

FOURTH INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2016-CP-2906 IN RE: ESTATE OF CAROL S. KENNEDY, Deceased.

TO: KIRK KENNEDY UNKNOWN UNKNOWN YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines

Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before January 16, 2017 and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 5 day of DECEMBER, 2016.

Angelina Colonnese Manatee County Clerk of The Circuit Court (SEAL) By Stephen R Moore As Deputy Clerk Dec. 9, 16, 23, 30, 2016 16-01588M

SECOND INSERTION

NOTICE TO CREDITORS THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR THE COUNTY OF MANATEE - STATE OF FLORIDA PROBATE DIVISION File No.: 2016-CP-003014 IN RE ESTATE OF RONALD CLAYTON UDEN Deceased.

The administration of the Estate of RONALD CLAYTON UDEN, deceased, whose date of death was May 18, 2016, is pending in the Circuit Court for Manatee County Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205, under the above referenced file number. The name and address 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 the 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR WITHIN THIRTY (30) DAYS AFTER THE

DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, must file their claims with this Court WITHIN THREE (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.

Dated: 12 13, 2016

Joseph H. Kubiak, Personal Representative C/O LAWRENCE & ASSOCIATES 1990 Main Street - Ste. 750 Sarasota, Florida 34236

Paul J. Bupivi (FL Bar #94635) Attorney for the Personal Representative LAWRENCE & ASSOCIATES 1990 Main Street - Ste. 750 Sarasota, Florida 34236 Tel. (941) 404-6360 Email: pbupivi@lawrencelawoffices.com December 23, 30, 2016 16-01649M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2016CP002866AX Division PROBATE IN RE: ESTATE OF SARAH J. ALMOND Deceased.

The administration of the estate of SARAH J. ALMOND, deceased, whose date of death was June 10, 2016, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 23, 2016.

Personal Representative: DAVID A. JONES c/o Kristina Lynn Reed, Esquire 630 East Ocean Avenue Boynton Beach, Florida 33435

BERNARD C. BALDWIN, III c/o Kristina Lynn Reed, Esquire 630 East Ocean Avenue Boynton Beach, Florida 33435

Attorney for Personal Representative: KRISTINA LYNN REED Attorney Florida Bar No. 0113382 Reed Griffith And Moran 630 East Ocean Avenue Boynton Beach, Florida 33435 December 23, 30, 2016 16-01639M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2016-CA-003455 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2004-22CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-22CB Plaintiff, vs. SALVATORE ALFONSO et., al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure date the 15th day of December, 2016, and entered in Case No. 2016-CA-003455, of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein U THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2004-22CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-22CB, is the Plaintiff and SALVATORE ALFONSO; UNKNOWN SPOUSE OF SALVATORE ALFONSO; LUCY ALFONSO; UNKNOWN SPOUSE OF LUCY ALFONSO; SABAL HARBOUR HOMEOWNERS ASSOCIATION, INC.; UNION PLANTERS BANK, N.A.; REGIONS BANK; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are defendants. Angelina Colonnese Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the

19th day of January, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 299, SABAL HARBOUR, PHASE IV, ACCORDING TO THE MAP OR PLAT BOOK 38, PAGES 149 THROUGH 154, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 4937 BOOKE-LIA CIR, BRADENTON FLORIDA 34203

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 WITHIN 60 DAYS AFTER THE SALE.

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

Dated this 16 day of December, 2016.

By: Orlando DeLuca, Esq. Bar Number: 719501 DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 |FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 16-01166-F December 23, 30, 2016 16-01646M

SECOND INSERTION

NOTICE OF SALE PURSUANT TO FLORIDA STATUTES, CHAPTER 45 IN THE COUNTY COURT OF MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2016-CC-001871 BAYSHORE WINDMILL VILLAGE CO-OP, INC., a Florida not-for-profit corporation, Plaintiff, vs. USAMERIBANK, REBEKAH ROBERTS, JOSHUA R. HOLBOURN, WHITNEY HOLBOURN, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST CHESTER R. HOLBOURN, DECEASED, UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE, FLORIDA DEPARTMENT OF REVENUE, Defendants.

NOTICE IS GIVEN that pursuant to a Final Judgment of Foreclosure dated December 14, 2016, in the above-styled cause, and published in the Business Observer, Angelina "Angel" Colonnese, Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash at manatee.realforeclose.com, beginning at 11:00 a.m. on January 17, 2017, the following described property:

Unit No. A-3 of BAYSHORE WINDMILL VILLAGE CO-OP, INC. a Florida not-for-profit cor-

poration, according to Exhibit "B" (the "Plot Plan") of the Declaration of Master Form Occupancy Agreement recorded in O.R. Book 2137, Page 6637, et seq., Public Records of Manatee County, Florida - and - SF1045D 1970 Sky1

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 within 60 days after the sale.

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

DATED this 15th day of December, 2016.

LUTZ, BOBO, TELFAIR, DUNHAM & GABEL Two North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (941) 951-1800 Telephone (941) 366-1603 Facsimile jwhitney@lutzbobobo.com /s/ Jonathan P. Whitney Jonathan P. Whitney Florida Bar No. 0014874 December 23, 30, 2016 16-01643M

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2016 CA 210 THE BANK OF COMMERCE Plaintiff, vs. RONALD COMITO; CHRISTY COMITO; COUNTRY CLUB/ EDGEWATER VILLAGE ASSOCIATION, INC.; REGIONS BANK D/B/A REGIONS MORTGAGE; TENANT #1 Defendants.

NOTICE is hereby given pursuant to the Final Judgment entered in the above noted case that the following property will be sold in Manatee County, Florida by the Manatee County Clerk, described as:

Lot 8, Block A, LAKEWOOD RANCH COUNTRY CLUB VILLAGE, SUBPHASE V A/K/A LEGEND'S WALK & SUBPHASE W A/K/A KINGS-MILL, according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 149, of the Public Records of Manatee County, Florida.

At public sale, to the highest and best bidder for cash, via the internet at www.manatee.realforeclose.com, at 11:00 a.m. on the 1st day of February, 2017. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the

Clerk of the Circuit Court. Final payment must be made on or before 4:00 p.m. of the date of sale by cash or cashier's check.

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 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated: December 16, 2016

Respectfully submitted, Hankin & Hankin 100 Wallace Avenue, Suite 100 Sarasota, FL 34237 By: Shannon G. Hankin, Esquire Florida BarNo. 812471 Attorneys For Plaintiff December 23, 30, 2016 16-01647M

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO. 2016 CC 3608 CENTRAL CORTEZ PLAZA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. TODD A. VISCOMI and CALISTA MARY FREGEAU F/K/A CALISTA M. VISCOMI, Defendants.

TO: CALISTA MARY FREGEAU F/K/A CALISTA M. VISCOMI 1225 Heberling St, NW Palm Bay, FL 32907

YOU ARE NOTIFIED that an action has been filed against you in the County Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, to enforce a lien regarding the following property in Manatee County, Florida: Unit No. H2, Building H of Central Cortez Plaza f/k/a Cortez Plaza Apartment "H" a Condominium, according to The Declaration of Condominium Recorded in O.R. Book 1447, Page 6624, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 2, Page 26, Public Records of Manatee County, Florida.

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

In the Circuit/County Court in and for Manatee County Florida

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

Si usted es una persona con una incapacidad que necesita cualquier acomodacion en orden de participar en el procedimiento, Usted esta titulado, a no costo suyo; la provision de cierta ayuda. Favor de contactar al Manatee County Jury Office, P.O. Box 25400, Bradenton, Fl 34206 (941)741-4062, dentro de siete dias laborables antes de su audiencia tribunal or inmediatamente al recibir esta notificacion si su audiencia tribunates menos de siete dias: si usted tiene una incapacidad de oir o hablar llame al 711

DATED this 16 day of DECEMBER, 2016.

ANGELINA COLONNESO Clerk of County Court Manatee County, Florida (SEAL) By: Susan M Himes Deputy Clerk

Commonly known as: 4507 9th Street West, Apt. H2, Bradenton, FL 34207.

and you are required to serve a copy of your written defenses, if any, to it on Randolph L. Smith, plaintiff's attorney, whose address is NAJMY THOMPSON, P.L., 1401 8th Avenue West, Bradenton, FL 34205, pleadings@najmythompson.com within thirty (30) days from the first day of publication, and file the original with the Clerk of this Court, at the Manatee County Courthouse, Bradenton, Florida, either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Randolph L. Smith, plaintiff's attorney NAJMY THOMPSON, P.L., 1401 8TH Avenue West Bradenton, FL 34205 pleadings@najmythompson.com December 23, 30, 2016 16-01648M

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLICATION OF FINAL REPORT AND ACCOUNTING, PETITION FOR DISCHARGE AND TRANSFER OF JURISDICTION IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 14-1442-CP Division Guardianship IN RE: GUARDIANSHIP OF DORIS A. LEMNAH

YOU ARE HEREBY NOTIFIED that a Final Report and Accounting and a Petition for Discharge and change of jurisdiction have been filed in this court by Pamela D. Joiner, as guardian of the property of Doris A. Lemnah (the Ward), and will apply for discharge on a day certain following 30 days from the first publication of this notice and that the jurisdiction of the ward will be transferred to the State of Vermont. You are required to file with the clerk and serve a copy thereof on petitioner's

attorney, whose name and address are set forth below, and on other interested persons within 30 days from the date of publication of this notice any objections to the filed Final Report and Accounting, Discharge, and transfer guardianship to the jurisdiction of Vermont. Any objection must be in writing and must state with particularity each item to which the objection is directed and the grounds on which the objection is based.

James W. Mallonee Attorney for Guardian Florida Bar Number: 0638048 JAMES W. MALLONEE, P.A. 946 Tamiami Trail, #206 Port Charlotte, FL 33953-3108 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail: jmallonee@jameswmallonee.com Secondary E-Mail: jcarter@jameswmallonee.com Dec. 30, 2016; Jan. 6, 2017 16-00906T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 16 1837 CP Division: PROBATE IN RE: ESTATE OF MARY ANN STUART Deceased

The administration of the Estate of MARY ANN STUART deceased, File No. 16 1837 CP, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF

THIS NOTICE OR THIRTY DAYS 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of first publication of this notice is December 30, 2016.

