CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

BUSINESS OBSERVER

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

CASE NO. 2016CC000964 BURNT STORE LAKES PROPERTY **OWNERS ASSOCIATION, INC., a** Florida not-for-profit corporation, Plaintiff, v.

ALEKSEY VIKTOROV aka IGOR ALEKSEYEVICH VIKTOROV, AS AN HEIR TO THE ESTATE OF IYA VIKTOROVA, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, PERSONAL REPRESENTATIVE(S), DEVISEES, GRANTEES ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF IYA VIKTOROVA, DECEASED; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD **ORALIVE, WHETHER SAID** UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, SUCCESSORS, BENEFICIARIES, OR OTHER CLAIMANTS, Defendants.

TO DEFENDANTS: ALEKSEY VIK-TOROV aka IGOR ALEKSEYEVICH VIKTOROV, AS AN HEIR TO THE ESTATE OF IYA VIKTOROVA, DE-CEASED, THE UNKNOWN HEIRS, PERSONAL BENEFICIARIES, REPRESENTATIVE(S), DEVISEES, GRANTEES ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF IYA VIKTOROVA, DECEASED, and ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDU-AL DEFENDANTS WHO ARE NOT

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case #: 2016-CA-000316

Nationstar Mortgage LLC Plaintiff, -vs.-

Sonia O. Waters a/k/a Sonia Waters, Surviving Spouse of Robert Waters, Deceased; Unknown Spouse of Sonia O. Waters a/k/a Sonia Waters; The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWHEQ, Inc., Home Equity Loan Asset Backed Certificates, Series 2007-S1; Suncoast Credit Union f/k/a Suncoast Schools Federal Credit Union; 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; Unknown Parties in Possession #2, 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

KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, SUCCESSORS, BENEFI-CIARIES, OR OTHER CLAIMANTS, YOU ARE NOTIFIED that an ac-

tion to foreclose a lien on the following described property in Charlotte County, Florida: Lot 26, Block 918, PUNTA GOR-

DA ISLES, Section 21, according the Plat thereof, as recorded in Plat Book 13, Pages 1A through 1Z21, Public Records of Charlotte County, Florida

has been filed against you and you are required to serve a copy of your written defenses and answer to the complaint on the Plaintiffs attorney, KEITH H. HAGMAN, ESQ., The Pavese Law Firm, P.O. Drawer 1507, Fort Myers, FL 33902 and file the original in the offices of the Clerk of the Circuit Court within thirty (30) days after the first publication of the Notice, otherwise, the allegations of the complaint will be taken as confessed.

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 Dec 27, 2016.

BARBARA T. SCOTT, Clerk of Courts (SEAL) By: C. Larkin Deputy Clerk Keith H. Hagman, Esq.

PAVESE LAW FIRM P.O. Drawer 1507 Fort Myers, FL 33902-1507 January 6, 13, 2017 17-00004T

FIRST INSERTION

CLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STAT-UTES at 11:00AM on April 13, 2017, the following described property as set forth in said Final Judgment, to-wit: LOT 9, BLOCK 1399, PORT CHARLOTTE SUBDIVISION, SECTION 28, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 5, PAGE 21A AND 21B, IN THE PUBLIC RECORDS OF CHAR-

LOTTE COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-TEREST 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION Case No. 16 001908 CP IN RE: ESTATE OF

EDWARD PIERCY CLOSE, JR. Deceased.

The administration of the estate of Edward Piercy Close, Jr., deceased, whose date of death was September 3, 2016 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East 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 es-tate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORI-DA STATUTES 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 first publication date of this notice is January 6, 2017. Charles A. Close

Personal Representative

407 Verona Street Port Charlotte, FL 33948 Sandra A. Sutliff, Esq. Attorney for Personal Representative Florida Bar No.: 0857203 3440 Conway Blvd. Suite 1-C Port Charlotte, FL 33952 Tel. 941-743-0046 ssutlaw@aol.com January 6, 13, 2017 17-00005T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2016 CP 001995 **Division Probate** IN RE: ESTATE OF WILLIAM EDWARDS PAINTER

Deceased. The administration of the estate of William Edwards Painter, deceased, whose date of death was October 22, 2016, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950, The

names and addresses of the personal representatives and the personal representatives' 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY,

FLORIDA. PROBATE DIVISION Case No.: 16-1901 IN RE: ESTATE OF OF

CLYDE CHARLES WALTON, Deceased.

