statutes (the "Marketable Record Title Act"), as follows:
 1. **Claimant.** The name and post office address of Claimant: Oak Run Associates, Ltd., 8825 SW 110th Street, Ocala, FL 34481.
 2. **Owners at Time of Notice.** The names and post offices address of the persons in whose names the Property is assessed on the last completed tax assessment roll of Marion County, Florida, are as follows. (The last names of individuals are listed before their first names. The Marion County Parcel ID Numbers from the tax assessment roll are included following some of the owners' names.)

- 7011-000-001
OAK RUN ASSOCIATES LTD
8825 SW 110TH ST
OCALA FL 34481
- 7011-001-001
SEIDLING RITA A
8004 SW 108TH LOOP
OCALA FL 34481
- 7011-001-002
HUNLEY SILAS J
10823 SW 83RD AVE
OCALA FL 34481
- 7011-001-003
LAIRD FAMILY TRUST
10821 SW 83RD AVE
OCALA FL 34481
- 7011-001-004
ROYAL JOAN T REV TR
10819 SW 83RD AVE
OCALA FL 34481
- 7011-001-005
CROWE J RICHARD TR
10813 SW 83RD AVE
OCALA FL 34481
- 7011-001-006
GOYINS THOMAS
10811 SW 83RD AVE
OCALA FL 34481
- 7011-001-007
SANCHEZ GUILLERMO
37 HARVESTGATE
SMITHVILLE ON LOR 2AO
CANADA
- 7011-001-008
HESSEL JAMES D
8379 SW 108TH LOOP
OCALA FL 34481
- 7011-001-009
DAVIS THOMAS W
8375 SW 108TH LOOP
OCALA FL 34481
- 7011-003-001
KITTREDGE RAYMOND D
8318 SW 108TH LOOP
OCALA FL 34481
- 7011-003-002
JOHNSON THEODORE L
8310 SW 108TH LOOP
OCALA FL 34481
- 7011-003-003
FRAZIER PHYLLIS SANDRA
8378 SW 108TH LOOP
OCALA FL 34481
- 7011-003-004
DOGBONE LLC
6850 SW 113TH PL
OCALA FL 34476
- 7011-003-005
KUCKENBAKER ANCEL H &
MARY E TR
8354 SW 108TH LOOP
OCALA FL 34481
- 7011-003-006
WEISS NANCY
8350 SW 108TH LOOP
OCALA FL 34481
- 7011-003-007
BAUS ADELE M
8340 SW 108TH LOOP
OCALA FL 34481
- 7011-003-008
GRISWOLD JOYCE C
8830 SW 108TH LOOP
OCALA FL 34481
- 7011-004-001
BRESS DIANE P
10824 SW 83RD AVE
OCALA FL 34481

