CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

REQUEST FOR PROPOSALS

CONSTRUCTION OF BABCOCK RANCH COMMUNITY PARK Charlotte County, Florida

Notice is hereby given that the Babcock Ranch Community Independent Special District (the "District"), will accept proposals from firms interested in providing labor, materials, and equipment for the construction of the Babcock Ranch Community Park at the community known as BABCOCK RANCH located in Charlotte and Lee Counties, Florida (the "Project"). The contract will require contractors to provide construction services for the installation of site work improvements, landscaping, athletic fields, sidewalks and other improvements as more particularly described in the Project Manual and in accordance with the plans and specifications.

The Project Manual will be available for public inspection and may be obtained beginning December 2, 2022, at 2:00 p.m. Contact the Engineer of Record, Adam Ahmad, <u>adam.ahmad@capitalengr.com</u> ("Engineer's Office"), regarding access to the Project Manual

An optional Pre-Bid Conference will take place on December 5, 2022, at 2:00 p.m., at 42881 Lake Babcock Dr., Second Floor, Babcock Ranch, FL 33982 (Hatchery East Conference Room). Proposers may also participate in this optional Pre-Bid Conference electronically via Microsoft Teams by phone at +1 904-672-3363, phone conference ID 335 600 043#.

Proposers planning their attendance to the optional Pre-Bid Conference via Microsoft Teams are encouraged to submit questions and comments to the Engineer of Record in advance at <u>adam.ahmad@capitalengr.com</u> to facilitate the District's consider-ation of such questions and comments during the meeting. Anyone requiring assistance in order to obtain access to the Microsoft Teams being utilized to conduct this optional Pre-Bid Conference should contact the Engineer's Office at least forty-eight (48) hours prior to the meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this optional Pre-Bid Conference meeting because of a disability or physical impairment is strongly encouraged to contact the District Engineer's Office at least forty-eight (48) hours in advance so that arrangements may be made. **Please note, the** Microsoft Teams option to attend the optional Pre-Bid Conference is provided for the convenience of any proposer who chooses to participate in such manner; thus, all proposers acknowledge and agree that should they choose to participate via Microsoft Teams, the proposer does so at their own risk, including but not limited to any risk that interruptions in internet service or other technical difficulties may arise without any fault of the District.

The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause to one or more proposers, provide for the delivery of the project in phases and waive minor or techni-cal irregularities in any Proposal, as it deems appropriate if it determines in its discretion that it is in the District's best interests to do so. The successful proposer will be required to execute a contract with the District and file the requisite performance and payment bonds and insurance within ten (10) calendar days after execution of the construction contract.

Subject to an anticipated issuance of a Notice to Proceed on or around February 2, 2023, the Successful Proposer(s) shall be required to substantially complete all Work by August 31, 2023 ("Substantial Completion Date"), with all Work to be finally complete on or before September 30, 2023 ("Final Completion Date"). Should Contractor fail to achieve Substantial Completion by the Substantial Completion Date established herein, Owner shall be entitled to assess, as liquidated damages, but not as a penalty, One Thousand Dollars (\$1,000) for each calendar day thereafter until Substantial Completion is achieved. Unless otherwise specified, work will be limited to the hours of 7:00 am a.m. to 7:00 p.m., Monday through Friday.

The Owner reserves the right to reject all Bids or any Bid not conforming to the intent and purpose of the Bidding Documents, and to postpone the award of the contract for a period of time which, however, shall not extend beyond one hundred twenty (120) days from the bid opening date without the consent of the Successful Proposer.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) hours after the Project Manual is made available, together with a protest bond in a form acceptable to the District and in the amount of \$10,000, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. All such filings must be in accordance with the District's Rules of Procedure. Filing will be perfected and deemed to have occurred upon receipt by the District Manager. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Firms desiring to provide services for this project must submit one (1) original, three (3) copies, and one electronic copy of the required proposal documents no later than January 19, 2023, at 10:00 a.m., at the offices of the property owner, 42850 Crescent Loop, Suite 200, Babcock Ranch, FL 33982. Proposals shall be submitted in a sealed opaque envelope pursuant to the project manual. Proposals will be opened at the time and date stipulated below; those received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

Ranking of proposals will be made on the basis of qualifications and price according to the criteria set forth in the evaluation criteria contained within the project manual; however, please note that proposals received from firms failing to meet the fol-lowing minimum qualifications/ requirements will not be considered or evaluated: (1) Proposer will have constructed three (3) improvements similar in quality and scope with a minimum of \$1,000,000 in total volume contract cost within the last three (3) years; (2) Proposer will have minimum bonding capacity of \$5,000,000 from a Surety Company acceptable to the District; (3) Proposer is authorized to do business in Florida; and (4) Proposer is registered with Charlotte County and is a licensed contractor in the State of Florida

Any and all questions relative to this project shall be directed in writing only to the Engineer of Record, via email only at adam. ahmad@capitalengr.com. Questions must be submitted to the Engineer of Record by December 12, 2022, by 5:00 p.m.