The Administration of the Estate of CLYDE CHARLES WALTON, de-ceased, whose date of death was March 20, 2015; is pending in the Circuit Court for CHARLOTTE COUNTY, Fl. Probate Division: File Number 16-1901-CP-00; 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 her attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedents estate, including unmatured, contingent or uliquidated claims, on whom a copy of this notice is 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 THIRTY (30) DAYS AFTER THE DATE OF SER-VICE 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 THREE (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 FOREV-ER 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 January 6, 2017. Personal Representative: KOURTNEY LEAH HENRY 42 Woods Drive Blue Ridge, Georgia 30513 Attorney for Personal Representative: CHARLES VERES, ESQ CHARLES VERES, P.A. 9055 S.W. 87th Ave., Suite 306 Miami, Florida 33176 Tel: (305) 665-8696 Fax: (305) 665-6577 Email: Charles@Charlesvereslaw.com January 6, 13, 2017 17-00009T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2016-2035-CP **Division Probate** IN RE: ESTATE OF Joseph P. Ontko, Jr. Deceased.

The administration of the estate of Joseph P. Ontko, Jr., deceased, whose date of death was September 1, 2016, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, 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 demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 6, 2017. Personal Representative: Tina Ĝullett 5463 Grace Circle North Ridgeville, OH 44039 Attorney for Personal Representative: Robert C. Benedict Florida Bar No: 0361150 rbenedict@bigwlaw.com Wideikis, Benedict & Berntsson, LLC The BIG W Law Firm 18401 Murdock Circle, Suite C Port Charlotte, FL 33948 (941) 627-1000 (941) 255-0684 Facsimile January 6, 13, 2017 17-00010T

FIRST INSERTION

CLERK'S NOTICE OF SALE **UNDER F.S. CHAPTER 45** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

Case No. 16000777CA WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-14BTT, Plaintiff, vs.

MARILYN L. PATCHETT; ET. AL, **Defendant**(s). NOTICE IS GIVEN that, in accordance

with the Final Judgment of Foreclosure dated December 14, 2016, in the abovestyled cause, I will sell to the highest and best bidder for cash at the www. charlotte.realforeclose.com beginning at 11:00 a.m. on January 30, 2017, the following described property:

LOT(S) 7, BLOCK 3259 OF PORT CHARLOTTE SUBDI-VISION AS RECORDED IN PLAT BOOK 7, PAGE 29A TO 29C, ET SEQ., OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN

AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO: 16000909CA BANK OF AMERICA, N.A.,

Plaintiff, vs. KERI ANNE FRYE A/K/A KERI PIEFFER; DANIEL B. PIEFFER; JOHN R. GARGIS; **DELORES K. GARGIS; CLERK OF THE COURT CHARLOTTE** COUNTY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE-CHILD SUPPORT DISBURSEMENT UNIT; UNKNOWN TENANT #1; **UNKNOWN TENANT#2,** Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Mortgage Foreclosure dated 12/14/16 entered in Civil Case No. 16000909CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and PIEFFER, DANIEL, et al, are Defendants. The clerk, Barbara T. Scott shall sell to the highest and best bidder for cash at Charlotte County's On Line Public Auction website: www. charlotte.realforeclose.com, at 11:00 AM on April 13, 2017, in accordance with Chapter 45, Florida Statutes, the following described property located in CHARLOTTE County, Florida as set forth in said Final Judgment of Mortgage Foreclosure, to-wit:

LOT 9, BLOCK 2819, PORT CHARLOTTE SUBDIVISION, SECTION 45, ACCORDING

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case #: 2015-CA-002918 Wells Fargo Bank, N.A. Plaintiff, -vs.-

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. This Notice of Sale shall be published

for two (2) consecutive weeks in the Business Observer. 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 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.

Clerk of the Circuit Court (SEAL) By: S. Martella Deputy Clerk DATED: 12/29/16

IRA SCOT SILVERSTEIN, PLLC ATTORNEYS FOR PLAINTIFF 2900 West Cypress Creek Road, Suite 6 Fort Lauderdale, Florida 33309 (954) 773-9911 (954) 369-5034 fax 124.539 (WILMINGTON SAVINGS FUND v. PATCHETT) January 6, 13, 2017 17-00007T

TO THE PLAT THEREOF, RECORDED IN PLAT BOOK

5 PAGES 56A THRU 56E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PROPERTY ADDRESS: 21155 IONIA AVE PORT CHAR-LOTTE AREA, FL 33952-0000 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 28th day of December,

2016.