Personal Representative: Charles T. Stuart 34 Hillhouse Road Denny Scotland, FK65PG Attorney for Personal Rep. Robert A. Dickinson FL Bar No: 161468 460 S. Indiana Ave. Englewood, FL 34223 (941) 474-7600 Dec. 30, 2016; Jan. 6, 2017 16-00893T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 16001196CA THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26, Plaintiff, vs. SEWNARINE PERSAUD, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 14, 2016, and entered in Case No. 16001196CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-26, is the Plaintiff and Sewnarine Persaud, Charlotte County, Florida, Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, N.A., Sarada K. Persaud, 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 in Spouses, Heirs, Devisees, Grantees, Or Other Claimants are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 13th day of January, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 2, IN BLOCK 527, OF PORT CHARLOTTE SUBDIVISION, SECTION 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 11, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. A/K/A 22202 ELMIRA BLVD, PORT CHARLOTTE, FL 33952

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

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

Dated in Charlotte County, Florida this 21st day of December, 2016.

Clerk of the Circuit Court Charlotte County, Florida (SEAL) By: S. Martella Deputy Clerk

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com NJ - 15-200490 Dec. 30, 2016; Jan. 6, 2017 16-00888T

SAVE TIME

E-mail your Legal Notice legal@businessobserverfl.com

Sarasota & Manatee counties Hillsborough County | Pasco County Pinellas County | Polk County Lee County | Collier County Charlotte County

Wednesday 2PM Deadline Friday Publication

Business Observer

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA

CIVIL DIVISION
CASE NO. 16000829CA
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

Plaintiff, vs.
MONICA HARRIS; UNKNOWN SPOUSE OF MONICA HARRIS; CHARLOTTE COUNTY, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY;

Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 13, 2016, and entered in Case No. 16000829CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA is Plaintiff and MONICA HARRIS; UNKNOWN SPOUSE OF MONICA HARRIS; CHARLOTTE COUNTY, FLORIDA; are defendants. BARBARA T. SCOTT, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11:00 A.M., on the 12th day of January, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 938, PORT

CHARLOTTE SUBDIVISION SECTION SEVENTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 6A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

A 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 within 60 days after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 20th day of December, 2016.

BARBARA T. SCOTT
As Clerk of said Court
(SEAL) By S. Martella
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
8201 Peters Road, Ste.3000
Plantation, FL 33324
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 15-00085 SET
V3.20160920
Dec. 30, 2016; Jan. 6, 2017

16-00891T

FIRST INSERTION

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

CIVIL ACTION
CASE NO.: 16001550CA
DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC,

Plaintiff, vs.
GEORGE E. BUCK GARDIEN A/K/A GEROG E. B. GARDIEN, et al,

Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 14, 2016, and entered in Case No. 16001550CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Ditech Financial LLC f/k/a Green Tree Servicing LLC, is the Plaintiff and George E. Buck Gardien a/k/a George B. Gardien, Unknown Party #2 nka Cathy Jackson, Unknown Party #1 nka Kay Jackson, Charlotte County Clerk of the Circuit Court, State of Florida Department of Revenue, Wilma A. Gardien, are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 13th day of April, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

THAT CERTAIN PARCEL OF LAND BEING A PART OF BLOCK 7, OF KNIGHT'S ADDITION TO CHARLOTTE HARBOR AS RECORDED IN PLAT BOOK 1, PAGE 22, OF THE OFFICIAL RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID PARCEL BEING THAT PART OF SAID BLOCK 7 LYING WESTERLY OF THE WEST LINE OF THE FORMERLY UNNAMED STREET NOW KNOWN AS JACKSON STREET, JACKSON AND SEWARD'S ADDITION TO CHARLOTTE HARBOR AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE OFFICIAL RECORDS OF CHARLOTTE COUNTY, FLORIDA, CONTINUED SOUTHERLY IN A STRAIGHT LINE.

AND

A PART OF BLOCK 8, JACKSON AND SEWARD'S ADDITION TO CHARLOTTE HARBOR, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 8; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 8; 100 FEET TO A POINT; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 8, 66-2/3 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LAND CONVEYED BY DEED RECORDED IN DEED BOOK 45, PAGE 380, CHARLOTTE COUNTY RECORDS; THENCE SOUTH, ALONG THE EASTERLY LINE OF SAID TRACT 8; 100 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID BLOCK 8; THENCE EAST, ALONG SOUTH LINE OF SAID BLOCK 8 TO THE POINT OF BEGINNING; BEING A PARCEL 100 FEET ALONG JACKSON STREET BY 66-2/3 FEET ALONG THE SOUTHERLY LINE OF BLOCK 8 IN THE SOUTHEAST CORNER OF BLOCK 8, JACKSON AND SEWARD'S ADDITION TO

CHARLOTTE HARBOR, AS PER PLAT RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND

A PART OF BLOCK 8, JACKSON AND SEWARD'S ADDITION TO CHARLOTTE HARBOR, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION ON THE EAST LINE OF AN ALLEY WITH THE SOUTH LINE OF SAID BLOCK 8, JACKSON AND SEWARD'S ADDITION TO CHARLOTTE HARBOR, SAID BEGINNING POINT BEING WEST 115 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SAID BLOCK 8; THENCE NORTH, ALONG THE LINE OF SAID ALLEY, 1 00 FEET; THENCE EAST 48-1/3 FEET TO A POINT; THENCE SOUTH, PARALLEL WITH JACKSON STREET, 100 FEET TO THE SOUTH LINE OF SAID BLOCK 8; THENCE WEST 48-1/3 FEET, IN BLOCK 8, JACKSON AND SEWARD'S ADDITION TO CHARLOTTE HARBOR, AS PER PLAT RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALSO

ALL OF GRANTORS' INTEREST IN AND TO THAT PART, PIECE AND PARCEL OF GROUND ACQUIRED BY GRANTORS AS A RESULT OF VACATION OF PLAT SHOWN IN RESOLUTION OF BOARD OF COUNTY COMMISSIONERS RECORDED IN OFFICIAL RECORD BOOK 86, PAGES 83 AND 84, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TAX PARCEL NUMBER 0086631-000000-6.

A/K/A 22482 SENECA AVE, PORT CHARLOTTE, FL 33980

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 within 60 days after the sale.

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

Dated in Charlotte County, Florida this 21st day of December, 2016.

Clerk of the Circuit Court
Charlotte County, Florida
(SEAL) By: S. Martella
Deputy Clerk

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
NJ - 16-014389
Dec. 30, 2016; Jan. 6, 2017

16-00892T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

PRO-
BATE DIVISION
File No. 16-1520-CP
Division: Probate
Hon. Paul Alessandrini
IN RE: ESTATE OF
RICHARD W. KNAPP
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Richard W. Knapp, deceased, File Number 16-1520-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was July 28, 2016; that the total value of the estate is \$2,550.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Trustee of the Richard W. Knapp Revocable Trust uta 2/21/1992
25192 Derringer Rd.
Punta Gorda, Florida 33983
Margaret A. Knapp
25192 Derringer Rd.
Punta Gorda, Florida 33983

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the de-

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

The date of first publication of this Notice is December 30, 2016.

Person Giving Notice:
Susan E. Caster,
Personal Representative
7580 Finty Drive
Greensboro, NC 27409

Attorney for Person Giving Notice
Barbara M. Pizzolato,
Attorney for Susan E. Caster,
Personal Representative
Florida Bar Number: 571768
12751 New Brittany Boulevard,
Suite 402
Fort Myers, FL 33907-3694
Telephone: (239) 225-7911
Fax: (239) 225-7366
E-Mail: bmp@pizzolotolaw.com
Secondary E-Mail:
rlm@pizzolotolaw.com
11024.00

Dec. 30, 2016; Jan. 6, 2017
16-00896T

FIRST INSERTION

SUMMONS TO SHOW CAUSE, NOTICE OF EMINENT DOMAIN PROCEEDINGS AND NOTICE OF HEARING FOR PUBLICATION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA

IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION

CASE NO. 16-2133-CA
Parcels: PIP-224, PIP-724A, PIP-724B PIP-724D

CHARLOTTE COUNTY, a Political Subdivision of the State of Florida, Petitioner, v. PUNTA GORDA ACQUISITION II, LLC; a Florida limited liability company, et al., Defendants.

STATE OF FLORIDA: TO ALL AND SINGULAR THE SHERIFFS OF THE STATE OF FLORIDA:

YOU ARE COMMANDED to serve this Summons to Show Cause, Notice of Eminent Domain Proceedings and Notice of Hearing, and copies of the Petition in Eminent Domain, Notice of Lis Pendens, Declaration of Taking, Notice of Publication, Notice of Filing Affidavit, together with Affidavit Supporting Constructive Service of Process, and Notice of Filing Resolutions on all the non-resident Defendant(s):

Parcel PIP-224 - Partial Take
Parcel PIP-724A - Drainage, Slope and Utility Easement
Parcel PIP-724B - Drainage Easement
Parcel PIP-724D - Drainage, Slope and Utility Easement

Punta Gorda Acquisition II, LLC, a Florida limited liability company c/o Charles A. Moore, III, Registered Agent
201 N Franklin St, Ste 2000
Tampa, FL 33602
Primerica Group One, Inc.
c/o Richard L. Trzcinski, Registered Agent
3629 Madaca Lane
Tampa, FL 33618

NOTICE IS HEREBY GIVEN TO THE ABOVE NAMED DEFENDANT(S) AND TO ALL WHOM IT MAY CONCERN, INCLUDING ALL PARTIES CLAIMING ANY INTEREST BY, THROUGH, UNDER, OR AGAINST THE NAMED DEFENDANT(S); AND TO ALL HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; that a Petition in Eminent Domain and Declaration of Taking have been filed to acquire certain property interests in Charlotte County, Florida as described in the Petition.

EXHIBIT "A"

Parcel PIP-224 - Partial Take
A Parcel Lying in Section 4, Township 41 South, Range 23 East, Charlotte County, Florida

A tract or parcel of land for right-of-way for the extension of Piper Road, being part of lands described in Official Record Book 3721, Pages 1262-1265, as recorded in the Public Records of Charlotte County, Florida, lying in Section 4, Township 41 South, Range 23 East, Charlotte County, Florida, being described as follows:

COMMENCE at the southeast corner of the Northeast Quarter (NE-1/4) of said Section 4, thence S 88° 06' 19" W, along the North line of Tract H, as shown on the plat of Tee and Green Estates, as recorded in Plat Book 4, Pages 61A and 61B, said public records, for 736.90 feet, said point being at Station 270+28.73 and 60.00 feet right from (as measured on a perpendicular) the Survey Base Line as shown on Charlotte County Public

Works Division Control Survey and Right of Way Map of Piper road and the POINT OF BEGINNING.