NOTICE OF PUBLIC MEETING FOR BID OPENING

A public meeting to open bids will be held on January 19, 2023, at 10:05 a.m., at 42881 Lake Babcock Dr., Second Floor, Babcock Ranch, FL 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

NOTICE OF PUBLIC MEETING FOR EVALUATION COMMITTEE

A public meeting of the District's evaluation committee will be held on January 26, 2023, at 11:00 a.m. at 42881 Lake Babcock Dr., Second Floor, Babcock Ranch, FL 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of evaluating the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. 22-01240T December 2, 2022

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



CHARLOTTE COUNTY

FIRST INSERTION

EK()

Notice is hereby given that TIMBER-LINE CONSTRUCTION GROUP LLC, OWNER, desiring to engage in business under the fictitious name of TIMBER CREEK HOUSING located at 87 PARDUE ROAD, PELHAM, ALABAMA 35124 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. December 2, 2022 22-01247T

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitous name of SOUTHERN COMFORT HOMECARE : Located at 8295 acorn blvd : Charlotte County in the City of Punta Gorda : Florida, 33982 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Punta Gorda Florida, this November day of 23, 2022 RAYCRAFT LORI D

December 2, 2022 22-01246T

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of PETE'S HANDYMAN SERVICE : Located at 19595 Kapok Ct : Charlotte County in the City of Port Charlotte : Florida, 33952-1174 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Charlotte 1	Florida, this
November day of 30, 2022	
RIZZO PETER	
December 2, 2022	22-01256T

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SCOTT MARSHALL SERVICES : Located at 1211 Saxony Cir Apt B1 : Charlotte County in the City of Punta Gorda : Florida, 33983-6341 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Punta Gorda Florida, this November day of 30, 2022 MARSHALL SCOTT W December 2, 2022 22-01257T

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

PROBATE DIVISION File No. 2022-CP-1379 IN RE: ESTATE OF SHELLY KAY VANDERMOLEN Deceased.

The administration of the Estate of Shelly Kay Vandermolen, deceased, File Number 2022-CP-1379, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this Notice is December 2, 2022. Petitioner: **Gregory Gibson** 130 NE 12th Ct. Cape Coral, FL 33909 Attorney for Petitioner: Nathan Dougherty, Esquire Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489 Email: contact @nath and ougher tylaw.comDecember 2, 9, 2022 22-01252T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-001339 Division Probate IN RE: ESTATE OF DIANE E. WATSON Deceased.

The administration of the estate of Diane E. Watson, deceased, whose date of death was October 27, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

notice is 12/02/2022. Personal Representative:

Katherine Simonutti

15556 SE Chelsea Morning Drive Happy Valley, OR 97086 Attorney for Personal Representative: Brett H. Sifrit, Attorney Florida Bar Number: 105564 Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: bsifrit@farr.com Secondary E-Mail: akibler@farr.com; probate@farr.com 22-01248T December 2, 9, 2022

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22 001307 CP Division Probate IN RE: ESTATE OF VERA E. ROSCOE Deceased.

The administration of the estate of VERA E. ROSCOE, deceased, whose date of death was September 23, 2022, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or deFIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22001197CP Division Probate IN RE: ESTATE OF SHAWN L. CARLSON Deceased.

The administration of the estate of Shawn L. Carlson, deceased, whose date of death was August 30, 2022, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER 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 FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is December 2, 2022. Personal Representative:

Jennifer L. Carlson

12058 Crossgate Avenue Port Charlotte, Florida 33981 Attorney for Personal Representative: T. Thomas Shirley, Attorney Florida Bar Number: 154581 DUNKIN & SHIRLEY PA 170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: tom@dunkinshirley.com December 2, 9, 2022 22-01254T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA, PROBATE DIVISION File No. 2022 CP 1021 IN RE: ESTATE OF ROBERT G. MARSHALL, Deceased.

The administration of the estate of ROBERT G. MARSHALL, deceased, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-001180 IN RE: ESTATE OF JOSEPHINE MICHAEL HANLEY MCNAMARA Deceased.

The administration of the estate of Josephine Michael Hanley McNamara, deceased, whose date of death was August 17, 2022, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER 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 FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is December 2, 2022.

Personal Representative: Diane McNamara

16088 Pennyroyal Lane Punta Gorda, Florida 33982 Attorney for Personal Representative: Paul E. Riffel, Attorney Florida Bar Number: 352098 1319 West Fletcher Avenue Tampa, Florida 33612 Telephone: (813) 265-1185 E-Mail: paul@paulriffel.com Secondary E-Mail: service@paulriffel.com December 2, 9, 2022 22-01237T

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 22001290CP IN RE: ESTATE OF JOANNE Y, ALLEN Deceased.