Barbara T. Scott Clerk of the Circuit Court (SEAL) By: S. Martella Deputy Clerk Frenkel Lambert Weiss

Weisman & Gordon, LLP One East Broward Blvd., Suite 1430 Fort Lauderdale, FL 33301 04-079963-F00 January 6, 13, 2017 17-00006T

FIRST INSERTION

ment. to-wit: LOT 140, CAPE HAZE WIND-WARD, A SUBDIVISION AS PER PLAT THEREOF. RECORDED IN PLAT BOOK 15, PAGE(S) 59A THROUGH 590, OF THE PUB-LIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Claimants Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2016-CA-000316 of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Sonia O. Waters a/k/a Sonia Waters, Surviving Spouse of Robert Waters, Deceased are defendant(s), I, Clerk of Court, Barbara T. Scott, will sell to the highest and best bidder for cash AT WWW.CHARLOTTE.REALFORE-

HOW TO

PUBLISH YOUR

NOT CE

IN THE

BUSINESS OBSERVER

(SEAL) S. Martella DEPUTY CLERK OF COURT Dated: December 27, 2016 Submitted By ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 15-290047 FC01 CXE 17-00001T January 6, 13, 2017

CALL 941-906-9386 and select the appropriate County name from the menu option OR

e-mail legal@businessobserverfl.com

Business

All other creditors of the decedent and other persons having claims or demands 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 SECTION 733.702 WILL BE FOREV-ER 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 January 6, 2017. **Personal Representatives:** William E. Painter Karen L. Senf Barbara L. Kelly c/o Boyer & Boyer, PA 46 N. Washington Blvd., Ste. 21 Sarasota, FL 34236 Attorney for Personal Representative: Andrew R. Bover Attorney Florida Bar Number: 0035409 BOYER & BOYER PA 46 N. Washington Blvd., Ste. 21 SARASOTA, FL 34236 Telephone: 941-365-2304 Fax:941-364-9896 E-Mail: aboyer@boyerboyer.com Secondary E-Mail: service@boyerboyer.com January 6, 13, 2017 17-0008T

Bachelle Beauchamn: Daniel Bedard; Cape Haze Windward Property Owners Association, Inc.; Windward Patio Association, Inc.; 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: Unknown Parties in Possession #2, 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).

NOTICE IS HEREBY GIVEN pursu ant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2015-CA-002918 of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Rachelle Beauchamp are defendant(s), I, Clerk of Court, Barbara T. Scott, will sell to the highest and best bidder for cash AT WWW.CHAR-LOTTE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES at 11:00AM on April 13, 2017, the following described property as set forth in said Final Judg-

ANY PERSON CLAIMING AN IN-TEREST 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: December 27, 2016 Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 15-293201 FC01 WNI January 6, 13, 2017 17-00003T

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No.: 16 000467 CC Division: Civil BAYSHORE VENTURES, LTD., a Florida limited partnership, Plaintiff, and

HARRY WALIA, Defendant.

TO: Harry Walia a/k/a Harbhajan Ahluwalia

639 Cornwell on the Gulf, Venice, FL 34285

YOU ARE NOTIFIED that an action for unlawful detainer and damages as to the following property:

the folloiwng property: Units 2A, 2B, 2C and 2D of Edgewater Suites located at 1460

S. McCall Road, Englewood, Florida 34223

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Robert W. Segur, the Plaintiff's attorney, whose address is 1460 S. McCall Road, Suite 2-E, Englewood, Florida 34223 on or before 2/9/17, 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.

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 4th day of January, 2017. RODGER D. EATON, as Clerk of said Court (SEAL) By: Wendy Dettman as Deputy Clerk Robert W. Segur

 Robert w. Segur

 the Plaintiff's attorney

 1460 S. McCall Road, Suite 2-E

 Englewood, Florida 34223

 Jan. 6, 13, 20, 27, 2017

 17-00011T

FIRST INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 16002006CA FREEDOM MORTGAGE CORPORATION, Plaintiff, VS. TIERNAN CORRIGAN; et al., Defendant(s). TO: Tiernan Corrigan Last Known Residence: 18343 Lingerlon Avenue, Port Charlotte, FL 33948 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN CHARLOTTE COUN-TY, FLORIDA, TO-WIT:

LOT 14, BLOCK 336, PORT CHARLOTTE SUBDIVISION, SECTION 21, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 12A THROUGH 12G, OF THE PUB-LIC 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445 (Phone Number: (561) 392-6391), within 30 days of the first date of publication of this notice, and file the original with the clerk of this court either before 02/01/2017on 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 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. Dated on December 28, 2016. BARBARA T. SCOTT As Clerk of the Court (SEAL) By: J. Kern As Deputy Clerk

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

> LEE COUNTY: leeclerk.org

collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com



SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF 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. 15002150CA U.S. BANK NATIONAL THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 11-A THROUGH 11-G, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

Property Address: 3390 MID-DLETOWN STREET PORT CHARLOTTE, FL 33952 Any person claiming an interest in the