Public Notice

- 7011-004-002
BUDENAS RONALD
18 HARVEST GATE
WEST LINCOLN ON LOR 2AO
CANADA 34481
- 7011-004-003
WARRINGER JOSEPH
10400 SW 69TH CT
OCALA FL 34476
- 7011-004-004
FEELEY RICHARD T
PO BOX 4057
BURLINGTON VT 5406
- 7011-004-005
HOMOKI WILMA H
10816 SW 83RD AVE
OCALA FL 34481
- 7011-004-006
KELLY MARY JANE
10814 SW 83RD AVE
OCALA FL 34481
- 7011-004-007
BROOKS TEDDAR S
207 COURT ST
LITTLE VALLEY NY 14755
- 7011-004-008
MOORE OLIVIA
10810 SW 83RD AVE
OCALA FL 34481
- 7011-004-009
SNYDER WALTER L
10808 SW 83RD AVE
OCALA FL 34481
- 7011-004-010
CAREY JOHN E
8440 SW 108TH LOOP
OCALA FL 34481
- 7011-004-011
PAYNE DAVID
1078 NORWOOD ST
KENT OH 44240
- 7011-004-012
WRIGHT JAMES O
8470 SW 108TH LOOP
OCALA FL 34481
- 7011-004-013
MJOVIG LEROY
8480 SW 108TH PL RD
OCALA FL 34481
- 7011-004-014
CARROLL WILLIAM C
13 OHIO DR
WHITING NJ 8759
- 7011-004-015
CHAPPELL LLOYD
8490 SW 108TH LOOP
OCALA FL 34481
- 7011-004-016
THE ROBINSON FAMILY TR
10819 SW 84TH TER
OCALA FL 34481
- 7011-001-010
KOWALSKI THOMAS E
8371 SW 108TH LOOP
OCALA FL 34481
- 7011-001-011
WARNER EDWARD J
8367 SW 108TH LOOP
OCALA FL 34481
- 7011-001-012
SEPIK WILLIAMS
8363 SW 108TH LOOP
OCALA FL 34481
- 7011-001-013
BOYLE CHARLES P JR
8359 SW 108TH LOOP
OCALA FL 34481
- 7011-001-014
TAYLOR JULIE F
8355 SW 108TH LOOP
OCALA FL 34481
- 7011-001-015
BATTAGLIO JOHN L
1120 84TH ST SE
BYRON CENTER MI 49315
- 7011-001-016
THE ARGANO FAMILY
LIVING TR
8347 SW 108TH LOOP
OCALA FL 34481
- 7011-001-017
PERSSON EDWARD
8343 SW 108TH LOOP
OCALA FL 34481
- 7011-001-018
WALKER CHARLES R
8339 SW 108TH LOOP
OCALA FL 34481
- 7011-001-019
SCHLEIFER CARL LOUIS
8335 SW 108TH LOOP
OCALA FL 34481
- 7011-001-020

Public Notice

- THE HADLEY IRREVOCABLE
REAL EST TR
5306 GARFIELD ST
HOLLYWOOD FL 33021
- 7011-001-021
THEISE HOWARD W
8327 SW 108TH LOOP
OCALA FL 34481
- 7011-001-022
ASBROCK CYNTHIA L
8323 SW 108TH LOOP
OCALA FL 34481
- 7011-001-023
HULL MARJORIE E
DECLRTN OF TR
8319 SW 108TH LOOP
OCALA FL 34481
- 7011-001-024
CARNIE MICHAEL B
8315 SW 108TH LOOP
OCALA FL 34481
- 7011-001-025
RAGUSE KENNETH G
5403 SILVER LAKE DR
WEST BEND WI 53095
- 7011-001-026
SEEMAN EDWARD
10805 SW 83RD AVE
OCALA FL 34481
- 7011-001-027
WRIGHT NANCY M
10803 SW 83RD AVE
OCALA FL 34481
- 7011-001-028
THE MATWIJOW FAMILY
LIVING TR
8340 SW 108TH PL RD
OCALA FL 34481
- 7011-001-029
LINNANE MAUREEN ANN
8330 SW 108TH PL RD
OCALA FL 34481
- 7011-001-030
MORE RICHARD J
8320 SW 108TH PL RD
OCALA FL 34481
- 7011-001-031
FULLER JAMES JR
8310 SW 108TH PL RD
OCALA FL 34481
- 7011-001-032
DEMERY CATHY AGNES
8290 SW 108TH PL RD
OCALA FL 34481
- 7011-001-033
MESEROLL HANNAH K
8295 SW 108TH PL RD
OCALA FL 34481
- 7011-001-034
ARNOLD JOHN C &
PATRICIA S TR
8321 SW 108TH PL RD
OCALA FL 34481
- 7011-001-035
COLEMAN LYNDA K
8331 SW 108TH PL RD
OCALA FL 34481
- 7011-001-036
SWENSON ROBERT D &
DOROTHY REV LVG TR
8341 SW 108TH LOOP
OCALA FL 34481
- 7011-001-037
WILKERSON DEBORAH
KAY
8351 SW 108TH PL RD
OCALA FL 34481
- 7011-001-038
BIRNBAUM ROSELLA F
8411 SW 108TH PL RD
OCALA FL 34481
- 7011-001-039
PIERCE FAMILY TRUST
8413 SW 108TH PL RD
OCALA FL 34481
- 7011-001-040
SEELEY WILLIAM J
8423 SW 108TH PL RD
OCALA FL 34481
- 7011-001-041
UHLIG SUSAN H
8433 SW 108TH PL RD
OCALA FL 34481
- 7011-001-042
MCCOURT JOHN
JOSEPH
8443 SW 108TH PL RD
OCALA FL 34481
- 7011-001-043
THE SEDDON FAMILY
TRUST
8453 SW 108TH PL RD
OCALA FL 34481
- 7011-001-044