The administration of the Estate of Joanne Y. Allen, deceased, whose date of death was August 7, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is: 350 East 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-1343-CP Division Probate IN RE: ESTATE OF Karen Fay Pandurovic a/k/a Karen F. Pandurovic Deceased.

The administration of the estate of Karen Fay Pandurovic, a/k/a Karen F. Pandurovic, deceased, whose date of death was July 26, 2022 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative 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 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. NOT-WITHSTANDING THE TIME PERI-OD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is December 2, 2022. Personal Representative:

Luka Pandurovic

Attorney for Personal Representative: Robert C. Benedict Florida Bar No: 0361150 rbenedict@bigwlaw.com Wideikis, Benedict & Berntsson, LLC The BIG W Law Firm 3195 S. Access Road Englewood, FL 34224 (941) 627-1000 Telephone December 2, 9, 2022 22-01241T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-001326-CP Division Probate IN RE: ESTATE OF ARTHUR J. HAUG, Deceased.

The administration of the estate of Arthur J. Haug, deceased, whose date of death was October 24, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

FIRST INSERTION

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE WITHOUT CHILDREN IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 22 DR 993 **Division: Domestic Relations** IN RE: THE MARRIAGE OF: MARTHA GARCIA, Petitioner/Wife, and FERNANDO CÚEVAS, Respondent/Husband. To: Fernando Cuevas 310 South Winery

Roasrito, B.C Mexico YOU ARE NOTIFIED, that an action for the Petition for Dissolution of Marriage Without Children has been filed against you and that you are required to serve a copy of your written defense to the Petition on MARTHA GARCIA, care of ERIC REYES, ESQ., 1435 Collingswood Blvd, Ste. B, Port Charlotte, Florida 33948 on or before 12/27/22 and file the original with the Charlotte County Clerk of the Circuit Court at 350 East Marion Ave., Punta Gorda Florida 33950 before service on Petitioner, through his counsel, or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

Copies of all court documents in this case, including orders, are available at the office of the Charlotte County Clerk of the Circuit Court. You may review the document upon request.

You must keep the Charlotte County Clerk of the Circuit Court notified of your current address. (You may file a Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be sent to you at the address of record at the Clerk's Office.

WARNING:Rule 12.285, Florida Family Law Rules of Procedure requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or sticking of pleadings. Dated: Nov 21, 2022

Clerk of the Circuit Court (SEAL) Deputy Clerk Dec. 2, 9, 16, 23, 2022 22-01244T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2022-CP-001218 Division: Probate IN RE: ESTATE OF EMMETT LAMAR SEALS, JR. a/k/a E. LAMAR SEALS, JR.

Deceased. The administration of the estate of Emmett Lamar Seals, Jr. a/k/a E. Lamar Seals, Jr., deceased, whose date of death was July 3, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or 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 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 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 2, 2022. Personal Representative: Lorri Seals Swords c/o Forrest J. Bass, Esq. 99 Nesbit Street Punta Gorda, FL 33950 Attorney for Personal Representative: Forrest J. Bass, Attorney Florida Bar No.: 68197 Farr Farr Emerich Hackett Carr & Holmes, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: fbass@farr.com Secondary E-Mail: msleeper@farr.com and probate@farr.com December 2, 9, 2022 22-01249T

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 2, 2022.

Personal Representative: JENNIFER L. OUTLAW

231 Bellewood Drive Aiken, South Carolina 29803 Attorney for Personal Representative: DOROTHY L. KORSZEN, ESQUIRE Florida Bar Number: 765317 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 484-1996 Fax: (941) 497-7636 E-Mail: dkorszen@farr.com Secondary E-Mail: jpainchaud@farr.com December 2, 9, 2022 22-01238T 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 December 2, 2022. **Personal Representative:**

Jibby M. Marshall 3482 Pennyroyal Road Port Charlotte, Florida 33953 Attorney for Personal Representative: Taso M. Milonas Florida Bar No. 469858 Taso M. Milonas, P.A. 1348 Fruitville Road, Suite 202 Sarasota, Florida 34236 Telephone: (941) 954-5410 Facsimile: (941) 954-5490 Primary E-mail: tmilonas@wealthlawgroup.com Secondary E-mail: service@wealthlawgroup.com December 2, 9, 2022 22-01239T ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is December 2, 2022

Personal Representative: Scott S. Allen

2555 Collins Avenue, #1814 Miami Beach, Florida 33140 Attorneys for Personal Representative: NEIL R. CHRYSTAL Florida Bar Number: 578185 Attorney for Personal Representative DUNWODY WHITE & LANDON PA 4001 Tamiami Trail North, Suite 200 Naples, Florida 34103 Telephone: (305) 529-1500 E-Mail: nchrystal@dwl-law.com Secondary E-Mail: lsondon@dwl-law.com khuffman@dwl-law.com xnunez@dwl-law.com December 2, 9, 2022 22-01255T NOTICE.

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

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

The date of first publication of this notice is December 2, 2022.