From said POINT OF BEGINNING continue S 88° 06' 19" W, along said North line, for 125.05 feet; thence, departing said North line, N 25° 01' 28" W, for 1,345.51 feet; thence N 69° 54' 54" W, for 43.47 feet to an intersection with the southeasterly right of way line of U.S. 17 (Duncan Road), as described in deed recorded in Official Record Book 3450, Pages 1910-1913, said public records; thence N 64° 58' 32" E, along said southeasterly line, for 175.38 feet; thence S 20° 05' 06" W, departing said southeasterly line, for 41.93 feet; thence S 25° 01' 28" E, for 1,395.83 feet to the POINT OF BEGINNING.

Containing 162,011 square feet or 3.72 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the East line of the Southeast Quarter (SE-1/4) of Section 4, Township 41 South, Range 23 East to bear S 02° 48' 35" E.

Parcel PIP-724A - Drainage, Slope and Utility Easement

A Parcel Lying in Section 4, Township 41 South, Range 23 East, Charlotte County, Florida

A tract or parcel of land for drainage, slope and utility easement purposes, being part of lands described in Official Record Book 3721, Pages 1262-1265, as recorded in the Public Records of Charlotte County, Florida, lying in Section 4, Township 41 South, Range 23 East, Charlotte County, Florida, being described as follows:

COMMENCE at the southeast corner of the Northeast Quarter (NE-1/4) of said Section 4, thence S 88° 06' 19" W, along the North line of Tract H, as shown on the plat of Tee and Green Estates, as recorded in Plat Book 4, Pages 61A and 61B, said public records, for 861.95 feet, said point being at Station 270+77.85 and 55.00 feet left from (as measured on a perpendicular) the Survey Base Line as shown on Charlotte County Public Works Division Control Survey and Right of Way Map of Piper road and the POINT OF BEGINNING.

From said POINT OF BEGINNING continue S 88° 06' 19" W, along said North line, for 16.31 feet; thence, departing said North line, N 25° 01' 28" W, for 1,354.16 feet; thence S 69° 54' 54" E, for 21.25 feet; thence S 25° 01' 28" E, for 1,345.51 feet to the POINT OF BEGINNING.

Containing 20,247 square feet or 0.46 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the East line of the Southeast Quarter (SE-1/4) of Section 4, Township 41 South, Range 23 East to bear S 02° 48' 35" E.

Parcel PIP-724B - Drainage Easement

A Parcel Lying in Section 4, Township 41 South, Range 23 East, Charlotte County, Florida

A tract or parcel of land for drainage easement purposes, being part of lands described in Official Record Book 3721, Pages 1262-1265, as recorded in the Public Records of Charlotte County, Florida, lying in Section 4, Township 41

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 08-2015-CA-002745

BANK OF AMERICA, N.A., Plaintiff, vs.

CRAIG P. HAINES, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 13, 2016, and entered in Case No. 08-2015-CA-002745 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Bank of America, N.A., is the Plaintiff and Craig P. Haines, Alan Haines, Pirate Harbor Property Owners' Association, Inc., are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 13th day of February, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 9, BLOCK P, PIRATE HARBOR SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

A/K/A 24246 YACHT CLUB

BLVD, PUNTA GORDA, FL 33955

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 within 60 days after the sale.

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

Dated in Charlotte County, Florida this 22nd day of December, 2016.

Clerk of the Circuit Court
Charlotte County, Florida
(SEAL) By: S. Martella
Deputy Clerk

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
AB - 15-199960
Dec. 30, 2016; Jan. 6, 2017

16-00898T

South, Range 23 East, Charlotte County, Florida, being described as follows:

COMMENCE at the southeast corner of the Northeast Quarter (NE-1/4) of said Section 4, thence S 88° 06' 19" W, along the North line of Tract H, and the westerly extension of said North line, as shown on the plat of Tee and Green Estates, as recorded in Plat Book 4, Pages 61A and 61B, said public records, for 1,476.81 feet, thence N 01° 53' 41" W, for 659.68 feet to a point being at Station 279+26.02 and 361.30 feet left from (as measured on a perpendicular) the Survey Base Line as shown on Charlotte County Public Works Division Control Survey and Right of Way Map of Piper road and the POINT OF BEGINNING.

From said POINT OF BEGINNING thence N 70° 01' 28" W, for 25.00 feet; thence N 19° 58' 32" E, for 28.26 feet; thence N 25° 01' 28" W, for 170.32 feet; thence N 64° 58' 32" E, for 289.00 feet; thence S 25° 01' 28" E, for 188.00 feet; thence S 64° 58' 32" W, for 271.32 feet; thence S 19° 58' 32" W, for 28.26 feet to the POINT OF BEGINNING.

Containing 54,882 square feet or 1.26 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the East line of the Southeast Quarter (SE-1/4) of Section 4, Township 41 South, Range 23 East to bear S 02° 48' 35" E.

Parcel PIP-724D - Drainage, Slope and Utility Easement

A Parcel Lying in Section 4, Township 41 South, Range 23 East, Charlotte County, Florida

A tract or parcel of land for drainage, slope and utility easement purposes, being part of lands described in Official Record Book 3721, Pages 1262-1265, as recorded in the Public Records of Charlotte County, Florida, lying in Section 4, Township 41 South, Range 23 East, Charlotte County, Florida, being described as follows:

COMMENCE at the southeast corner of the Northeast Quarter (NE-1/4) of said Section 4, thence S 88° 06' 19" W, along the North line of Tract H, as shown on the plat of Tee and Green Estates, as recorded in Plat Book 4, Pages 61A and 61B, said public records, for 720.58 feet, said point being at Station 270+22.32 and 75.00 feet right from (as measured on a perpendicular) the Survey Base Line as shown on Charlotte County Public Works Division Control Survey and Right of Way Map of Piper road and the POINT OF BEGINNING.

From said POINT OF BEGINNING continue S 88° 06' 19" W, along said North line, for 16.31 feet; thence, departing said North line, N 25° 01' 28" W, for 1,395.83 feet; thence N 20° 05' 06" E, for 21.17 feet; thence S 25° 01' 28" E, for 1,417.18 feet to the POINT OF BEGINNING.

Containing 21,098 square feet or 0.48 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the East line of the

Southeast Quarter (SE-1/4) of Section 4, Township 41 South, Range 23 East to bear S 02° 48' 35" E.

Property Account No(s):
412304276001

Owned by: Punta Gorda Acquisition II, LLC, a Florida limited liability company
Pursuant to: Warranty Deed

Recorded at O.R. Book 3721, Page 1262

in the Public Records in and for Charlotte County, Florida.

Subject to: Any Interest of Primercia Group One, Inc., a Florida Corporation

Each Defendant and any other person claiming any interest in, or having a lien upon the property described in the Petition is required to serve a copy of their written defenses to the Petition on Charlotte County's attorney, whose name and address is shown below and to file the original of the defenses with the Clerk of this Court, on or before January 23, 2017, showing what right, title, interest, or lien the Defendant has in or to the property described in the Petition and to show cause why that property should not be taken for the uses and purposes set forth in the Petition. If any Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Petition.

PLEASE TAKE NOTICE that a Declaration of Taking has been filed in this cause and that Charlotte County will apply for an Order of Taking vesting title and possession to the property as described in the Petition in the name of Charlotte County, and any other order the Court deems proper before the Honorable Judge Lisa S. Porter, on February 13, 2017 at 10:30 a.m.(30minutes at the Charlotte County Justice Center, 350 East Marion Avenue, Punta Gorda, Florida 33950. All Defendants in this action may request a hearing at the time and place designated and be heard. Any Defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

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 Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS MY HAND AND SEAL this 09 day of 12, 2016.

BARBARA T. SCOTT
CLERK OF CIRCUIT COURT
(SEAL) By: J. Kern
Deputy Clerk

Robert J. Gill, Esquire
Adams and Reese LLP
1515 Ringling Boulevard,
Suite 700
Sarasota, Florida 34236
Florida Bar No. 0290785
Phone: (941) 316-7600
Fax: (941) 316-7676
Primary Email:
Bob.Gill@arlaw.com
Secondary Email:
Lisa.Wilkinson@arlaw.com
Secondary Email:
Tammy.Skonic@arlaw.com
Attorney for Petitioner, Charlotte County Board of County Commissioners
Dec. 30, 2016; Jan. 6, 2017

16-00887T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 16000840CA NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, MICHAEL WEIFENBACH, DECEASED, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 14, 2016, and entered in Case No. 16000840CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Michael Weifenbach, deceased, Thomas Weifenbach a/k/a Tom E. Weifenbach, as an Heir to the Estate of Robert Weifenbach, deceased, Elizabeth Weifenbach, as an Heir to the Estate of Michael Weifenbach, as an Heir to the Estate of Robert Weifenbach, deceased, 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 in Spouses, Heirs, Devisees, Grantees, Or Other Claimants are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 13th day of January, 2017, the following described

property as set forth in said Final Judgment of Foreclosure: LOT 22, BLOCK 4679, PORT CHARLOTTE SUBDIVISION, SECTION 79, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 43A THRU 43J, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

A/K/A 18503 KERRVILLE CIR, PORT CHARLOTTE, FL 33948 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 within 60 days after the sale.

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

Dated in Charlotte County, Florida this 21st day of December, 2016.

Clerk of the Circuit Court Charlotte County, Florida (SEAL) By: S. Martella Deputy Clerk

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com NJ - 16-006917 Dec. 30, 2016; Jan. 6, 2017 16-00889T

FIRST INSERTION

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICE OF ISSUANCE OF VERIFICATION OF EXEMPTION The Department of Environmental Protection has granted a verification of exemption; number 08-0044374-002, to Emerald Pointe condominium Association, Inc., c/o Hans Wilson & Associates, Inc., 1938 Hill Avenue, Fort Myers, FL 33901. The exemption authorizes the following: The permittee is authorized to maintain dredge a manmade waterway, Class III Waters, to a depth of -5 feet Mean Low Water, removing approximately 4,600 cubic yards of material adjacent to 25188 East Marion Avenue (Parcel ID # 412305529000), Section 5, Township 41 South, Range 23 East, Charlotte County. The spoil shall be removed and deposited in uplands. Your request has been reviewed to determine whether it qualifies for (1) a regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States. Based on the information submitted, the Department has verified that the activity as proposed is exempt under Chapter 62-330.051(7)(a), Florida Administrative Code, and Section 403.813 (1)(f) of the Florida Statutes from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes. This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification may not be valid if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. In the event you need to re-verify the exempt status for the activity, a new request and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required. This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Department's final action may be different from the position taken by it in this notice. Mediation is not available in this proceeding. A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number

of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or by email to Agency_clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S. must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

December 30, 2016 16-00897T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.

