

## CHARLOTTE COUNTY LEGAL NOTICES

## FIRST INSERTION

Notice Under Fictitious Name Law  
According to Florida Statute  
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Local Lighting Shop PC located at 1105 Taylor Rd, #E in the City of Punta Gorda, Charlotte County, FL 33950 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of November, 2022.  
Turnkey Lighting Solutions, LLC  
Jacki Johnson  
December 9, 2022 22-01258T

## 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 Kia of Port Charlotte located at 202 Tamiami Trail, in the County of Charlotte in the City of Port Charlotte, Florida 33953 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Orange County, Florida, this 2nd day of December, 2022.  
Port Charlotte K Automotive Management, LLC  
December 9, 2022 22-01266T

## FIRST INSERTION

Notice Under Fictitious Name Law  
According to Florida Statute  
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of COOL PICKLE IN PARADISE located at 8501 PLACIDA RD UNIT A4 in the City of PLACIDA, Charlotte County, FL 33946 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of December, 2022.  
4 COOL PICKLES LLC  
CARRIE MCDONALD  
December 9, 2022 22-01271T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22001383CP  
Division Probate  
IN RE: ESTATE OF  
JULIA LORRAINE  
CHAPEL-GUTIERREZ  
Deceased.

The administration of the estate of Julia Lorraine Chapel-Gutierrez, deceased, whose date of death was November 7, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 9, 2022.

**Personal Representative:**  
**Anna Donato**  
188 Sawmill Lane  
Brick, New Jersey 08724  
Attorney for Personal Representative:  
James W. Mallonee, Attorney  
Florida Bar Number: 0638048  
946 Tamiami Trail, #206  
Port Charlotte, FL 33953-3108  
Telephone: (941) 206-2223  
Fax: (941) 206-2224  
E-Mail:  
jmallonee@jameswmallonee.com  
E-Mail:  
hchalmers@jameswmallonee.com  
December 9, 16, 2022 22-01270T

## FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number 852624 from Laxmi-Blavan, Inc. 27690 Bermont Road, UNIT 4 Punta Gorda, FL 33982. Application received: July 15, 2022. Proposed activity: Commercial Retail. Project name: Jones Loop Commercial. Project size: 1.01 Ac. Location: Section(s) 21, Township 41 South, Range(s) 23 East, in Charlotte County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.  
December 9, 2022 22-01272T

## FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW  
Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of First Choice Pest Control, located at 5060 Grand Blanc Rd, in the City of Swartz Creek, County of Charlotte, State of MI, 48473, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 6 of December, 2022.  
Roger Lee Chinault Jr  
5060 Grand Blanc Rd  
Swartz Creek, MI 48473  
December 9, 2022 22-01275T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22001238CP  
Division Probate  
IN RE: ESTATE OF  
JULIAN CLYDE KINDER,  
Deceased.

The administration of the estate of Julian Clyde Kinder, deceased, whose date of death was August 21, 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 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 Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 9, 2022.

**Personal Representative:**  
**Melissa Fisher**  
2704 Summerview Way, #302  
Annapolis, Maryland 21401  
Attorney for Personal Representative:  
s/ Kit Van Pelt  
Kit Van Pelt, Attorney  
Florida Bar Number: 106754  
Griffin & Van Pelt, P.A.  
1455 Court Street  
Clearwater, FL 33756  
Telephone: (727) 449-9800  
Fax: (727) 446-2748  
E-Mail: kit@lawyergriffin.com  
Secondary E-Mail:  
kim@lawyergriffin.com  
December 9, 16, 2022 22-01269T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 22-1279-CP  
Division Probate  
IN RE: ESTATE OF  
MARGARET EVELYN HALPIN  
Deceased.

The administration of the estate of Margaret Evelyn Halpin, deceased, whose date of death was June 4, 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 9, 2022.

**Personal Representative:**  
**Kenneth E. Krause**  
410 Bal Harbor Blvd.  
Punta Gorda, Florida 33950  
Attorney for Personal Representative:  
Jeffrey R. Kuhns,  
Florida Bar No. 96026  
Forrest G. Miller,  
Florida Bar No. 1028360  
Attorney for Kenneth E. Krause  
KUHNS LAW FIRM, PLLC  
425 Cross Street, Ste. #312  
Punta Gorda, Florida 33950  
Telephone: (941) 205-8000/  
Fax: (941) 205-8001  
E-Mail: jeff@kuhnslawfirm.com  
Secondary E-Mail:  
forrest@kuhnslawfirm.com  
December 9, 16, 2022 22-01280T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022CP001196  
IN RE: ESTATE OF  
BARBARA J. HOLLAR,  
Deceased.