Personal Representative: Maureen W. Denis

7 Marcoux St. Winslow, ME 04901 Attorney for Personal Representative: Guy S. Émerich, Esq. Florida Bar Number: 126991 Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: gemerich@farr.com Secondary E-Mail: sziegler@farr.com and probate@farr.com December 2, 9, 2022 22-01251T

SUBSCRIBE TO THE BUSINESS OBSERVER

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CHARLOTTE COUNTY

FIRST INSERTION

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

FLORIDA. CASE No. 18000517CA AMERICAN ADVISORS GROUP,

Plaintiff, vs. RICHARD F. DOMINEK, et. al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 18000517CA of the Circuit Court of the 20TH Judicial Circuit in and for CHARLOTTE County, Florida, wherein, AMERICAN ADVISORS GROUP, Plaintiff, and, RICHARD F. DOMINEK, et. al., are Defendants, I will sell to the highest bidder for cash at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, at the hour of 11:00 AM, on the 19th day of January, 2023, the following described property: LOT 16, BLOCK 74, PUNTA

GORDA ISLES, SECTION 7, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 ON PAGES 48A THROUGH 48G, INCLUSIVE OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

AMENDED NOTICE OF FORECLOSURE SALE (*As to date) THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2022-843-CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. MATEO JIMENEZ and CARMITA BAYAS, their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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

Defendants.

NOTICE IS HEREBY GIVEN that I, to the highest bidder for cash, except

the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale

any right, title or interest in and to the lands hereafter described: UNKNOWN SPOUSE OF MATEO JIMENEZ and UNKNOWN SPOUSE OF CARMITA BAYAS.

as set forth hereinafter, on Thursday, January 19, 2023, at 11:00 a.m. at

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 22000263CA NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. PHILLIP R. LANCASTER; CHARLOTTE COUNTY, FLORIDA; UNKNOWN SPOUSE OF PHILLIP R. LANCASTER;

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032 IMPORTANT

If you are a person with a disabil-ity who needs any accommodation in order to participate in this proceed-ing, you are entitled, at no cost to you, 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 day of 11/29/2022 ROGER D. EATON Clerk Circuit Court By: (SEAL) B. Lackey

Deputy Clerk GREENSPOON MARDER, LLP 100 West Cypress Creek Road Trade Centre South, Suite 700 Fort Lauderdale, FL 33309 954-491-1120 (34407.1048/ JSchwartz) 22-01253T December 2, 9, 2022

FIRST INSERTION

www.charlotte.realforeclose.com. in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 6, Block 2017, Port Charlotte Subdivision, Section 24, according to the map or plat thereof, as recorded in Plat Book 5, Pages 16A through 16E, inclusive, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2022-000843-CA, New Vista Properties, Inc., v. Mateo Jimenez, et als.

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 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.

Dated this 11/22/2022 day of November, 2022.

ROGER D. EATON, Clerk By: B. Lackey (SEAL) Deputy Clerk

Albert J. Tiseo, Jr., Esq., 701 JC Center Court, Suite 3. Port Charlotte, FL 33954 December 2, 9, 2022 22-01242T

FIRST INSERTION

RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 3140 CREST-WOOD DR, PORT CHAR-LOTTE, FL 33952 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY

FIRST INSERTION Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of RIGHTWAY MOBILE EQUIPMENT REPAIR : Located at 41211 Suzan Dr : Charlotte County in the City of Punta Gorda : Florida, 33982-7609 intends to register the said name with the Division of Corporations of

the Florida Department of State, Tallahassee, Florida. Dated at Punta Gorda Florida, this November day of 23, 2022 MCPHERSON DANIEL SCOTT

December 2, 2022

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gor-da FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www. selfstorageauction.com on 12/20/22 at 2:30PM. Contents include personal property along with the described belongings to those individuals listed below. Mary Williams Unit 66 Boxes, Totes, Furniture

Unit 643 Rey Phung Gretchen Skiba Unit 2108 Amanda Fenton

Unit 520

Furniture Household Goods Purchases must be paid at the above referenced facility in order to complete the

transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071. December 2, 9, 2022 22-01236T

FIRST INSERTION

tenances, and fixtures located thereon. Property Address: 12034 Ve-

netian Drive, Punta Gorda, FL 33955 (the "Subject Property"). IF THIS PROPERTY IS SOLD AT

Massage Chair, Furniture, Boxes

22-01245T

PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDG-MENT. IF YOU ARE A SUBORDI-NATE LIEN HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS. IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceed-ing, you are entitled, at no cost to you, 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.

Phone: (954) 893-7874

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

> Division Probate IN RE: ESTATE OF JOY M. SCOTT Deceased.