082016CA001053XXXXXX FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff, vs.

JEAN M. CHAMBERLAIN A/K/A JEAN CHAMBERLAIN; WILLIAM J. CHAMBERLAIN; EMERALD POINTE CONDOMINIUM ASSOCIATION, INC.; COLONIAL BANK; E*TRADE BANK; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 14, 2016, and entered in Case No. 082016CA001053XXXXXX of the Circuit Court in and for Charlotte County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION is Plaintiff and JEAN M. CHAMBERLAIN A/K/A JEAN CHAMBERLAIN; WILLIAM J. CHAMBERLAIN; EMERALD POINTE CONDOMINIUM ASSOCIATION, INC.; COLONIAL BANK; E*TRADE BANK; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash at

website of www.charlotte.realforeclose.com, 11:00 a.m. on the April 3, 2017, the following described property as set forth in said Order or Final Judgment, to-wit:

UNIT NO. B-302 OF EMERALD POINTE, PHASE 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 515, PAGE 934, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF CHARLOTTE 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 WITHIN 60 DAYS AFTER THE SALE.

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

DATED at Punta Gorda, Florida, on December 22, 2016.

BARBARA SCOTT As Clerk, Circuit Court (SEAL) By: S. Martella As Deputy Clerk

SHD Legal Group P.A. Attorneys for Plaintiff PO BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Service E-mail: answers@shdlegalgroup.com 1440-157807 PS1 Dec. 30, 2016; Jan. 6, 2017 16-00905T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.:

16001349CA U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1, Plaintiff, vs. DAVID BAILLY, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 14, 2016, and entered in Case No. 16001349CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, is the Plaintiff and David Bailly, Lisa C. Bailly, Mortgage Electronic Registration Systems, Inc., as a nominee for First Franklin Financial Corp., an Op. Sub. of MLB&T Co., FSB, 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 in Spouses, Heirs, Devisees, Grantees, Or Other Claimants are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County,

Florida at 11:00 AM on the 30th day of January, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 7, BLOCK 4351, PORT CHARLOTTE SUBDIVISION, SECTION SEVENTY-ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 27A THROUGH 27L, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

A/K/A 14481 EDNA CIR, PORT CHARLOTTE, FL 33981

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 within 60 days after the sale.

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

Dated in Charlotte County, Florida this 22nd day of December, 2016.

Clerk of the Circuit Court Charlotte County, Florida (SEAL) By: S. Martella Deputy Clerk

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com NJ - 16-016517 Dec. 30, 2016; Jan. 6, 2017 16-00900T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.

16000618CA

JAMES B. NUTTER & COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST JAMES BATESON A/K/A JAMES EDWIN BATESON A/K/A JAMES E. BATESON, DECEASED; BONNIE BATESON A/K/A BONNIE J. BATESON; UNKNOWN SPOUSE OF BONNIE BATESON A/K/A BONNIE J. BATESON; BRENDA A. BANNON; DONNA D. BRISCOE; ROBERT J. BATESON; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 13, 2016, entered in Case No. 16000618CA of the Circuit Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein JAMES B. NUTTER & COMPANY is the Plaintiff and The Unknown Heirs, Devisees, Grant-

tees, Assignees, Lienors, Creditors, Trustees, Or Other Claimants Claiming By, Through, Under, Or Against James Bateson a/k/a James Edwin Bateson a/k/a James E. Bateson, Deceased; Bonnie Bateson a/k/a Bonnie J. Bateson; Unknown Spouse of Bonnie Bateson a/k/a Bonnie J. Bateson; Brenda A. Bannon; Donna D. Briscoe;

Robert J. Bateson; United States of America on Behalf of the Secretary of Housing and Urban Development are the Defendants, that I will sell to the highest and best bidder for cash by electronic sale at www.charlotte.realforeclose.com, beginning at 11:00 AM on the January 12, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK B, ALLAPATCHEE SHORES ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 39, OF THE PUBLIC RECORDS OF CHARLOTTE 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 within 60 days after the sale.

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

Dated this 20th day of December, 2016.

Barbara Scott As Clerk of the Court (SEAL) By: S. Martella As Deputy Clerk

Brock & Scott PLLC 1501 NW 49th Street, Suite 200 Fort Lauderdale, FL 33309 Attorney for Plaintiff Case No. 16000618CA File # 15-F08866 Dec. 30, 2016; Jan. 6, 2017 16-00890T

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case#:

2014-CA-001054

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Owner Trustee of Matawin Ventures Trust Series 2016-2 Plaintiff, vs.-

Unknown heirs, devisees, grantees, lienors, and other parties taking interest under Martha A. Milliner; 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; Dorothy R. Cebula; Joseph A. Cebula; Jammy Lynn Crawford; Edward Earl Daniel II aka Edward Earl Daniel; Teresa Marie Evans aka Teresa M. Evans; Tiffany Elaine Greer; Crystal Leigh Harris; Angel Marie Lossa; Jessica C. Richardson; Mary Jo Willie; Tenant Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2014-CA-001054 of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Owner Trustee of Matawin Ventures Trust Series 2016-2, Plaintiff and Unknown heirs, devisees, grantees, lienors, and other parties taking interest under Martha A. Milliner are defendant(s), I, Clerk of Court, Barbara T. Scott, will sell to the highest and best bidder for cash AT WWW.CHARLOTTE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA

STATUTES at 11:00AM on February 13, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 605, PORT CHARLOTTE SUBDIVISION, SECTION 41, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 51, OF THE PUBLIC RECORDS OF CHARLOTTE 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 WITHIN 60 DAYS AFTER THE SALE.

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

Barbara T. Scott CLERK OF THE CIRCUIT COURT Charlotte County, Florida (SEAL) S. Martella DEPUTY CLERK OF COURT DATED: 12-22-16

Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHE, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 15-287064 FC02 KCC Dec. 30, 2016; Jan. 6, 2017 16-00904T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 16001803CA FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff, vs.

DESPINA KOURPOUANIDIS; UNKNOWN SPOUSE OF DESPINA KOURPOUANIDIS; SUNTRUST BANK; SECTION 23, PROPERTY OWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; Defendant(s) To the following Defendant(s): DESPINA KOURPOUANIDIS (RESIDENCE UNKNOWN) UNKNOWN SPOUSE OF DESPINA

KOURPOUANIDIS (RESIDENCE UNKNOWN) UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY 26021 TEMPLAR LN PUNTA GORDA, FLORIDA 33983

who is evading service of process and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 12, BLOCK 665, PUNTA GORDA ISLES SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 2A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

A/K/A 26021 TEMPLAR LN, PUNTA GORDA, FLORIDA 33983

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 8201 Peters Road, Suite 3000, Plantation, FLORIDA 33324 on or before 01/26/2017, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER 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.

This notice is provided pursuant to Administrative Order No.2.065. 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 Jon Embury, Ad-

ministrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 22ND day of December, 2016.

BARBARA T. SCOTT As Clerk of the Court (SEAL) By J. Kern As Deputy Clerk

Submitted by: Kahane & Associates, P.A. 8201 Peters Road, Ste.3000 Plantation, FL 33324 Telephone: (954) 382-3486, Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 16-00973 SET Dec. 30, 2016; Jan. 6, 2017 16-00902T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 15001659CA DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF16, ASSET-BACKED CERTIFICATES, SERIES 2006-FF16, Plaintiff, vs. CYNTHIA ANN COOLEY, ET AL., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 16, 2016 in Civil Case No. 15001659CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Punta Gorda, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF16, ASSET-BACKED CERTIFICATES, SERIES 2006-FF16 is Plaintiff and CYNTHIA ANN COOLEY, ET AL., are Defendants, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of January, 2017 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 16, Block 1526, Port Char-

lotte Subdivision, Section 15, according to the plat thereof, recorded in Plat Book 5, Pages 4A through 4E, inclusive, of the Public Records of Charlotte 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 within 60 days after the sale.

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

CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: S. Martella DEPUTY CLERK DATED: 12-16-16

MCCALLA RAYMER PIERCE, LLC 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 flaccountspayable @mccallaraymer.com Counsel of Plaintiff 5268961 14-08703-4 December 23, 30, 2016 16-00874T

SECOND INSERTION

NOTICE OF ACTION RE: ENGLEWOOD BEACH & YACHT CLUB ASSOCIATION, INC CHARLOTTE County, Florida Non-Judicial Timeshare foreclosure process

TO: Unit Owner(s) Last Known Address Unit Week(s) Amount due:

Betty L Bower, Trustee of the Betty J Bower Revocable Trust Agreement dated June 1, 1994 2551 Welch Street Fort Myers, FL 33901 111/23 \$2,728.92 with a per diem amount of \$1.37 from September 2, 2016

Ken Buel C/O Jason Buel 3009 Dorner Circle, Apt D Raleigh, NC 27606 125/27 \$1,675.60 with a per diem amount of \$0.83 from September 2, 2016

Daniel Clifford 7050 Green Acre Lane Fort Myers, FL 33912 111/48 \$2,254.20 with a per diem amount of \$1.10 from September 2, 2016

Esther Radinz, Trustee of The Eshyer Radinz Revocable Living Trust dated November 27, 1996 4515 Hixson Pike #302 Hixson, TN 37343-5035 111/50 \$4,894.21 with a per diem amount of \$2.41 from September 2, 2016

Richard Gunson and Ann B Gunson 255 Rocco Avenue, Apt G Harrisonburg, VA 22801 113/35 \$4,854.62 with a per diem amount of \$2.39 from September 2, 2016

Karen K Young 4515 Narragansett Trail Sarasota, FL 34233 113/50 \$3,508.06 with a per diem amount of \$1.73 from September 2, 2016

Paula J Egan 5906 Sandstone Avenue Sarasota, FL 34243 122/43 \$5,650.34 with a per diem amount of \$2.79 from September 2, 2016

Patricia Hughes anf Clarence Evan Hughes, Jr P.O. Box 1234 Arcadia, FL 34265 124/24 \$3,167.64 with a per diem amount of \$1.56 from September 2, 2016

Lloyd Brannen 219 Gibbs Road

New Bern, NC 28560 313/26 \$602.06 with a per diem amount of \$0.30 from September 2, 2016

Dale Goldberg 300 Prospect Avenue, Apt 6H Hackensack, NJ 07601 313/45 \$1,675.60 with a per diem amount of \$0.83 from September 2, 2016

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in CHARLOTTE County, Florida, to-wit:

Unit Numbers and Week Numbers (as set forth above) in ENGLEWOOD BEACH & YACHT CLUB, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 696, Page 1012 of the Public Records of Charlotte County, Florida and all amendments and exhibits thereto.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:

Thomas L Avrutis, Esquire TRUSTEE FOR ENGLEWOOD BEACH & YACHT CLUB ASSOCIATION, INC. 2033 Wood Street, Suite 200 Sarasota, FL 34236 within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Dated this 14th day of DECEMBER, 2016. Thomas L Avrutis, Esquire, TRUSTEE TRUSTEE FOR ENGLEWOOD BEACH & YACHT CLUB ASSOCIATION, INC. December 23, 30, 2016 16-00867T

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 08-2014-CA-001847 WELLS FARGO BANK, N.A., Plaintiff, vs. BOBBY W. ENWRIGHT, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 7, 2016, and entered in Case No. 08-2014-CA-001847 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Wells Fargo Bank, N.A., is the Plain-

tiff and Bobby W. Enwright, Jackie Moose Enwright a/k/a Jackie M. Enwright, Section 23 Property Owner's Association, Inc., are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 8th day of May, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 4, BLOCK 790, PUNTA GORDA ISLES SECTION TWENTY THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 2, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,

SECOND INSERTION

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

CASE NO.: 2016-CA-000256 BMO HARRIS BANK N.A., as successor-by-merger to M&I MARSHALL & ILSLEY BANK, a Wisconsin state banking corporation, as successor-by-merger to GOLD BANK, Plaintiff, vs.