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

ALDRIDGE | PITE, LLP Plaintiff's attorney 1615 South Congress Avenue, Suite 200 Delray Beach, FL 33445 Phone Number: (561) 392-6391 1221-11716B January 6, 13, 2017 17-00002T U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR OR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST, ASSET-BACKED CERTIFICATES, SERIES 2007-HE4, Plaintiff, vs. ROBERT L. WOMBOLT, SR. ; ANN A. WOMBOLT, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 12/13/16, and entered in 15002150CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein BANK NATIONAL ASSOCIA TION. AS SUCCESSOR OR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SE-CURITIES I TRUST, ASSET-BACKED CERTIFICATES, SERIES 2007-HE4 is the Plaintiff and ROBERT L. WOM-BOLT, SR. ; ANN A. WOMBOLT 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 27, 2017, the following described property as set forth in said Final Judgment, to wit: LOT 66, BLOCK 515, PORT CHARLOTTE SUBDIVISION,

CHARLOTTE SUBDIVISION, SECTION 7, A SUBDIVISION, ACCORDING TO THE PLAT 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 21st 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 15-044605 - TeA Dec. 30, 2016; Jan. 6, 2017 16-00903T

Wednesday 2рм Deadline Friday Publication

SECOND INSERTION

NOTICE.

BARRED.

THIS NOTICE OR THIRTY DAYS AF-

THE FIRST PUBLICATION OF THIS

ALL CLAIMS AND OBJECTIONS

The date of first publication of this

Personal Representative:

Charles T. Stuart

34 Hillhouse Road

Denny

Scotland, FK65PG

notice is December 30, 2016.

Attorney for Personal Rep.

Robert A. Dickinson

FL Bar No: 161468

460 S. Indiana Ave.

(941) 474-7600

Englewood, FL 34223

NOT SO FILED WILL BE FOREVER

FOURTH 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. MARISÓL GUZMAN if alive, and if dead. unknown widows, widowers, heirs, devisees, grantees, and all other persons

130

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, creditors, 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, successors 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 unknown, claiming under any of the above named or described defendants or parties 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

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 Char-lotte 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,

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 abovedescribed 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. STURG-ES, 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 January 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 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.

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

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 27I, 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:

IN THE CIRCUIT COURT FOR TER THE DATE OF SERVICE OF A CHARLOTTE COUNTY, COPY OF THIS NOTICE ON THEM. FLORIDA All other creditors of the decedent PROBATE DIVISION and other persons having claims or de-mands against the decedent's estate, in-File No. 16 1837 CP Division: PROBATE IN RE: ESTATE OF cluding unmatured, contingent or unliquidated claims, must file their claims MARY ANN STUART with this court WITHIN THREE Deceased MONTHS AFTER THE DATE OF

The administration of the Estate of MARY ANN STUART deceased, File No. 16 1837 CP, is pending in the Cir-cuit 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.

NOTICE TO CREDITORS

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

SECOND 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, deviseees, 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.REALFORE-CLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA

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.: 16000840CA NATIONSTAR MORTGAGE LLC, Plaintiff. vs. THE UNKNOWN HEIRS,

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

SECOND 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

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.: 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.

Court of the Twentieth Judicial Circuit as set forth in said Final Judgment of Foreclosure:

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.: 16000792CA NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, WILLIAM R. ALLEN A/K/A WILLIAM RICHARD ALLEN, JR. A/K/A WILLIAM R. ALLEN, JR. A/K/A WILLIAM

Defendant(

et al.

LOT 2, IN BLOCK 527, OF PORT CHARLOTTE SUBDIVISION, SECTION 7, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED 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

16-00888T

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

SECOND INSERTION

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 30th day of January 2017 the following described property as set forth in said Final Judgment of Foreclosure: LOT 13, BLOCK 3716. PORT CHARLOTTE SUBDIVISION, SECTION 63, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 77A, RICHARD ALLEN, DECEASED,

OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. A/K/A 11804 OCEAN SPRAY BLVD., ENGLEWOOD, FL 34224 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 notifi-cation 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 - 16-000686 Dec. 30, 2016; Jan. 6, 2017 16-00899T

call 711. Submitted By:

SHAPIRO, FISHMAN & GACHÉ, 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

STATUTES at 11:00AM on February

Dec. 30, 2016; Jan. 6, 2017

erty 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 IN-TEREST 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;

> Barbara T. Scott CIRCUIT COURT DEPUTY CLERK OF COURT DATED: 12-22-16

16-00904T

13, 2017, the following described prop-

16-00893T

if you are hearing or voice impaired, CLERK OF THE Charlotte County, Florida (SEAL) S. Martella

ATTORNEY FOR PLAINTIFF:

A/K/A 18503 KERRVILLE CIR PORT CHARLOTTE, FL 33948

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

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

servealaw@albertellilaw.com NJ - 16-016517 Dec. 30, 2016; Jan. 6, 2017 16-00900T

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**



DEVISEES, GRANTEES, 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

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

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 16-008897

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 14, 2016, and entered in Case No. 16000792CA 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