The administration of the estate of Joy M. Scott, deceased, whose date of death was February 19, 2022, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 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-

NOTICE OF ACTION COUNTY COURT FOR CHARLOTTE COUNTY, FLORIDA Case No.: 22001220CA MJRA CORPORATION,

Plaintiff, vs. WAYNE J. WAKEY, II,

Defendant. To: WAYNE J. WAKEY, II

Last Known Address: 2090 Dewitt Street Port Charlotte, Florida 33952

YOU ARE NOTIFIED that an action to foreclose a judgment lien on the following property in Charlotte County,

Lot 99, Block 29, Port Charlotte Subdivision, Section 4, according to the plat thereof, recorded in Plat Book 3, Pages 87A through 87D of the Public Records of Charlotte County, Florida. Parcel ID No.: 402227276004, with a street address of 101 Palmetto Circle, Port Charlotte, Florida 33952.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Gregg Horowitz, P.O. Box 2927, Sarasota, Fl 34230, plaintiff's attorney, and file the original with the clerk of this court either before service on the plaintiff's attorney

SUBSEQUENT INSERTIONS

SECOND INSERTION

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS PROBATE DIVISION NOTICE. File No. 22-1312-CP ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN TION 733.702 WILL BE FOREVER

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

notice is November 25, 2022. **Personal Representative:**

FLORIDA STATUTES SEC-

Josnet H. Scott

4818 E. 99th Avenue Tampa, Florida 33617 Schwarz & Harris, P.A. Attorney for Personal Representative: Ellie K. Harris Florida Bar Number: 0021671 Elise V.Bouchard Florida Bar Number 17841 Murdock Circle Port Charlotte, FL 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Secondary E-Mail: stacie@schwarzlaw.net Nov. 25; Dec. 2, 2022 22-01230T

SECOND INSERTION

or immediately thereafter; otherwise a default will be entered agtainst you for the relief demanded in the complaint. This notice shall be published in the Business Observer once a week for two consecutive weeks.

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 November 17th, 2022. Roger D. Eaton,

As Clerk of the Court By: B. Lackey (SEAL) As Deputy Clerk

Gregg Horowitz, P.O. Box 2927, Sarasota, Fl 34230. plaintiff's attorney Nov. 25; Dec. 2, 2022 22-01228T



NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA

CIRCUIT CIVIL DIVISION CASE NO.: 2021CA001303 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LODGE SERIES III TRUST, Plaintiff, v.

STEPHÁNE P. GAUDEMER, et al.,

Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that pursuant to the Final Judgment of Mortgage Foreclosure dated August 16, 2022 and Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated November 08, 2022, entered in Case No. 2021-CA-001303 of the Circuit Court of the TWENTIETH Judicial Circuit in and for CHARLOTTE County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LODGE SERIES III TRUST is the Plaintiff and

STEPHANE P. GAUDEMER and DAWN K. GAUDEMER A/K/A DAWN KIM GAUDEMER are the Defendants. The Clerk of the Court, ROGER D. EATON, will sell to the highest bidder for cash, in accordance with Section 45.031, Florida Statutes, at public sale on DECEMBER 29, 2022 at 11:00 AM electronically online at the following

website: www.charlotte.realforeclose. com, the following-described real property as set forth in said Final Summary Judgment, to wit: LOTS 24 AND 25, BLOCK 83,

TROPICAL GULF ACRES, UNIT 6, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 3, PAGE 67, PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. including the buildings, appur-

HOWARD LAW GROUP 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Fax: (888) 235-0017 E-Mail: harris@howardlawfl.com December 2, 9, 2022 22-01243T

Florida:

Dated this 11/23/2022

ROGER D. EATON Clerk of court BY: B. Lackey (SEAL) As Deputy Clerk

UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY.

Defendants

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 23rd day of November 2022, and entered in Case No. 22000263CA, of the Circuit Court of the 20TH Judicial Circuit in and for CHARLOTTE County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/AMR. COOPER is the Plaintiff and CHARLOTTE COUNTY, FLORIDA MARITA LOUISE CRABLE DENNIS JAMES LANCASTER UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PHILLIP R. LANCASTER; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes at, 11:00 AM on the 23rd day of February 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 746, REPLAT OF A PORTION OF PORT CHARLOTTE SUBDIVISION, SECTION 11, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 11, OF THE PUBLIC

THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any 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 scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711

Dated this day of 11/23/2022. ROGER D. EATON Clerk Of The Circuit Court By: (SEAL) B. Lackey Deputy Clerk Submitted by: De Cubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. **R. JUD. ADMIN 2.516** eservice@decubaslewis.com 22-00136 December 2, 9, 2022 22-01250T

MANATEE COUNTY manateeclerk.com

1:23 -

SARASOTA COUNTY sarasotaclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

CHARLOTTE COUNTY charlotteclerk.com

PINELLAS COUNTY

pinellasclerk.org

LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

BUSINESS OBSERVER

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 22-CA-001472 RICHARD HATTER, Plaintiff, v.