RONI HUTCHISON a/k/a RONI MURRAY, individually; PNC BANK, N.A., as successor-by-merger to NATIONAL CITY BANK; PRAIRIE CREEK PARK PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit corporation; KELLY TRACTOR CO., a Florida corporation; UNKNOWN TENANT #1; and UNKNOWN TENANT #2, Defendants.

Notice is given that pursuant to a Default Final Judgment of Foreclosure dated December 6, 2016, in Case No. 2016-CA-000256 of the Circuit Court for Charlotte County, Florida in which BMO HARRIS BANK N.A. is the Plaintiff and RONI HUTCHISON a/k/a RONI MURRAY, individually; PNC BANK, N.A., as successor-by-merger to NATIONAL CITY BANK; PRAIRIE CREEK PARK PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit corporation; KELLY TRACTOR CO., a Florida corporation; UNKNOWN TENANT #1 n/k/a Jesse Bennett; and UNKNOWN TENANT #2 n/k/a James "Randy" Leatherman are the Defendants, I will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on February 24th, 2017, at www.charlotte.realforeclose.com, the following-described property set forth in the order of Final Judgment:

SECOND INSERTION

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

CASE NO.: 16-001677-CA GLASSMAN GROSSI, INC., d/b/a RUBBER TREE FLOORING, Plaintiff, v. LEMON BAY GOLF CLUB, INC., and GULFVIEW CONSTRUCTION MANAGEMENT SERVICES, LLC, Defendants.

YOU ARE HEREBY NOTIFIED that pursuant to a Final Judgment of Foreclosure entered in and for Charlotte County, Florida on December 5, 2016, wherein the cause is pending under docket number 16-001677-CA, Barbara T. Scott, Clerk of the Circuit Court of Charlotte County, Florida, will offer for sale to the highest and best bidder for cash beginning 11 am at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes, on the 9th day of January, 2017, the following-described property:

SEE ATTACHED EXHIBIT A

EXHIBIT A 28-41-20 P-5 91.6 AC. M/L COMM INTX OF N LINE SEC 28 & W R/W SR 776 TH W ALG N SEC LINE 1665 FT TH S 420 FT TH SE 404 FT SW 264 FT SE 375 FT S 399 FT SE 188 FT E 259 FT SE 400 FT SE 200 FT S/LY 255 FT W/LY ALG A CURVE 138 FT S 202 FT TO N MHWL LEMON CREEK TH E ALG LEMON CREEK TO SR 775 TH W ALG S MHWL LEMON CREEK 360 FT M/L TH S/L Y 79 FT SW 21 FT W 76 FT SW 49 FT S/LY 63 FT S 362 FT SE 327 FT SE 193 FT S 85 FT TO N R/W ESTER ST TH E 284 FT TO W R/W SR 776 TH N ALG 776 3773 FT TO POB AKA PART LOTS 1 2 3 6 7 8 9 12 15 16 20 E1353/2053 668-143 765-696 1036-433 E1160/208 E1175/1334 1234/1791 1234/1798 E1298/2088 E1298/2080 1305/854 CD1341/969 1835/2137 E3847/601 RES4064/1419 ZZZZ 214120 P20 21 41 20 P-20 3.683 AC. M/L COMM AT SE COR LT 29 TH N 135 FT FOR POB TH W 300 FT N 885 FT TO MHWL BUCK CREEK TH NE ALG MHWL 50 FT S 173.6 FT W13 FT S 200 FT E 255.83 FT TO W ROW CR 775 TH SE 134.40

SECOND INSERTION

FLORIDA. A/K/A 2170 RIO DE JANEIRO AVE, PUNTA GORDA, FL 33983

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 within 60 days after the sale.

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

Lot 12, Block 16, PRAIRIE CREEK PARK, a subdivision according to the Plat thereof as recorded in Plat Book 13, Pages 33A through 33S, inclusive, of the Public Records of Charlotte County, Florida.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in the Security Instrument as the "Property."

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 within 60 days after the sale.

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

DATED December 16, 2016. CLERK OF THE CIRCUIT COURT CHARLOTTE COUNTY, FLORIDA (SEAL) By: S. Martella As Deputy Clerk Zimmennan., Kiser & Sutcliffe, P.A. 315 E. Robinson St., Ste 600 Orlando, FL 32802 [10140-214/5756341/1] December 23, 30, 2016 16-00879T

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE No. 16001481CA Federal National Mortgage Association ("Fannie Mae") Plaintiff, vs. Salvatore R. Gomes a/k/a S. Richard Gomez a/k/a Salvatore Gomes, et al, Defendants.

TO: The Unknown Spouse of Salvatore R. Gomes a/k/a S. Richard Gomez a/k/a Salvatore Gomes and Salvatore R. Gomes a/k/a S. Richard Gomez a/k/a Salvatore Gomes Last Known Address: 26080 Tattersall Lane, Punta Gorda, FL 33983 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:

LOT 3, BLOCK 747, PUNTA GORDA ISLES, SECTION 23, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 2A THROUGH 2Z41, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Samuel F. Santiago, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address

Also known as 9600 Eagle Preserve Drive, Englewood, Florida 34224

Parcel ID #: 412028201001 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 within sixty (60) days after the sale.

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

DATED December 14, 2016. BARBARA T. SCOTT, Clerk of Circuit Court (SEAL) By: S. Martella Deputy Clerk

Howard Freidlin, Esq. Freidlin & Inglis, P.A. 2245 McGregor Boulevard Fort Myers, FL 33901 December 23, 30, 2016 16-00859T

SECOND INSERTION

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 in Charlotte County, Florida this 19th day of December, 2016.

Clerk of the Circuit Court Charlotte County, Florida (SEAL) By: S. Martella Deputy Clerk

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com MA - 14-147233 December 23, 30, 2016 16-00882T

SECOND INSERTION

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

CASE NO.: 16001155CA FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. WILLIAM G. CARLSON, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 16, 2016, and entered in Case No. 16001155CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Freedom Mortgage Corporation, is the Plaintiff and William G. Carlson, Ford Motor Credit Company, LLC, Gardens of Gulf Cove Property Owner's Association, Inc., are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 30th day of January, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 10, BLOCK 4303, PORT CHARLOTTE SUBDIVISION, SECTION SIXTY SIX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 4A THROUGH 4G, INCLUSIVE,

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE No. 16001481CA Federal National Mortgage Association ("Fannie Mae") Plaintiff, vs. Salvatore R. Gomes a/k/a S. Richard Gomez a/k/a Salvatore Gomes, et al, Defendants.

TO: The Unknown Spouse of Salvatore R. Gomes a/k/a S. Richard Gomez a/k/a Salvatore Gomes and Salvatore R. Gomes a/k/a S. Richard Gomez a/k/a Salvatore Gomes Last Known Address: 26080 Tattersall Lane, Punta Gorda, FL 33983 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:

LOT 3, BLOCK 747, PUNTA GORDA ISLES, SECTION 23, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 2A THROUGH 2Z41, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Samuel F. Santiago, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address

SECOND INSERTION

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

CASE NO. 082012CA000167XXXXXX Encore Fund Trust 2013-1 Plaintiff, vs. MARGARET PEDRAZA, et al, Defendants/

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment of Foreclosure dated June 9, 2015, and entered in Case No. 082012CA000167XXXXXX of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein Encore Fund Trust 2013-1, is the Plaintiff and MARGARET PEDRAZA, EQUABLE ASCENT FINANCIAL, LLC, and UNKNOWN TENANT #1 N/K/A BEN PAGAN the Defendants. Barbara T. Scott, Clerk of the Circuit Court in and for Charlotte County, Florida will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, the Clerk's website for on-line auctions at 11:00 A.M. on 13th day of January, 2017, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 4, BLOCK 993, PORT CHARLOTTE SUBDIVISION, SECTION FOURTEEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 3A THROUGH 3E, INCLUSIVE, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWNER OF RECORDS AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to any return of the sale deposit less any applicable fees and

OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. A/K/A 13551 SANTA ROSA AVE PORT CHARLOTTE FL 33981

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 within 60 days after the sale.

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

Dated in Charlotte County, Florida this 20th day of December, 2016.

Clerk of the Circuit Court Charlotte County, Florida (SEAL) By: S. Martella Deputy Clerk

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 December 23, 30, 2016 16-00886T

SECOND INSERTION

is 1501 N.W. 49th Street, Suite 200, Ft. Lauderdale, FL. 33309, within thirty (30) days of the first date of publication on or before 01/19/2017, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on December 15, 2016. Barbara Scott As Clerk of the Court (SEAL) By J. Kern As Deputy Clerk

Samuel F. Santiago, Esquire Brock & Scott, PLLC Plaintiff's attorney 1501 N.W. 49th Street, Suite 200 Ft. Lauderdale, FL 33309 Case No. 16001481CA File # 15-F01209 December 23, 30, 2016 16-00865T

SECOND INSERTION

costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Charlotte County, 350 East Marion Ave., Punta Gorda, FL 33950, Telephone (941) 505-4716 via Florida Relay Service".