Deputy Clerk

by, through, under, or against, William R. Allen a/k/a William Richard Allen, Jr. a/k/a William R. Allen, Jr. a/k/a William Richard Allen, deceased, Tammy Allen Johnston a/k/a Tammy J. Johnston a/k/a Tammy Johnston, as Personal Representative of the Estate of William R. Allen a/k/a William Richard Allen, Jr. a/k/a William R. Allen, Jr. a/k/a William Richard Allen, deceased, Tracy Marie Ligon a/k/a Tracy M. Ligon f/k/a Tracy Marie Allen f/k/a Tracy M. Allen, as Personal Representative of the Estate of William R. Allen a/k/a William Richard Allen, Jr. a/k/a William R. Allen, Jr. a/k/a William Richard Allen, deceased, Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender. Tammv Allen Johnston a/k/a Tammy J. Johnston a/k/a Tammy Johnston, as an Heir of the Estate of William R. Allen a/k/a William Richard Allen, Jr. a/k/a William R. Allen, Jr. a/k/a William Richard Allen, deceased, Tracy Marie Ligon a/k/a Tracy M. Ligon f/k/a Tracy Marie Allen f/k/a Tracy M. Allen, as an Heir of the Estate of William R. Allen a/k/a William Richard Allen, Jr. a/k/a William R. Allen, Jr. a/k/a William Richard Allen,

NOTICE OF SALE PURSUANT TO

CHAPTER 45, FLORIDA STATUTES

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA CIVIL ACTION

Case No. 16-001250-CA

Notice is given that under an Amended

Final Judgment dated December 19th, 2016 in Case No. 16-001250-CA of the

Circuit Court of the Twentieth Judicial

Circuit in and for Charlotte County, Florida, in which CS PARADISO

HOLDINGS LLC is the Plaintiff and

CHRISTIAN PACHECO and TAIHI-NA L. PACHECO, are the Defendants,

I will sell to the highest and best bidder

for cash by electronic sale beginning at 11AM on the 18th day of January, 2017

at the website, www.charlotte.real-

foreclose.com, the following described property set forth in the Final Judg-

Lot 28, Block 357, PORT CHAR-

LOTTE SUBDIVISION, Section

21, as per Plat thereof recorded

in Plat Book 5, Pages 12a-12g, of the Public Records of Charlotte

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL ACTION

CASE NO.: 16001976CA

WELLS FARGO BANK, NA,

CREDITORS, TRUSTEES, OR

BY, THROUGH, UNDER, OR

OTHER CLAIMANTS CLAIMING

AGAINST, JANICE C. KOHLER,

THE UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES, OR OTH-

ER CLAIMANTS CLAIMING BY

THROUGH, UNDER, OR AGAINST,

ANY AND ALL UNKNOWN PAR-

TIES CLAIMING BY, THROUGH,

UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL

DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE,

WHETHER SAID UNKNOWN PAR-

TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,

GRANTEES, OR OTHER CLAIM-

YOU ARE NOTIFIED that an action

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.

DORIS J. TARNOW, CARL

Last Known Address: Unknown

Unknown

Unknown

JANICE C. KOHLER, DECEASED

Last Known Address: Unknown

THE UNKNOWN HEIRS,

DEVISEES, GRANTEES, ASSIGNEES, LIENORS,

DECEASED, et al,

Defendant(s).

Current Address:

ANTS

Current Address:

Plaintiff, vs.

ment of Foreclosure:

CS PARADISO HOLDINGS LLC,

CHRISTIAN PACHECO and

TAIHINA L. PACHECO,

Plaintiff, vs.

Defendants.

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. 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 ASSOCIA-TION is Plaintiff and JEAN M. CHAM-BERLAIN A/K/A JEAN CHAMBER-LAIN; WILLIAM J. CHAMBERLAIN; EMERALD POINTE CONDOMIN-IUM ASSOCIATION, INC.; COLO-NIAL BANK; E*TRADE BANK; UNKNOWN TENANT NO. 1; UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-DER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, are Defendants, I will sell to the highest and best bidder for cash at

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

"FANNIE MAE"), A

OF AMERICA,

Plaintiff, vs.