The administration of the estate of Barbara J. Hollar, deceased, whose date of death was March 3, 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 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 the court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 9, 2022.

**Personal Representative:**  
**James R. Hollar**  
159 Strawberry Hill Road  
Norwalk, Connecticut 06851  
Attorney for Personal Representative:  
Rodolfo Suarez, Jr., Esq.  
Florida Bar Number: 013201  
9100 S. Dadeland Blvd. Suite 1620  
Miami, FL 33156  
Telephone: (305) 448-4244  
Fax: (305) 448-4211  
E-Mail: rudy@suarezlawyers.com  
Secondary E-Mail:  
eca@suarezlawyers.com  
December 9, 16, 2022 22-01260T

## FIRST INSERTION

NOTICE OF ACTION FOR  
DISSOLUTION OF MARRIAGE  
(NO CHILD OR FINANCIAL  
SUPPORT)  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
Case No.: 2022DR001227  
Division: Civil

**Lazaro Garcia Oliver, Petitioner, and Fabiola A. Aguilar Cruz, Respondent,**  
TO: Fabiola Ashayda Aguilar Cruz  
Edificio 2 apto 21 Alamar Habana del Este Cuba

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Lazaro Garcia Oliver whose address is 18407 Kerrville Cir Port Charlotte, FL 33948 on or before 01/09/2023, and file the original with the clerk of this Court at before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided:

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may view these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on 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 striking of pleadings.

Dated: 12/02/2022  
CLERK OF THE CIRCUIT COURT  
By: Deputy Clerk  
Dec. 9, 16, 23, 30, 2022 22-01273T

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-001304  
Division Probate  
IN RE: ESTATE OF  
SHIRLEY I. HUCKEY  
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Shirley I. Huceky, deceased, File Number 2022-CP-001304, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was July 18, 2022; that the total value of the estate is \$500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Shirley I. Huceky Declaration of Trust dated March 14, 2000, as amended  
Brenda Persons and Henry D. "Rusty" Huceky, Co-Trustees  
4500 Argo Road  
Punta Gorda, FL 33982

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is December 9, 2022.

**Persons Giving Notice:**  
**Brenda Persons and Henry D. "Rusty" Huceky, Co-Trustees**  
4475 Argo Road  
Punta Gorda, FL 33982  
Attorney for Person Giving Notice  
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:  
probate@farr.com;  
akibler@farr.com  
December 9, 16, 2022 22-01279T

## FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 853597 from BP3, LLC for the development proposed at 10250 & 10290 Pheasant Boulevard, Punta Gorda, Charlotte County Parcel ID 412328278-004 & 412328278-005. Application received: August 31, 2022. Proposed activity: Light industrial. Project name: Elite Gunite - Charlotte County. Project size: 2.95 acres. Location: Section 28, Township 41 S, Range 23 E, in Charlotte County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.  
December 9, 2022 22-01276T

## FIRST INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 22000353CA

**JAMES B. WHITT,**  
Plaintiff, vs.  
**AMERICAN ESTATE AND TRUST  
FBO WAYNE GALLOWAY IRA;  
BURNED STORE LAKES PROPERTY  
OWNERS ASSOCIATION, INC.;  
JOHN J. CORREIA, AS AN  
INDIVIDUAL AND AS TRUSTEE  
OF THE CORREIA FAMILY  
IRREVOCABLE TRUST; EMILY  
F. CORREIA, AS AN INDIVIDUAL  
AND AS TRUSTEE OF THE  
CORREIA FAMILY IRREVOCABLE  
TRUST; THE CORREIA FAMILY  
IRREVOCABLE TRUST, DATED  
APRIL 19, 1991,  
Defendants.**

TO: John J. Correia, individual and Trustee  
846 County Street  
Attleboro, MA 02703  
Emily F. Correia, individually and Trustee  
846 County Street  
Attleboro, MA 02703