Public Notice

- GUMIRAN MARINO
2601 BUNDY AVE
CLOVIS CA 93611
 - 7011-001-045
ELIE DONALD A &
SUZANNE J FAMILY TR
8463 SW 108TH PL RD
OCALA FL 34481
 - 7011-001-046
HANSE NITA H
8471 SW 108TH PL RD
OCALA FL 34481
 - 7011-001-047
BRANDT MARY
8473 SW 108TH PL RD
OCALA FL 34481
 - 7011-002-001
BELL LORAIN H
8465 SW 108TH LOOP
OCALA FL 34481
 - 7011-002-002
JONES DAVID ARTHUR
8476 SW 108TH PL RD
OCALA FL 34481
 - 7011-002-003
BURTON DOUGLAS R
8474 SW 108TH PL RD
OCALA FL 34481
 - 7011-002-004
AVERY FAMILY LIVING TR
8472 SW 108TH PL RD
OCALA FL 34481
 - 7011-002-005
GRIFFITH JUDITH K
8430 SW 108TH PL RD
OCALA FL 34481
 - 7011-002-006
HODNE DANIELS
8418 SW 108TH PL RD
OCALA FL 34481
 - 7011-002-007
EHRBAR JOHN D
10802 SW 83RD AVE
OCALA FL 34481
 - 7011-002-008
LAMOREY EDWARD A
10804 SW 83RD AVE
OCALA FL 34481
 - 7011-002-009
RHODES FAMILY TRUST
10806 SW 83RD AVE
OCALA FL 34481
 - 7011-004-017
DIRENT ACHILLE
8463 SW 108TH ST
OCALA FL 34481
 - 7011-004-018
SMETANA CARLE E
8434 SW 108TH ST
OCALA FL 34481
 - 7011-004-019
TATHAM SUZANNE M
8444 SW 108TH ST
OCALA FL 34481
 - 7011-004-020
BLAINE JOSEPH
8454 SW 108TH ST
OCALA FL 34481
 - 7011-004-021
BOSTIC CARL
8464 SW 108TH ST
OCALA FL 34481
 - 7011-004-022
GABBARD JAMES F
276 RIVERRUN DR
RICHMOND KY 40475
 - 7011-004-023
LEWIS GEORGE WILLIAM
8484 SW 108TH ST
OCALA FL 34481
 - 7011-004-036
KIDNEY PHILIP J
10818 SW 84 TER
OCALA FL 34481
 - 7011-004-037
ABRAHAM JAMES W
19207 PINCREST CIR W
HILLMAN MI 49746
- 3. Property Affected.**
 The legal description of the land (the "Property") affected by this Notice, is the subdivision known as "Oak Run Neighborhood 11" according to the plat thereof recorded in Plat Book 2, Page 002, Public Records of Marion County, Florida, including lots, tracts and other parcels located therein.
- 4. Claims Preserved.** This Notice preserves:
- 4.1 Claimant's following interests in the Property

Public Notice

under the Declarations of Covenants and Restrictions of Oak Run recorded in OR Book 1716, Page 0868, Public Records of Marion County, Florida, as assigned pursuant to instruments recorded in O.R. Book 2113, Page 417, amended pursuant to instruments recorded in O.R. Book 1791, Page 464, O.R. Book 2069, Page 362, O.R. Book 3744, Page 1493, O.R. 4025, Page 1994, and O.R. Book 4698, Page 373, , all in the Public Records of Marion County, Florida (collectively, the "Declaration"), including without limitation: rights as "Declarant"; right to control Oak Run Homeowner's Association, Inc. (the "Association"); right to collect Assessments and pursue remedies concerning same; architectural review rights; rights concerning maintenance of Common Area and Recreational Areas; exemption from restrictive covenants; assignment rights; insurance rights; amendment rights; enforcement rights; rights concerning condemnations; and reconstruction and repair rights; and

4.2 The covenants and restrictions set forth in the Declaration Including, without limitation, those concerning; rights in common areas and recreational areas; membership in the Association; obligation to pay Assessments; maintenance obligations; restrictive covenants; Insurance and taxes; condemnation; and senior living (55 plus) restrictions.