Apré ako ki fet avek Americans With Disabilities Act, tout moun kin ginyin yun bézwen spésyál pou akomodasyon pou yo patisipé nan pwogram sa-a dwé, nan yun tan rézónan an ninpot aranjanman kapab fet, yo dwé kontakte Administrative Office Of The Court i nan niméro, Charlotte County, 350 East Marion Ave., Punta Gorda FL 33950, Telephone (941) 505-4716 i pasan pa Florida Relay Service.

En accordance avec la Loi des "Americans With Disabilities". Les personnes en besoin d'une accommodation speciale pour participer a ces procedures doivent, dans un temps raisonnable, avant d'entreprendre aucune autre démarche, contacter l'office administrative de la Corte situe au, Charlotte County, 350 East Marion Ave., Punta Gorda, FL 33950, Telephone (941) 505-4716 Via Florida Relay Service.

De acuerdo con el Acto o Decreto de los Americanos con Impedimentos, Inhabilitados, personas en necesidad del servicio especial para participar en este procedimiento deberán, dentro de un tiempo razonable, antes de cualquier procedimiento, ponerse en contacto con la oficina Administrativa de la Corte , Charlotte County, 350 East Marion Ave., Punta Gorda, FL 33950, Telephone (941) 505-4716 Via Florida Relay Service DATED at Charlotte County, Florida, this 15th day of December, 2016.

Barbara T. Scott, Clerk Charlotte County, Florida (SEAL) By: S. Martella Deputy Clerk

GILBERT GARCIA GROUP, P.A. Attorney for Plaintiff(s) 2313 W. Violet St. Tampa, FL 33603 11102.11661-FORO/SNB December 23, 30, 2016 16-00873T

SECOND INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 15 002531 CA
QUAIL RUN TECHNOLOGIES,
LLC,
Plaintiff, v.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF JOHN MISEK,
JR., DECEASED; et al.,
Defendants.

TO: Defendant, JUDY FULLER A/K/A
JUDY MISEK A/K/A JUDITH FULLER
A/K/A JUDITH MISEK, and all
parties having or claiming to have any
right, title or interest in the property
herein described.

YOU ARE HEREBY NOTIFIED
that an action to foreclose a mortgage
on the following property located in
CHARLOTTE County, Florida:

LOT 272, RIDGE HARBOR
ADDITION NO. 2, ACCORDING
TO THE MAP OR PLAT
THEREOF AS RECORDED
IN PLAT BOOK 3, PAGE 66,
PUBLIC RECORDS OF CHAR-
LOTTE COUNTY, FLORIDA.

including the buildings, appur-
tenances, and fixtures located
thereon.

Property Address: 30175 Alder
Road, Punta Gorda, Florida

33982.
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on HARRIS S.
HOWARD, ESQ., of HOWARD LAW
GROUP, Plaintiff's attorney, whose ad-
dress is 450 N. Park Road, #800, Hol-
lywood, Florida 33021 on or before
January 20, 2017 (no later than 30 days
from the date of the first publication of
this notice of action) and file the origi-
nal with the Clerk of this court either
before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the Complaint
or petition filed herein.

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 pro-
vision of certain assistance. Please
contact the Sarasota County Jury Of-
fice, P.O. Box 3079, Sarasota, Florida
34230-3079, (941)861-7400, at least
seven (7) days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than seven (7) days; if you are hearing
or voice impaired, call 711.

WITNESS my hand and seal of this
Court at CHARLOTTE County, Florida
on this 16th day of December 2016.

CLERK OF THE CIRCUIT COURT
(SEAL) BY: J. Kern
Deputy Clerk

HARRIS S. HOWARD, ESQ.
HOWARD LAW GROUP
Plaintiff's Attorney
450 N. Park Road, #800
Hollywood, Florida 33021
December 23, 30, 2016 16-00877T

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
Case No. 16-1608 CA

JONATHAN E. BRONER,
Plaintiff, v.
MARISOL GUZMAN
if alive, and if dead, unknown
widows, widowers, heirs, devisees,
grantees, and all other persons
claiming by, through, under or
against them, and all other parties
claiming by, through, under or
against the foregoing Defendants,
and all parties having or claiming to
have any right, title, or interest in the
property herein described,
Defendant.

TO: MARISOL GUZMAN, whose last
known address is UNKNOWN, his/
her/their devisees, grantees, credi-
tors, and all other parties claiming by,
through, under or against it and all
unknown natural persons, if alive and
if not known to be dead or alive, their
several and respective spouses, heirs,
devisees grantees, and creditors or
other parties claiming by, through, or
under those unknown natural persons
and their several unknown assigns, suc-
cessors in interest trustees, or any other
persons claiming by through, under or
against any corporation or other legal
entity named as a defendant and all
claimants, persons or parties natural
or corporate whose exact status is un-
known, claiming under any of the above
named or described defendants or par-
ties who are claiming to have any right,
title or interest in and to the lands here-
after described, situate, lying and being
in Charlotte County, Florida,

Lot 11, Block 1388 of PORT
CHARLOTTE SUBDIVISION
SECTION TWENTY-EIGHT,
according to the Plat thereof as

recorded in Plat Book 5, Pages
21A through 21B, of the Public
Records of Charlotte County,
Florida

Commonly Known As: 21244
Burkhart Drive, Port Charlotte,
FL

AND ALL OTHERS WHOM IT MAY
CONCERN:

YOU ARE HEREBY NOTIFIED that
an action to quiet title on the above-
described real property has been filed
against you and you are required to
serve a copy of your written defenses,
if any, to it on ERNEST W. STURGES,
ESQ., JR., ESQ., GOLDMAN, TISEO &
STURGES P.A., 701 JC Center Court,
Suite 3, Port Charlotte, FL 33954, and
file the original with the Clerk of the
above-styled Court on or before Janu-
ary 17, 2017; otherwise, a judgment may
be entered against you for the relief de-
manded in the Complaint.

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

WITNESS my hand and seal of said
Court this 13th day of December, 2016.

BARBARA T. SCOTT, CLERK
(SEAL) By: J. Kern
Deputy Clerk

Ernest W. Sturges, Jr., Esq.,
Goldman, Tiseo & Sturges, P.A.
Dec. 16, 23, 30, 2016; Jan. 6, 2017
16-00855T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH JUDICIAL
CIRCUIT COURT IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.
2016 CP 1834
Division Probate
IN RE: ESTATE OF
ELISABETH LAMARRE
Deceased.

The administration of the estate of
Elisabeth LaMarre, deceased, whose
date of death was July 13, 2016,
is pending in the Circuit Court for
Charlotte County, Florida, Probate Di-
vision, the address of which is 350
E. Marion Ave, Punta Gorda, Florida
33950. The names and addresses of the
personal representative and the
personal representative's attorney are
set forth below.

All creditors of the decedent and
other persons having claims or de-
mands against decedent's estate on
whom a copy of this notice is re-
quired to be served must file their
claims with this court ON OR BE-
FORE 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 NO-
TICE ON THEM.

All other creditors of the decedent

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

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

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

The date of first publication of this
notice is December 23, 2016.

Sonia LaMarre
Personal Representative
11895 Leeward Walk Circle
Alpharetta, Georgia 30005

MICHAEL T. HEIDER, CPA
Attorney for
Personal Representative
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
10300 49th Street North
Clearwater, Florida 33762
Telephone: (888) 483-5040
Fax: (888) 615-3326
E-Mail:
michael@heiderlaw.com
Secondary E-Mail:
admin@heiderlaw.com
December 23, 30, 2016 16-00862T

SECOND INSERTION

NOTICE OF ANCILLARY
ADMINISTRATION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 16-001788 CP
In re: ESTATE OF
JUDITH E. LUSK,
Deceased.

The undersigned, SEAN LUSK, as per-
sonal representative of the above estate,
hereby gives notice that an ancillary
administration and notice to creditors
for the estate of the above-named de-
cedent was commenced on November 2,
2015 in Case No. 2015 P 006549 in the
Circuit Court of Cook County, Illinois
Probate Division.

The name and residence address of
the ancillary personal representative is:
Sean Lusk
10616 S. Fairfield
Chicago, Illinois 60655
and the nature of the ancillary assets are:

Unit 105, Building "F" of LA
COQUINA BEACH CONDO-
MINIUM, a condominium ac-
cording to the plat thereof re-
corded in Condominium Book
2, Page 8A-8C, 9A-9C, and as
amended in Condominium Book
2, pages 21A-21G, also pursuant

to the Declaration of Condo-
minium recorded in O.R. Book
592, Pages 2128-2182 which
is amended in O.R. Book 631,
Pages 1317-1339, O.R. Book 637,
pages 1732-1733, and O.R. Book
644, Page 570, all of the Pub-
lic Records of Charlotte County,
Florida, together with an un-
divided 1/48th interest in the
common elements and all other
appurtenances set forth in the
Declaration of Condominium as
provided by law.

Under penalties of perjury, I declare
that I have read the foregoing and the
facts alleged are true, to the best of my
knowledge and belief.

Dated this 2 day of November, 2016.

Sean Lusk
10616 S. Fairfield
Chicago, Ill, 60655
O'HALLORAN & O'HALLORAN
By /s/ Roger E. O'Halloran
Florida Bar Number: 138494
Attorney for the
Ancillary Personal Representative
Post Office Box 540
Fort Myers, FL 33902-0540
Tel: (239) 334-7212
e-mail:
documents@ohalloranfamilylaw.com
secondary:
roger@ohalloranfamilylaw.com
December 23, 30, 2016 16-00876T

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 16001905CP
Division: Probate
IN RE: ESTATE OF
WILLIAM KENNETH KERFOOT
Deceased.

TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE:

You are hereby notified that an Order
of Summary Administration has
been entered in the estate of WILLIAM
KENNETH KERFOOT, deceased, File
Number 16001905CP, by the Circuit
Court for Charlotte County, Florida,
Probate Division, the address of which
is 350 E. Marion Avenue, Punta Gorda,
Florida 33950; that the decedent's date
of death was May 21, 2016; that the to-
tal value of the estate is \$10,000.00 and
that the names and addresses of those
to whom it has been assigned by such
order are:

Name Address
Carol Kerfoot Hall c/o Mazzeo &
Staaas, P.L., 4140 Woodmere Park
Blvd., Ste. 4, Venice, FL 34293
ALL INTERESTED PERSONS ARE
NOTIFIED THAT:
All creditors of the estate of the de-
cedent and persons having claims or

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

The date of first publication of this
Notice is December 23, 2016.