YOUR ARE NOTIFIED that an action to quiet title has been filed against you in the Charlotte County Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, and you are required to serve a copy of your written defenses to it, if any, to: Christine F. Wright, Esq., 923 Del Prado Blvd., Suite 205, Cape Coral, FL 33990, on or before January 9, 2023, and file the original with the Clerk of this Court, at the Charlotte County Justice

Center, 350 E. Marion Avenue, Punta Gorda, FL 33950, either before service on Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded 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 1st day of December, 2022.  
Clerk of Court  
By B. Lackey (SEAL)  
Deputy Clerk

/s/ Christine F. Wright  
Christine F. Wright, Esq.  
Attorney for the Plaintiff  
Florida Bar No. 0120790  
Wright Law Firm, P.A.  
923 Del Prado Blvd., Suite 205  
Cape Coral, Florida 33990  
Phone (239) 542-9955  
Fax (239) 829-0548  
Email: cwright@wlfpa.com  
Secondary Email: info@wlfpa.com  
Dec. 9, 16, 23, 30, 2022 22-01262T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22-1335-CP  
Division Probate  
IN RE: ESTATE OF  
Ronald O. Gutman  
a/k/a Ronald Oliver Gutman  
Deceased.

The administration of the estate of Ronald O. Gutman, a/k/a Ronald Oliver Gutman, deceased, whose date of death was January 21, 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 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 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 December 9, 2022.

**Personal Representative:**  
**David Hudson**  
Attorney for Personal Representative:  
Robert C. Benedict  
Florida Bar No: 0361150  
rbenedict@bigwlaw.com  
Wideikis, Benedict & Bertmsont, LLC  
The Big W Law Firm  
3195 S. Access Road  
Englewood, FL 34224  
(941) 627-1000 Telephone  
December 9, 16, 2022 22-01261T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22001291CP  
Division: Probate  
IN RE: ESTATE OF  
RAYMOND C. MILLER  
Deceased.

The administration of the estate of Raymond C. Miller, deceased, whose date of death was August 22, 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 demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 9, 2022.

**Personal Representative:**  
**Keith D. Miller**  
2626 Lantern Hill Ave.  
Brandon, Florida 33511  
Attorney for Personal Representative:  
s/ W. Kevin Russell, Attorney  
Florida Bar Number: 398462  
14295 S. Tamiami Trail  
North Port, Florida 34287  
Telephone: (941) 429-1871  
Fax: (941) 429-8961  
E-Mail: service@wkevinrussell.com  
December 9, 16, 2022 22-01268T



## FIRST INSERTION

Lien claimed by lienor pursuant to Section 713.585, F.S., Elsie Title Services of SW FL, LLC -agent, will sell listed unit(s) to highest bidder free of any liens; Net deposited with clerk of court per 713.585; prior to sale, owner/lienholders, at any time prior, has right to a hearing per FS713.585(6); to post bond per FS559.917; owner may redeem for cash sum of lien; held w/reserve; inspect 1 wk prior @ lienor facility; cash or cashier's check; 25% buyers prem. Sale @ 9:00 am on 12/26/2022 Storage @ \$26.75 per day inc tax Southeast Leasing Company 3255 Placida Rd Englewood FL 34224-9099 MV-88351 941-697-0299 SELCO M3 lien amt \$3,465.26 2005 Ford F150 Pk Red 1FTPX12515NB50802 // 01/02/2023 Storage @ \$26.75 per day inc tax Jiabano LLC dba Walt's Garage 208 E Ann St Punta Gorda FL 33950-6006 MV-101496 941-637-8988 Walt M1 lien amt \$1,545.70 2007 Audi A3 4D Blk WAUHF78PX7A140070 Walt M2 lien amt \$2,884.55 1997 Bent Azure Cv Whi SCBZK14CXVCX61056  
December 9, 2022 22-01267T

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22-1237-CP  
Division PROBATE  
IN RE: ESTATE OF  
CONRAD J. KELLNER  
Deceased.

The administration of the estate of Conrad J. Kellner, deceased, whose date of death was August 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, 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 de-

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

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

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

The date of first publication of this notice is December 9, 2022.