IN WITNESS WHEREOF, Claimant has executed this instrument as of the date and date provided below.
 Oak Run Associates, Ltd., a Florida limited partnership
 By: Development & Construction Corporation of America, a Florida Corporation, as General Partner
 By: Priya Ghumman
 Priya Ghumman as President
 Kathleen M Forfar
 Witness
 Kathleen M Forfar
 Print Witness Name
 Peter Fletcher
 Witness
 Peter Fletcher
 Print Witness Name
 STATE OF FLORIDA
 COUNTY OF MARION
 The foregoing instrument was acknowledged before me this 14th day of December, 2020, by Priya Ghumman, as President of Development & Construction Corporation of America, a Florida corporation, as General Partner of Oak Run Associates, Ltd., a Florida limited partnership, on behalf of the corporation.
 Tim Lafferty
 Notary Public, State of Florida
 Name: Tim Lafferty
 Commission Number: HH63287
 Commission Expires: Feb. 20, 2025
 Notary: Check one of the following;
 Personally known OR
 Produced Identification
 Jan. 14, 21, 2021 17-2tc

IN THE CIRCUIT COURT IN AND FOR MARION COUNTY, FLORIDA PROBATE DIVISION
 Case Number: 2020-CP-2051
 Probate Division
 IN RE: THE ESTATE OF FRED A. PAGEL,
 Deceased.
 NOTICE TO CREDITORS
 The administration of the estate of FRED A. PAGEL, deceased, whose date of death was October 6, 2020, is pending in the Circuit Court for Marion County, Florida, Probate Division, the address of which is 110 NW 1st Ave, #1, Ocala, Florida 34475. 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

Public Notice

required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 Personal Representative:
 David W. Pagel
 Attorney for Personal Representative:
 Thomas S. Shigo, Jr.
 Florida Bar Number: 9598
 The Shigo Law Firm, P.A.
 4001 W Newberry Road
 Suite E-IV
 Gainesville, Florida 32607
 Telephone: (352) 338-1988
 Fax: (888) 573-6257
 E-Mail: eservice@shigolaw.com
 Secondary E-Mail: thomasshigo@shigolaw.com
 Jan. 14, 21, 2021 17-2tc

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR MARION COUNTY, FLORIDA
 CASE NO.: 2020-CP-1838
 PROBATE DIVISION
 IN RE: ESTATE OF JOHN M. INMAN,
 Deceased.
 NOTICE TO CREDITORS
 The administration of the Estate of JOHN M. INMAN, deceased, File Number 2020-CP-1838 is pending in the Circuit Court for Marion County, Florida, Probate Division, the address of which is 110 N.W. 1st Avenue, Ocala, Florida 34475. The name and addresses of the Personal Representative and representative's attorney are set forth below.
 All creditors of the decedent and other persons, having claims or demands against decedent's estates, on whom a copy of this notice has been 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 decedents estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this Notice is January 14, 2021.
 Personal Representative:
 DAWN M. BADGLEY
 c/o John F. Welch, Esq.
 Post Office Box 833
 Ocala, Florida 34478-0833
 Attorney for Personal Representative:
 JOHN F. WELCH
 Florida Bar No. 0125263
 Post Office Box 833
 Ocala, Florida
 34478-0833
 E-Mail: hoyaoak@aol.com
 (352) 732-9800
 Jan. 14, 21, 2021 17-2tc

PUBLIC NOTICE
 2477 OSM AUTO MECHANIC LLC
 Notice is hereby given the following vehicles will be sold for towing & storage pursuant to F.S. #713.78 on February 17, 2021, at 8:00 AM.
 2005 TOYOTA TACOMA
 VIN # 5TETX22N85Z060497
 2008 CHEV TRUCK
 VIN # 1GCEK19J98Z281921
 The address where the vehicle(s) are stored & will be sold:
 8875 E HWY 25, UNIT 101A
 BELLEVIEW, MARION COUNTY, FLORIDA 34420
 (352) 470-2721
 Jan. 21, 2021 18-1tc