ROSARIO OJEDA RODRIGUEZ, Defendant. To ROSARIO OJEDA RODRIGUEZ:

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

PEACE RIV SH UN 9 BLK R LT 15 369/690 1030-1494 TD5047/2060 More commonly known as: 63 Vine Circle, Punta Gorda, FL 33982

has been filed by Plaintiff, RICHARD HATTER, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 12-21-2022 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will

be entered against you for the relief de-FOURTH INSERTION

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

CASE NO. 22000351CC MERRICK BANK CORPORATION,

Plaintiff. v. **ROBERT JOSEPH CAFFRO; and** JACOB MICHAEL EDWARDS, Defendants.

To: Jacob Michael Edwards 24256 Westgate Blvd.

Punta Gorda, FL 33980-5580 YOU ARE HEREBY NOTIFIED that an Complaint for Breach of Contract and Recovery of Personal Property has been filed against you and you are

required to serve a copy of your written defenses, if any to it on: Holland & Knight, LLP, Daniel J. Pasky, Esq., 50 N. Laura Street, Ste. 3900, Jacksonville, FL 32202, attorney for Merrick Bank Corporation whose address is Merrick Bank Corporation, c/o Holland & Knight LLP, Daniel J. Pasky, Esq., 50 N. Laura Street, Ste. 3900, Jacksonville, FL 32202, and file the original with the clerk of the above styled court on or before December 14, 2022; otherwise a default will be entered against you for the relief prayed for in the complaint.

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR THE COUNTY OF

CHARLOTTE, FLORIDA CASE NO. 22000351CC MERRICK BANK CORPORATION,

Plaintiff, v. **ROBERT JOSEPH CAFFRO: and** JACOB MICHAEL EDWARDS,

Defendants. To: Robert Joseph Caffro 24256 Westgate Blvd.

Punta Gorda, FL 33980-5580 YOU ARE HEREBY NOTIFIED

that an Complaint for Breach of Contract and Recovery of Personal Property has been filed against you and you are required to serve a copy of your written defenses, if any to it on: Holland & Knight, LLP, Daniel J. Pasky, Esq., 50 N. Laura Street, Ste. 3900, Jacksonville, FL 32202, attorney for Merrick Bank Corporation whose address is Merrick Bank Corporation, c/o Holland & Knight LLP, Daniel J. Pasky, Esq., 50 N. Laura Street, Ste. 3900, Jacksonville, FL 32202, and file the original with the clerk of the above styled court on or before December 14, 2022; otherwise a default will be entered against you for the relief prayed for in the complaint.

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

Witness my hand and the seal of this court on this 15th day of November, 2022.

> Clerk of the Circuit Court By: B. Lackey (SEAL) Deputy Clerk

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224

Nov. 18, 25; Dec. 2, 9, 2022 22-01211T

This notice shall be published once a

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

Witness my hand and the seal of said court at Punta Gorda, Florida on this court at Puna Corea, 2022. 8th day of November, 2022. Roger D. Eaton

Roger D. Eaton
As Clerk of Court
By: B. Lackey (SEAL)
As Deputy Clerk
land & Knight, LLP,
niel J. Pasky, Esq.,
N. Laura Street, Ste. 3900,
ksonville, FL 32202
7. 11, 18, 25; Dec. 2, 2022
22-01182T

FOURTH INSERTION

FOURTH INSERTION

Hol

Dan

501

Jack

Nov

This notice shall be published once a week for four 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 located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.

Witness my hand and the seal of said court at Punta Gorda, Florida on this 8th de

stn day of November, 2022.
Roger D. Eaton
As Clerk of Court
By: B. Lackey (SEAL)
As Deputy Clerk
Holland & Knight, LLP,
Daniel J. Pasky, Esq.,
50 N. Laura Street, Ste. 3900,
Jacksonville, FL 32202
Nov. 11, 18, 25; Dec. 2, 2022
22-01183T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-1317 IN RE: ESTATE OF

PETER JEFFERY CLARKE, SR. Deceased.

The administration of the Estate of Peter Jeffery Clarke, Sr., deceased, File Number 2022-CP-1317, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION

File No. 22-CP-001258

IN RE: ESTATE OF

DEBORAH ANNE YOUNG A/K/A DEBORAH A. YOUNG

Deceased.

The administration of the estate of

Deborah Anne Young A/K/A Debo-rah A. Young, deceased, whose date of

death was July 15, 2022, 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 represen-

tative and the personal representative's

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 22001139CP Division PROBATE

IN RE: ESTATE OF

MARY ALICE PEARSON

Deceased.

The administration of the estate of Mary

Alice Pearson, deceased, whose date of

death was March 13, 2022, is pending

in the Circuit Court for CHARLOTTE

County, Florida, Probate Division, the address of which is 350 E. Marion Ave.,

Punta Gorda, FL 33950. The names

and addresses of the personal represen-

tative and the personal representative's

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

All other creditors of the decedent

OF THIS NOTICE ON THEM.

attorney are set forth below.

OF THIS NOTICE ON THEM.

attorney are set forth below.