Person Giving Notice:
CAROL KERFOOT HALL
c/o Mazzeo & Staaas, P.L.,
4140 Woodmere Park Blvd., Ste. 4
Venice, FL 34293
Attorney for Person Giving Notice
JULIE A. COLLINS
Attorney
Florida Bar Number: 0151483
Mazzeo & Staaas, P.L.
4140 Woodmere Park Blvd., Ste. 4
Venice, FL 34293
Telephone: (941) 408-8555
Fax: (941) 408-8556
E-Mail: jcollins@veniceelderlaw.com
Secondary E-Mail:
e-service@veniceelderlaw.com
December 23, 30, 2016 16-00864T

legal@businessobserverfl.com

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 16-002052-CA
REAL ESTATE ACQUISITION &
LIQUIDATION COMPANY,
Plaintiff, VS.
DORIS J. TARNOW, CARL
J. VERNETTI, SR., LUCY M.
VERNETTI, RANDY J. MICHELL,
ROBERT HUNT, MARJAN
R. KMIEC, DONNA KMIEC,
STEVE HUNT, a/k/a Steven Hunt,
PATRICK SMITH, DONALD F.
BACON, BOARD OF COUNTY
COMMISSIONERS OF CHARLOTTE
COUNTY, FLORIDA, c/o
Christopher Constance,
Chairman, CHARLOTTE COUNTY,
c/o Janette S. Knowlton, County
Attorney,
Defendants.

TO: DORIS J. TARNOW, CARL J.
VERNETTI, SR., LUCY M. VERNET-
TI, RANDY J. MICHELL, ROBERT
HUNT, MARJAN R. KMIEC, DONNA
KMIEC, STEVE HUNT, a/k/a Steven
Hunt, PATRICK SMITH, DONALD
F. BACON, BOARD OF COUNTY
COMMISSIONERS OF CHARLOTTE
COUNTY, FLORIDA, c/o Christopher
Constance, Chairman, CHARLOTTE
COUNTY, c/o Janette S. Knowlton,
County Attorney, if alive, or if dead,
their unknown spouses, widows, wid-
owers, heirs, devisees, creditors, grant-
ees, and all parties having or claiming
by, through, under, or against them,
and any and all persons claiming any
right, title, interest, claim, lien, estate
or demand against the Defendants in re-
gards to the following-described prop-
erty in Charlotte County, Florida:

Lot 24, Block 50, PORT CHAR-
LOTTE SUBDIVISION, Sec-
tion 4, according to the plat
thereof, recorded in Plat Book
3, Pages 87A thru 87D, of the

Public Records of Charlotte
County Florida. Parcel ID No.:
402227280012.

Notice is hereby given to each of you
that an action to quiet title to the
above-described property has been
filed against you and you are required
to serve your written defenses on Plain-
tiff's attorney, Sandra A. Sutliff, 3440
Conway Blvd., Suite 1-C, Port Charlotte,
FL 33952, and file the original with the
Clerk of the Circuit Court, Charlotte
County, 350 E. Marion Avenue, Punta
Gorda, FL 33950, on or before January
20, 2017, or otherwise a default judg-
ment will be entered against you for the
relief sought in the Complaint.

THIS NOTICE will be published
once each week for four consecutive
weeks in a newspaper of general circula-
tion published in Charlotte County,
Florida.

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

DATED this 16th day of December,
2016

BARBARA T. SCOTT
Clerk of the Court
(SEAL) By: J. Kern
Deputy Clerk

SANDRA A. SUTLIFF, ESQ.
3440 Conway Blvd., Suite 1-C
Port Charlotte, FL 33952
(941) 743-0046 -
E-mail: SSutlaw@aol.com
FL Bar # 0857203
Dec. 23, 30, 2016; Jan. 6, 13, 2017
16-00878T

SECOND INSERTION

NOTICE OF ACTION
FORECLOSURE
PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2016-CA-001854
U.S. Bank National Association as
Trustee for JP ALT 2006-S2
Plaintiff, vs.-
Barbara S. Lyons a/k/a Barbara
Lyons; Unknown Spouse of Barbara
S. Lyons a/k/a Barbara Lyons;
Unknown Parties in Possession
#1, If living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s) who are not known
to be dead or alive, whether said
Unknown Parties may claim an
interest as Spouse, Heirs, Devisees,
Grantees, or Other Claimants;
Defendant(s).

TO: Barbara S. Lyons a/k/a Barbara
Lyons; LAST KNOWN ADDRESS,
288 Fletcher Street, Port Charlotte, FL
33954 and Unknown Spouse of Barbara
S. Lyons a/k/a Barbara Lyons; LAST
KNOWN ADDRESS, 288 Fletcher
Street, Port Charlotte, FL 33954
Residence unknown, if living, includ-
ing any unknown spouse of the said
Defendants, if either has remarried and
if either or both of said Defendants are
dead, their respective unknown heirs,
devisees, grantees, assignees, credi-
tors, lienors, and trustees, and all other
persons claiming by, through, under
or against the named Defendant(s);
and the aforementioned named
Defendant(s) and such of the aforemen-
tioned unknown Defendants and such
of the aforementioned unknown Defen-
dants as may be infants, incompetents
or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that
an action has been commenced to fore-
close a mortgage on the following real

property, lying and being and situated
in Charlotte County, Florida, more par-
ticularly described as follows:

LOT 6, BLOCK 1482, PORT
CHARLOTTE SUBDIVISION,
SECTION 34, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 5,
PAGE(S) 38A THROUGH 38H,
INCLUSIVE, OF THE PUBLIC
RECORDS OF CHARLOTTE
COUNTY, FLORIDA.

more commonly known as 288
Fletcher Street, Port Charlotte,
FL 33954.

This action has been filed against you
and you are required to serve a copy
of your written defense, if any, upon
SHAPIRO, FISHMAN & GACHÉ, LLP,
Attorneys for Plaintiff, whose address
is 2424 North Federal Highway, Suite
360, Boca Raton, FL 33431, within
thirty (30) days after the first publica-
tion of this notice and file the original
with the clerk of this Court either before
service on Plaintiff's attorney or im-
mediately thereafter; otherwise a default
will be entered against you for the relief
demanded in the Complaint.

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

WITNESS my hand and seal of this
Court on the 16th day of December,
2016.

Barbara T. Scott
Circuit and County Courts
(SEAL) By: J. Kern
Deputy Clerk

SHAPIRO, FISHMAN & GACHÉ, LLP
Attorneys for Plaintiff
2424 North Federal Highway, Suite 360
Boca Raton, FL 33431,
16-302676 FCO1 SUT
December 23, 30, 2016 16-00881T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 16-1999-CP
IN RE: ESTATE OF
LYDIA GUARRACINO,
also known as
LIDIA GUARRACINO
Deceased.

The administration of the estate of
LYDIA GUARRACINO, also known
as LIDIA GUARRACINO, deceased,
whose date of death was October 4,
2016, is pending in the Circuit Court
for CHARLOTTE County, Florida,
Probate Division, the address of which
is Charlotte County Justice Center, 350
E. Marion Avenue, Punta Gorda Florida
33950. The names and addresses of the
personal representative and the per-
sonal representative's attorney are set
forth below.

All creditors of the decedent and oth-

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

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

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

NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.

The date of first publication of this
notice is December 23, 2016.

Personal Representative
ADELAIDE G. GUARRACINO
34 Dale Street
Revere, Massachusetts 02151

Attorney for
Personal Representative:
JUAN D. BENEDECK
Attorney
Florida Bar Number: 0078298
HAHN LOESER & PARKS LLP
5811 Pelican Bay Boulevard
Suite 650
Naples, Florida 34108
Telephone: (239) 254-2900
Fax: (239) 592-7716
E-Mail:
jbenedeck@hahnlaw.com
Secondary E-Mail:
dlegan@hahnlaw.com
8937943.1
December 23, 30, 2016 16-00883T



**SAVE
TIME**

E-mail your Legal Notice
legal@businessobserverfl.com

W0077

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com | SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com | LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com | HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com | PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net | ORANGE COUNTY: myorangeclerk.com

LV10268

Check out your notices on:

www.floridapublicnotices.com

**Business
Observer**

SECOND INSERTION

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

CIVIL DIVISION:
CASE NO.: 16000775CA

FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff, vs.

DAVID PUTMAN; CHARLOTTE COUNTY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY-INTERNAL REVENUE SERVICE; KATHLEEN RYAN; MICHAEL PUTMAN; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DANIEL R. PUTMAN A/K/A DANIEL ROBERT PUTMAN; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA K. ADELSON A/K/A LINDA KAY WADHAMS; WENDY WADHAMS; UNKNOWN TENANT; IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 7th day of December, 2016, and entered in Case No. 16000775CA, of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION is the Plaintiff and DAVID PUTMAN; and CHARLOTTE COUNTY, FLORIDA STATE OF FLORIDA, DEPARTMENT OF REVENUE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY-INTERNAL REVENUE SERVICE KATHLEEN RYAN MICHAEL PUTMAN UNKNOWN TENANT N/K/A JOHN BEBE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DANIEL R. PUTMAN A/K/A DANIEL ROBERT PUTMAN UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL

OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA K. ADELSON A/K/A LINDA KAY WADHAMS WENDY WADHAMS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes at, 11:00 AM on the 5th day of January, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 554, PORT CHARLOTTE SUBDIVISION, SECTION 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 2A-2G, PUBLIC RECORDS OF CHARLOTTE 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 WITHIN 60 DAYS AFTER THE SALE.

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

Dated this 14th day of December, 2016.