PROPERTY:

Defendant(s)

Bank, N.A.,

MORTGAGE ASSOCIATION

CORPORATION ORGANIZED

AND EXISTING UNDER THE

DESPINA KOURPOUANIDIS;

UNKNOWN SPOUSE OF DESPINA KOURPOUANIDIS; SUNTRUST

BANK; SECTION 23, PROPERTY

OWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN

POSSESSION OF THE SUBJECT

UNKNOWN SPOUSE OF DESPINA

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE COUNTY

FLORIDA CIVIL DIVISION

Case No. 15002877CA

successor by merger with Wachovia

Plaintiff, vs. MANDRIN HOMES OF FLORIDA,

WELLS FARGO BANK, N.A., as

LLC, a Florida limited liability

company; MANDRIN HOMES

To the following Defendant(s):

DESPINA KOURPOUANIDIS

(RESIDENCE UNKNOWN)

LAWS OF THE UNITED STATES

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 EMER-ALD POINTE, PHASE 1, A CONDOMINIUM, ACCORD-ING TO THE DECLARA-TION OF CONDOMINIUM RECORDED IN O.R. BOOK 515, PAGE 934, AND ALL EX-HIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST 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 provi-sion 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

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, GRANTEES, 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 OF

FORECLOSURE SALE

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-ees, 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;

SECOND INSERTION

KOURPOUANIDIS (RESIDENCE UNKNOWN) UNKNOWN PERSON(S) IN POSSES-SION 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, ACCORD-ING TO THE PLAT THERE-

OF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 2A, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

See attached Exhibit A

EXHIBIT A

Lot 154, Rotonda West Pebble

Beach, according to the map or

plat thereof as recorded in Plat

Book 8, Pages 13A through 13L,

inclusive, as affected by Resolu-

tion recorded in Official Records

Book 324, Page 261, of the Pub-

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-

SECOND INSERTION

inclusive, of the Public Records of Charlotte County, Florida.

Parcel 8:

Lot 540, Rotonda West Oakland Hills, according to the map or plat thereof as recorded in Plat Book 8, Pages 15A through 15K, inclusive, of the Public Records of Charlotte County, Florida.

Parcel 9: Lot 627, Rotonda West Oakland Hills, according to the map or plat thereof as recorded in Plat Book 8, Pages 15A through 15K, inclusive, of the Public Records of Charlotte County, Florida.

SECOND INSERTION 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, ALLA-PATCHEE SHORES ADDI-TION, AS PER PLAT THERE-OF RECORDED IN PLAT BOOK 4, PAGE 39, OF THE PUBLIC RECORDS OF CHAR-LOTTE 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 or-der 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 sched-uled 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

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

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

> As Clerk of the Court (SEAL) By J. Kern

Dec. 30, 2016; Jan. 6, 2017

16-00902T

each property. If you are a person with a disability

SECOND INSERTION

County, Florida a/k/a 2073 Winningway Street.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice of 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 on December 22, 2016. BARBARA T. SCOTT, CLERK OF COURT (SEAL) By: S. Martella Deputy Clerk Frohlich, Gordon & Beason, P.A.

18501 Murdock Circle, Suite 103 Port Charlotte, FL 33948 Dec. 30, 2016; Jan. 6, 2017

16-00894T

SECOND INSERTION OF CHARLOTTE COUNTY, FLORIDA. A/K/A 1174 WINSTON ST,

PORT CHARLOTTE, FL 33952 has been filed against you and you are required to serve a copy of your written defenses within 30 days after the first publication, if any, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623, and file the original with this Court either before 01/26/2017 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.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

**See 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, 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 im-mediately 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 on this 22nd day of December, 2016. Clerk of the Circuit Court

(SEAL) By: J. Kern

Deputy Clerk

16-00901T

to foreclose a mortgage on the following property in Charlotte County, Florida: LOT 6, BLOCK 1455, PORT CHARLOTTE SUBDIVISION, SECTION 27, ACCORDING Albertelli Law P.O. Box 23028 TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Tampa, FL 33623 - 16-026920 5, PAGES 20A THROUGH 20F, Dec. 30, 2016; Jan. 6, 2017 OF THE PUBLIC RECORDS

THIRD INSERTION

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 Plaintiff'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

BARBARA T. SCOTT As Deputy Clerk Submitted by: Kahane & Associates, P.A. 8201 Peters Road, Ste.3000 Plantation, FL 33324 Telephone: (954) 382-3486,

File No.: 16-00973 SET

Said complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Stephanie C. Lieb, Plaintiff's attorney, whose address is Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A., 101 E. Kennedy Boulevard, Suite 2700, Tampa, FL 33602, slieb@trenam.com / eholtey@trenam.com, on or before 01/26/2017 or within thirty (30) days after the first publication, and file the original with 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. 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.

voice impaired, call 711.

2016.

Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com

LTD., a Maryland corporation: ATLANTIC UTILITIES, INC., a Maryland corporation; THOMAS B. HOWELL, an individual: JAMES J. MANDRIN, an individual; EDWARD C. KENNEDY, an individual; ROTONDA WEST ASSOCIATION, INC., a Florida not for profit corporation; 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.** TO: THOMAS B. HOWELL

471 Maple Road Severna Park, MD 2146 (possible residence) THOMAS B. HOWELL 5226 SW 3rd Avenue Cape Coral, FL 33914 (last known residence) THOMAS B. HOWELL 8334 Veterans Highway 2nd Floor Millersville, MD 21108 (possible work place)

YOU ARE NOTIFIED that a complaint, pursuant to Florida Statute §702.04, was filed by WELLS FARGO BANK, N.A., as successor by merger with Wachovia Bank, N.A., to foreclose first institutional mortgages on the following properties located in Charlotte County, Florida and Lee County,

lic Records of Charlotte County, Florida.

Florida:

Parcel 2:

Parcel 3:

Lot 90, Rotonda West Oakland Hills, according to the map or plat thereof as recorded in Plat Book 8, Pages 15A through 15K, inclusive, of the Public Records of Charlotte County, Florida.

Parcel 4:

Lot 111, Rotonda West Oakland Hills, according to the map or plat thereof as recorded in Plat Book 8, Pages 15A through 15K, inclusive, of the Public Records of Charlotte County, Florida.

Parcel 5:

Lot 136, Rotonda West Oakland Hills, according to the map or plat thereof as recorded in Plat Book 8, Pages 15A through 15K, inclusive, of the Public Records of Charlotte County, Florida.

Parcel 6:

Lot 339. Rotonda West Oakland Hills, according to the map or plat thereof as recorded in Plat Book 8, Pages 15A through 15K, inclusive, of the Public Records of Charlotte County, Florida.

Parcel 7:

Lot 384, Rotonda West Oakland Hills, according to the map or plat thereof as recorded in Plat Book 8, Pages 15A through 15K,

Parcel 10:

Lot 671, Rotonda West Oakland Hills, according to the map or plat thereof as recorded in Plat Book 8, Pages 15A through 15K, inclusive, of the Public Records of Charlotte County, Florida.

Parcel 11:

Lots 32 and 33, Block 1454, Cape Coral Unit 16, according to the map or plat thereof as recorded in Plat Book 13, Pages 76 through 88, inclusive, of the Public Records of Lee County, Florida.

Parcel 12:

Lots 55 and 56, Block 3366, Cape Coral Unit 65, according to the map or plat thereof as recorded in Plat Book 21, Pages 151 through 164, inclusive, of the Public Records of Lee County, Florida.

TOGETHER WITH all the improvements now or hereafter erected on each property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter attached to

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

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

Stephanie C. Lieb, Esquire Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A. 101 E. Kennedy Boulevard Suite 2700 Tampa, FL 33602 slieb@trenam.com / eholtey@trenam.com (813) 223-7474 Dec. 30, 2016; Jan. 6, 2017 16-00895T 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 COMMISIONERS OF CHARLOTTE COUNTY, FLORIDA, c/o Christopher Constance, Chairman, CHARLOTTE COUNTY, c/o Janette S. Knowlton, County

Attorney, Defendants.

Plaintiff. VS.

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 COMMISIONERS 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, widowers, heirs, devisees, creditors, grantees, 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 regards to the following-described property in Charlotte County, Florida: Lot 24, Block 50, PORT CHAR-LOTTE SUBDIVISION, Section 4, according to the plat thereof, recorded in Plat Book 3, Pages 87A thru 87D, of the

Gorda, FL 33950, on or before January 20, 2017, or otherwise a default judgment 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 circulation 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 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 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

33955

days after the sale.

impaired, call 711.

Albertelli Law Attorney for Plaintiff

P.O. Box 23028

(813) 221-4743

AB - 15-199960

Tampa, FL 33623

(813) 221-9171 facsimile

BLVD, PUNTA GORDA, FL

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

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 lo-

cated at 350 E. Marion Avenue, Punta

Gorda, Florida 33950, and whose tele-

phone number is (941) 637-2110, at

least 7 days before your scheduled court

appearance, or immediately upon re-

ceiving this notification if the time be-

fore the scheduled appearance is less than 7 days; if you are hearing or voice

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

If you are a person with a disability

SECOND INSERTION

SECOND 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

37

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 ("FAN-NIE MAE"), A CORPORATION OR-GANIZED AND EXISTING UN-DER 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

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 GEROGE 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 Geroge B. Gardien , Unknown Party #2 nka Cathy Jackson, Unknown Party #1 n/k/a Kav 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 ADDI-TION TO CHARLOTTE HAR-BOR AS RECORDED IN PLAT BOOK 1, PAGE 22, OF THE OF-FICIAL RECORDS OF CHAR-LOTTE COUNTY, FLORIDA, SAID PARCEL BEING THAT PART OF SAID BLOCK 7 LY-ING WESTERLY OF THE WEST LINE OF THE FORMERLY UNNAMED STREET NOW KNOWN AS JACKSON STREET, JACKSON AND SEWARD'S AD-DITION TO CHARLOTTE HAR-