SECOND INSERTION

CHARLOTTE COUNTY

SECOND INSERTION

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

NOTICE OR 30 DAYS AFTER THE

DATE OF SERVICE OF A COPY OF

All other creditors of the decedent

and other persons having claims or

demands against decedent's estate, in-

cluding unmatured, contingent or un-

liquidated claims, must file their claims

with this court WITHIN 3 MONTHS

AFTER THE DATE OF THE FIRST

ALL CLAIMS NOT SO FILED

The date of first publication of this

Catherine Clarke

81 Russell Ave. Elmont, NY 11003 Attorney for Personal Representative:

PUBLICATION OF THIS NOTICE.

WILL BE FOREVER BARRED.

Notice is November 25, 2022. Personal Representative:

Nathan Dougherty, Esquire

1777 Tamiami Trail, Suite 300

contact@nathandoughertylaw.com

22-01235T

INC,

INC .:

Defendants.

described as:

33947

CONSERVATION

Florida Bar No. 118632

Port Charlotte, FL 33948

Tel: (941) 270-4489

Nov. 25; Dec. 2, 2022

Email:

THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is November 25, 2022. Personal Representative:

Timothy R. Young 142 Main Street

Rowley, Massachusetts 01969 Attorney for Personal Representative: Jenny C. Hazel, Attorney Florida Bar Number: 0163562 MCCRORY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950

ALL CLAIMS NOT FILED WITHIN

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative: Thomas J. Makar

THIRD INSERTION

NOTICE OF ACTION Property IN THE CIRCUIT COURT IN AND Mapletree Drive, Punta Gorda, **DECEMBER 2 - DECEMBER 8. 2022**

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage – Punta Gorda located at 6221 Marlympia Way, Punta Gorda, FL 33950 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 12/14/2022 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Stephen Houser unit #E329. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. 22-01227T Nov. 25; Dec. 2, 2022

SECOND INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CASE NO.: 2022-CA-001475

JOSIF BUSHI and AGRON FONDA,

Plaintiffs, v. VILLEDA JOINER, LLC, a Florida

limited liability company F/K/A M

A G A Properties Florida, LLC, and THE ROTONDA SHORES

CONSERVATION ASSOCIATION,

To VILLEDA JOINER, LLC, a

Florida limited liability company

F/K/A M A G A Properties Florida.

LLC, and THE ROTONDA SHORES

YOU ARE HEREBY NOTIFIED that

an action to Quiet Title to real property

ROTONDA SHORES LT 403

(19237 SF)4134/2103 4169/874

4319/1358 TXD5035/461 More

commonly known as: 3800 Cape

Haze Drive, Rotonda West, FL

has been filed by Plaintiffs, JOSIF

BUSHI and AGRON FONDA, and

you are required to serve a copy of

your written defenses, if any, on Alisa

Wilkes, Esq., 13400 Sutton Park Dr.

NOTICE OF ACTION

IN THE CIRCUIT COURT IN AND

FOR THE TWENTIETH JUDICIAL

CIRCUIT IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL ACTION

Case No. 2201111CA

YOU ARE NOTIFIED that an action

Lot 189, SOUTH PUNTA GOR-

DA HEIGHTS, EIGHTH AD-

DITION, according to the plat

thereof as recorded in Plat Book

4, Pages 6A thru 6D of the Pub-

lic Records of Charlotte County,

SUBJECT to reservations, re-

strictions, easements of record,

zoning, applicable government

regulations and taxes for the cur-

Parcel ID: 412334230011

ASSOCIATION,

S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 12-27-22and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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 17th day of November, 2022.

Clerk of the Circuit Court By: B. Lackey (SEAL) Deputy Clerk

Alisa Wilkes, Esq Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 Nov. 25: Dec. 2, 9, 16, 2022

22-01233T

THIRD INSERTION

Property Address is: 15553 Mapletree Drive, Punta Gorda, Florida 33955

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before December 21, 2022 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 November 15, 2022. Roger D. Eaton As Clerk of the Court By B. Lackey (SEAL) As Deputy Clerk

Payne Ryan, PLLC 25073 Marion Avenue Punta Gorda, FL 33950 Nov. 18, 25; Dec. 2, 9, 2022 22-01209T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE OF THE PUBLIC RECORDS PURSUANT TO CHAPTER 45 OF CHARLOTTE COUNTY, IN THE CIRCUIT COURT OF THE FLORIDA. Property Address: 2436 AB-SCOTT STREET, PORT CHAR-

TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION

LINDA E. MERRIMAN, Plaintiff, vs. EVELYN B. JOHNSON, HENRY 22-01234T THIESSEN and DANIEL MERRIMAN, Defendants, To HENRY THIESSEN 8820 Sunningdale Road

Florida:

Florida.

rent year.