BARBARA T. SCOTT
Clerk Of The Circuit Court
(SEAL) By: S. Martella
Deputy Clerk

Submitted by:
Choice Legal Group, P.A.
P.O. Box 9908
Fort Lauderdale, FL 33310-0908
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@clegalgroup.com
15-02836
December 23, 30, 2016 16-00860T

SECOND INSERTION

NOTICE OF ACTION
RE: SEA OATS BEACH CLUB CONDOMINIUM ASSOCIATION, INC
CHARLOTTE County, Florida
Non-Judicial Timeshare foreclosure process

TO: Unit Owner(s)
Last Known Address
Unit Week(s)
Amount due:

Jeffrey Leadingham and Connie Leadingham
2106 E 2100 Road N
Watseka, IL 60970

105/29
\$1,659.26 with a per diem amount of \$0.82 from September 2, 2016
107/37
\$1,200.84 with a per diem amount of \$0.59 from September 2, 2016

Leon J Coker and Opal E Coker
512n10th Avenue
Arcadia, FL 34266
202/40
\$1,091.45 with a per diem amount of \$0.54 from September 2, 2016

Michael Joseph Amelio and Angela Jeanne Amelio
54 Popular Avenue
Pine Plains, NY 12567
206/34
\$1,663.61 with a per diem amount of \$0.82 from September 2, 2016

C Courtenay Dickinson and Nan M Dickinson
3501 SE 18th Avenue
Cape Coral, FL 33904
210/35
\$1,091.45 with a per diem amount of \$0.54 from September 2, 2016
213/34
\$1,091.45 with a per diem amount of \$0.54 from September 2, 2016

Manda Colvin a/k/a Manda Nunley
58 Tiogue Avenue, Apt 111
West Warwick, RI 02893
102/18
\$1,091.45 with a per diem amount of \$0.54 from September 2, 2016

Barbara Whitfield
22238 New Rochelle Avenue
Port Charlotte, FL 33952
110/03
\$1,045.77 with a per diem amount of \$0.52 from September 2, 2016

Hermoine Baum
319
Domingo Drive
Fort Myers, FL 33905
108/49
\$1,663.61 with a per diem amount of \$0.82 from September 2, 2016

David Akin
1711 Greenbush Road
Charlotte, VA 05445
202/46
\$1,663.61 with a per diem amount of \$0.82 from September 2, 2016

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in CHARLOTTE County, Florida, to-wit:

Unit Numbers and Week Numbers (as set forth above) in SEA OATS BEACH CLUB, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 691, Page 452 of the Public Records of Charlotte County, Florida and all amendments and exhibits thereto.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned trustee, Robert P. Watrous, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:

Robert P. Watrous, Esquire
TRUSTEE FOR SEA OATS BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
1 S School Avenue, Suite 500
Sarasota, FL 34237
within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Dated this 14th day of DECEMBER, 2016.

Robert P. Watrous, Esquire, TRUSTEE TRUSTEE FOR SEA OATS BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
December 23, 30, 2016 16-00866T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 16000589CA

BANK OF AMERICA N.A., Plaintiff, vs.
MARY ANNE JOHNSON; UNKNOWN SPOUSE OF MARY ANNE JOHNSON; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 12/6/16, and entered in 16000589CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein BANK OF AMERICA N.A. is the Plaintiff and MARY ANNE JOHNSON; UNKNOWN SPOUSE OF MARY ANNE JOHNSON; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Barbara Scott as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on January 20, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK 131, SECTION 10, PORT CHARLOTTE SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGES 20A

THRU 20N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 585 MEL-ROSE AVE NW CHARLOTTE, FL 33952

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

IMPORTANT

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

Dated this 15th day of December, 2016.

Barbara Scott
As Clerk of the Court
(SEAL) By: S. Martella
As Deputy Clerk

Submitted by:
Robertson, Anschutz & Schneid, P.L.
Attorneys for Plaintiff
6409 Congress Avenue,
Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
16-003156 - NaL
December 23, 30, 2016 16-00880T

SECOND INSERTION

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

CASE NO.: 08-2014-002829
REGIONS BANK DBA REGIONS MORTGAGE, Plaintiff, vs.
JOHN C. APODACA, et al., Defendant(s).

NOTICE IS HEREBY GIVEN that, pursuant to a Final Summary Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Charlotte County, Florida, I will sell the property situated in Charlotte County, described as

TRACT 418 AND 419, UNRECORDED CHARLOTTE RANCHETTES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.
Property Address: 9025 Sweden Boulevard, Punta Gorda, Florida 33982

at public sale, to the highest and best bidder, for cash, www.charlotte.realforeclose.com at 11 a.m., in accordance with Chapter 45 Florida Statutes on January 9, 2017.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated at CHARLOTTE COUNTY, Florida, this 15th day of December, 2016.

BARBARA T. SCOTT
Clerk of the Circuit Court
(SEAL) By: Sara Martella
Deputy Clerk

THIS INSTRUMENT PREPARED BY:
Hope T. Cannon
Richard K. Vann, Jr.
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, AL 35203-2104
ATTORNEYS FOR PLAINTIFF
December 23, 30, 2016 16-00869T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 16000575CA

AVAIL 2 LLC, Plaintiff, v.
GABRIELE WULKOP DE ROJAS; JUAN FEDERICO WULKOP; ACAPULCO CLUB CONDOMINIUM ASSOCIATION, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No.: 16000575CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida,

wherein AVAIL 2 LLC, Plaintiff, and GABRIELE WULKOP DE ROJAS, JUAN FEDERICO WULKOP and ACAPULCO CLUB CONDOMINIUM ASSOCIATION, Defendants, the Clerk of the Clerk will sell to the highest bidder for cash at charlotte.realforeclose.com at the hour of 11:00 a.m. on the 12th day of January, 2017, the following property:

UNIT 211, BUILDING B, OF ACAPULCO CLUB, A CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF AS RECORDED IN O.R. BOOK 3283, PAGE 1598, ET SEQ., AND THE CONDOMINIUM PLAT AS RECORDED IN CONDOMINIUM BOOK 18, PAGES

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NUMBER 16001428CA

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-16N, PLAINTIFF, Vs.

MARK A. VOLPI, UNKNOWN SPOUSE OF MARK A. VOLPI, UNKNOWN TENANT #1, AND UNKNOWN TENANT #2, DEFENDANT(S).

NOTICE HEREBY GIVEN pursuant to the order of Final Judgment of Foreclosure dated December 6, 2016, and entered in Case No. 16001428CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-16N, is Plaintiff and MARK A. VOLPI, UNKNOWN SPOUSE OF MARK A. VOLPI, are Defendants, the Office of Barbara T. Scott, Charlotte County Clerk of the Court will sell to the highest and best bidder for cash online at www.charlotte.realforeclose.com at 11:00 A.M. on the 6th day of February, 2017, the following described property as set forth in said Summary Final Judgment, to wit:

LOT 17, BLOCK 2116, PORT CHARLOTTE SUBDIVISION, SECTION 92, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 70A

THROUGH 70D, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Street Address: 18879 ACKERMAN AVENUE, PORT CHARLOTTE, FLORIDA 33948
and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated at Punta Gorda, Charlotte County, Florida, this 15th day of December, 2016.

Barbara T. Scott
Clerk of said Circuit Court
(SEAL) By: S. Martella
As Deputy Clerk

Clarfield, Okon,
Salomone & Pincus, P.L.
Attorney for Plaintiff
500 S. Australian Avenue,
Suite 825
West Palm Beach, FL 33401
(561) 713-1400 -
pleadings@cosplaw.com
December 23, 30, 2016 16-00872T

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 08-2016-CA-000735

WELLS FARGO BANK, N.A., Plaintiff, vs.
LAURETTA LYSTER, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 14, 2016, and entered in Case No. 08-2016-CA-000735 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Laurretta Lyster; Sturgis C. Lyster; United States Of America Acting Through Secretary Of Housing And Urban Development are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 30th day of January, 2017, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 3 AND 4, BLOCK 24, PORT CHARLOTTE SUBDIVISION, SECTION 2A SUBDIVISION ACCORDING TO A PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 30 A THROUGH 30 H OF THE PUBLIC RECORDS OF CHAR-

LOTTE COUNTY, FLORIDA.
A/K/A 3338 HARBOR BLVD,
PORT CHARLOTTE, FL 33952

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

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

Dated in Charlotte County, Florida this 15th day of December, 2016.

Clerk of the Circuit Court
Charlotte County, Florida
(SEAL) By: S. Martella
Deputy Clerk

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
E-Serve:
servealaw@albertellilaw.com
(813) 221-4743
(813) 221-9171 facsimile
DM-16-003244
December 23, 30, 2016 16-00868T

17A TO 17G, ALL OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED 1/18TH SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, AND THE RIGHT TO USE GARAGE 211, AND TWO (2) NON-COVERED PARKING SPACES NUMBERED 211 AS LIMITED COMMON ELEMENTS APPURTENANT THERETO.

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 within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order

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

DATED 12/16/16
(SEAL) S. Martella
Clerk of Court

Kelley & Fulton, P.L.
1665 Palm Beach Lakes Blvd., Suite 1000
West Palm Beach, FL 33401
December 23, 30, 2016 16-00870T

SECOND INSERTION

NOTICE OF SALE Pursuant to Chapter 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 16-000310-CA

AVAIL 2 LLC, a Florida limited liability company Plaintiff, vs.

LUIS PACHECO AKA LUIS A. PACHECO, JANE DOE PACHECO, his wife, ACAPULCO LAKES CONDOMINIUM ASSOCIATION, INC., a Florida corporation, JOHN DOE TENANT, JANE DOE TENANT, ALL UNKNOWN PARTIES, CLAIMING BY, THROUGH, UNDER OR AGAINST LUIS ROJAS WHETHER SAID UNKNOWN PARTIES CLAIM AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES OR OTHER CLAIMANTS, WHO ARE NOT KNOWN TO BE DEAD OR ALIVE AND ALL OTHER PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY DESCRIBED IN THE MORTGAGE BEING FORECLOSED HEREIN, CLAIMING BY, THROUGH, UNDER OR AGAINST ANY OR ALL OF SAID DEFENDANTS, WHO ARE NOT KNOWN TO BE DEAD OR ALIVE.

Defendant(s)
NOTICE OF SALE IS HEREBY GIVEN pursuant to an Order of Final Judgment of Foreclosure dated December 7, 2016, entered in Case No. 2016 000310-CA, all of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein AVAIL 2, LLC, a Florida limited liability company, is Plaintiff, and LUIS PACHECO AKA LUIS A. PACHECO, et al, are Defendants, I will sell to the high-

est and best bidder for cash at www.charlotte.realforeclose.com, the Clerk's website for on-line auctions, beginning at 11:00 a.m. on the 4th day of January, 2017, the following described real property as set forth in said Order of Final Judgment, to wit:

Unit 411, Building D, of ACAPULCO LAKES, A CONDOMINIUM, a Condominium according to the Declaration thereof as recorded in O.R. Book 3321, Page 993, et seq., and the Condominium Plat as recorded in Condominium Book 18, Pages 21A to 21G, as amended from time to time, all of the Public Records of Charlotte County, Florida, together with an undivided 1/30th share in the common elements appurtenant thereto.

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 within sixty (60) days after the sale.

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

Dated the 16th day of December, 2016

Charlotte County Clerk of Court
(SEAL) S. Martella
Deputy Clerk

Attorney for Plaintiff
ROBERT M. CHISHOLM P.A.
7378 SW 48th Street, Suite B
Miami, Florida 33155
December 23, 30, 2016 16-00875T