CHARLOTTE SUBDIVISION SECTION SEVENTEEN, AC CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED 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

SECOND INSERTION

CHARLOTTE HARBOR, AS PER PLAT RECORDED IN THE PUB-LIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. AND

A PART OF BLOCK 8, JACKSON AND SEWARD'S ADDITION TO CHARLOTTE HARBOR, DE-SCRIBED 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 COMER 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 AD-DITION TO CHARLOTTE HAR-BOR, AS PER PLAT RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR-IDA

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 RESOLU-TION OF BOARD OF COUNTY COMMISSIONERS RECORDED IN OFFICIAL RECORD BOOK 86, PAGES 83 AND 84, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR-IDA. TAX PARCEL NUMBER 0086631-000000-6.

SECOND 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 Alessandroni IN RE: ESTATE OF RICHARD W. KNAPP

Deceased. TO ALL PERSONS HAVING CLAIMS DEMANDS AGAINST THE OR 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: Address Name 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-

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 a/k/a Punta Gorda Acquisitions 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 CON-CERN, INCLUDING ALL PARTIES CLAIMING ANY INTEREST BY, THROUGH, UNDER, OR AGAINST

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. 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 30, 2016. Person Giving Notice:

Susan E. Caster, Personal Representative 7580 Fintry 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@pizzolatolaw.com Secondary E-Mail: rlm@pizzolatolaw.com 11024.00 Dec. 30, 2016; Jan. 6, 2017

16-00896T

SECOND INSERTION Works Division Control Survey and Right of Way Map of Piper road and the POINT OF BE-GINNING.

From said POINT OF BEGIN-NING 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.

NOTICE OF SALE IN AND FOR CHARLOTTE

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

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 HAR-BOR SUBDIVISION, A SUBDI-VISION ACCORDING TO THE PLAT OR MAP THEREOF AS RECORDED IN PLAT BOOK 5,

A/K/A 24246 YACHT CLUB

South, Range 23 East, Charlotte Coun-

COMMENCE at the southeast

corner of the Northeast Quar-

ter (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 BEGIN-

NING 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 $25^{\rm o}$ 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

Containing 54,882 square feet or

Bearings hereinabove mentioned are

State Plane Coordinate for the West

Zone of Florida (NAD 83/90 Adjust-

ment) and are based on the East line of

the Southeast Quarter (SE-1/4) of Sec-

tion 4, Township 41 South, Range 23

Parcel PIP-724D - Drainage, Slope

A Parcel Lying in Section 4, Township

41 South, Range 23 East, Charlotte

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 Char-

lotte County, Florida, lying in Section

4, Township 41 South, Range 23 East,

Charlotte County, Florida, being de-

the POINT OF BEGINNING.

1.26 acres, more or less.

East to bear S 02° 48' 35" E.

and Utility Easement

County, Florida

ty, Florida, being described as follows:

PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT COUNTY, FLORIDA

CIVIL ACTION CASE NO.: 08-2015-CA-002745

dated December 13, 2016, and entered in Case No. 08-2015-CA-002745 of the AT PAGE 15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Dec. 30, 2016; Jan. 6, 2017 16-00898T

eService: servealaw@albertellilaw.com

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 Primerica 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 Pe-tition. 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.

BOR AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE OF-FICIAL RECORDS OF CHAR-LOTTE COUNTY, FLORIDA, CONTINUED SOUTHERLY IN A STRAIGHT LINE.

AND A PART OF BLOCK 8, JACKSON AND SEWARD'S ADDITION TO CHARLOTTE HARBOR, DE-SCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH-EAST COMER OF SAID BLOCK 8; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 8; 100 FEET TO A POINT; THENCE WEST, PAR-ALLEL 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 EASTER-LY 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 COMER

OF BLOCK 8, JACKSON AND SEWARD'S ADDITION TO

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

THE NAMED DEFENDANT(S); AND TO ALL HAVING OR CLAMING TO HAVE ANY RIGHT, TITLE, OR IN-TEREST IN THE PROPERTY DE-SCRIBED IN EXHBIT "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-ofway 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 Quar-ter (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

From said POINT OF BEGIN-NING 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 scribed 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 BÉGINNING.

From said POINT OF BEGIN-NING 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

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.Skonie@arlaw.com Attorney for Petitioner, Charlotte County Board of County Commissioners Dec. 30, 2016; Jan. 6, 2017 16-00887T