Street Address:

probate@mccrorylaw.com Nov. 25; Dec. 2, 2022

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail:

OF 3 MONTHS AFTER THE TIME Telephone: (941) 205-1122

THE DATE OF SERVICE OF A COPY All other creditors of the decedent and other persons having claims or de-

SECOND INSERTION mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

> THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

6411 Fallingwater Drive Huntington Beach, California 92647 Attorney for Personal Representatives Jessica K Close, Esq. Attorney Florida Bar Number: 1011273

Secondary E-Mail: info@closelegal.com Nov. 25; Dec. 2, 2022 22-01231T

heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, HENRY THIESSEN, who is dead or not known to be dead or alive,

or otherwise as the case may be. to Quiet Title to the following property has been filed in Charlotte County,

DATE OF DEATH IS BARRED.

notice is November 25, 2022.

737 S. Indiana Ave., Suite B Englewood, FL 34223 Telephone: (941) 548-7883 Fax: (941) 841-4051 E-Mail: jclose@closelegal.com

Tampa, Fl. 33635 any unknown parties may claim as NOTICE.

BARRED.

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA CIVIL DIVISION CASE NO. 22 001136 CA LEGACY INVESTMENTS OF SARASOTA LLC, a Florida limited liability company, Plaintiff, v. KAY MEGILL BAXTER, ANDREW JAMES KING, EMILY TERESA KING, JUDITH ANNABEL KING-HARMON, and SIMON PETER KING, Defendants.

NOTICE OF ACTION - PROPERTY

TO: JUDITH ANNABEL KING-HAR-MON

YOU ARE NOTIFIED that an action for reformation of a Personal Representative's deed and declaratory judgment regarding real property located in Charlotte County at 1110 Waterside Street Port Charlotte, Florida 33952, and described as follows:

Lot 13, Block 1438, PORT CHARLOTTE SUBDIVISION, SECTION 27, a subdivision according to the plat thereof, recorded in Plat Book 5, Pages 20A through 20F, of the Public Records of Charlotte County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, Drew F. Chesanek, Esquire, whose address is Adams and Reese

LLP, 1515 Ringling Boulevard, Suite 700, Sarasota, Florida 34236 on or before December 13, 2022 or within thirty (30) days after first publication of the notice and file the original with the Clerk of the above-styled 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. 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 November 7, 2022. ROGER D. EATON CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By: B. Lackey Deputy Clerk

Plaintiff's Attorney. Drew F. Chesanek, Esquire, Adams and Reese LLP, 1515 Ringling Boulevard, Suite 700. Sarasota, Florida 34236 Nov. 11, 18, 25; Dec. 2, 2022 22-01175T

FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CIVIL ACTION Case No. 2201111CA LINDA E. MERRIMAN. Plaintiff, vs. **EVELYN B. JOHNSON, HENRY** THIESSEN and DANIEL MERRIMAN, Defendants, To EVELYN B. JOHNSON

8820 Sunningdale Road Tampa, Fl. 33635 any unknown parties may claim as

heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, EVELYN B. JOHNSON, who is dead or not known to be dead or alive, or otherwise as the case may be.

YOU ARE NOTIFIED that an action to Quiet Title to the following property has been filed in Charlotte County, Florida:

Lot 189, SOUTH PUNTA GOR-DA HEIGHTS, EIGHTH AD-DITION, according to the plat thereof as recorded in Plat Book 4. Pages 6A thru 6D of the Public Records of Charlotte County, Florida

SUBJECT to reservations, restrictions, easements of record, zoning, applicable government regulations and taxes for the current year. Street Address: Parcel ID: 412334230011

Florida 33955

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before December 21, 2022 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.

Address is: 15553

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 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 November 15, 2022.

Roger D. Eaton As Clerk of the Court By B. Lackey (SEAL) As Deputy Clerk

Payne Ryan, PLLC 25073 Marion Avenue Punta Gorda, FL 33950 Nov. 18, 25; Dec. 2, 9, 2022 22-01208T

DIVISION CASE NO 22000498CA **REVERSE MORTGAGE FUNDING** Plaintiff, vs.

ROOSEVELT REESE AND SYLVIA A. REESE A/K/A SYLVIA REESE, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 13, 2022, and entered in 22000498CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and ROOSEVELT REESE; SYLVIA A. REESE A/K/A SYLVIA REESE; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; IRMA M. GIVENS, D/B/A "EDUCATE OUR KIDS, INC." are the Defendant(s). ROGER D. EATON 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 December 22, 2022, the following described property as set forth in said Final Judgment, to wit: LOT 39, BLOCK 2305. FORT PORT CHARLOTTE SUBDIVI-SION, SECTION 20, A SUBDI-VISION ACCORDING TO THE

PLAT THEREOF, RECORDED

IN PLAT BOOK 5, PAGES 10A THRU 10F, INCLUSIVE,

LOTTE, 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 in accordance with Florida Statutes, Section 45.031

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 day of 11/17/2022.

ROGER D. EATON As Clerk of the Court By: B. Lackey (SEAL) As Deputy Clerk

Submitted by:

Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 22-011903 - MaM Nov. 25; Dec. 2, 2022 22-01232T