## Personal Representative:

**Stefanie Jablonski**  
8390 Tindall Road  
Davisburg, Michigan 48350  
Attorney for Personal Representative:  
Ellie K. Harris  
Florida Bar Number: 0021671  
Schwarz & Harris, P.A.  
17841 Murdock Circle  
Port Charlotte, Florida 33948  
Telephone: (941) 625-4158  
Fax: (941) 625-5460  
E-Mail: elise@schwarzlaw.net  
Secondary:  
e-service@schwarzlaw.net  
December 9, 16, 2022 22-01259T

## FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION  
CASE NO.: 2022-CA-001377  
E&M DIGITAL SOLUTIONS LLC, Plaintiff, vs.  
ESTATE OF DWIGHT D. JOSEPH; UNKNOWN HEIRS OF DWIGHT D. JOSEPH; and EMMA COOK, Defendants.

TO: ESTATE OF DWIGHT D. JOSEPH, 4427 N. BANK RD. NE, MILLERSPORT, OH 43046.  
UNKNOWN HEIRS OF DWIGHT D. JOSEPH, 4427 N. BANK RD. NE, MILLERSPORT, OH 43046.

YOU ARE NOTIFIED that an action to foreclosure mortgage to the following property in Charlotte County, Florida:

LOT 5, BLOCK 2905, PORT CHARLOTTE SUBDIVISION, SECTION 49, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 63A THRU 63E, 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 Sokolof Remtulla, PLLC, the plaintiff's attorney, whose

address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before December 28, 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 or petition.

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

DATED on November 22, 2022.

ROGER D. EATON  
CLERK OF THE CIRCUIT COURT  
By: B. Lackey (SEAL)  
DEPUTY CLERK  
SOKOLOF REMTULLA, PLLC  
6801 Lake Worth Road, Suite 100E  
Greenacres, FL 33467  
Telephone: 561-507-5252/  
Facsimile: 561-342-4842  
E-mail: pleadings@floridalitlaw.com  
Counsel for Plaintiff  
December 9, 16, 2022 22-01277T

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION  
CASE NO.: 2022CA000282  
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
Plaintiff(s), vs.  
PAMELA PREMDASS; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on November 30, 2022 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of January, 2023 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LAND SITUATED IN THE CITY OF PORT CHARLOTTE IN THE COUNTY OF CHARLOTTE IN THE STATE OF FL LOT 12, BLOCK 2761, PORT CHARLOTTE SUBDIVISION, SECTION 33, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 35A THRU 35F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,

required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 1-9-2023/ (30 days from Date of First Publication of this Notice) 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 or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) 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.

WITNESS my hand and the seal of this Court at County, Florida, this 1st day of December, 2022.

CLERK OF THE CIRCUIT COURT  
BY: B. Lackey (SEAL)  
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
21-106649  
December 9, 16, 2022 22-01263T

## FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 22000113CA  
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,  
Plaintiff, vs.  
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SALLY A. CRAIG FKA SALLY A. WARNKE, DECEASED, et. al.  
Defendant(s),  
TO: WILLIAM A. CRAIG A/K/A WILLIAM ARTHUR CRAIG, SR., whose residence is unknown 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 HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 7 AND LOT 8, BLOCK F, PEACE RIVER SHORES, UNIT 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, AT PAGE 7, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 1-9-2023/ (30 days from Date of First Publication of this Notice) 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 or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) 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.

WITNESS my hand and the seal of this Court at County, Florida, this 1st day of December, 2022.

CLERK OF THE CIRCUIT COURT  
BY: B. Lackey (SEAL)  
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
21-106649  
December 9, 16, 2022 22-01263T

FLORIDA.  
Property address: 22134 Marshall Avenue, 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 before the clerk reports the surplus as unclaimed.

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.

12/05/2022  
Roger D Eaton  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
BY: (SEAL) B. Lackey  
Deputy Clerk

Padgett Law Group,  
Attorney for Plaintiff  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
attorney@padgettlawgroup.com  
TDP File No. 21-000142-1  
December 9, 16, 2022 22-01264T

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022 CP 001302  
Division: Probate  
IN RE: ESTATE OF  
HAROLD J. MICHAUD,  
Deceased.

The administration of the estate of Harold J. Michaud, deceased, whose date of death was June 23, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 4126 Attaway Lane, Port Charlotte, FL 33981. The names and addresses of the personal representatives 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 9, 2022.

## Personal Representatives:

**Anthony Michaud**  
c/o Ledbetter Law Group  
229 Pensacola Road  
Venice, FL 34285  
**Stephanie M. Michaud**  
c/o Ledbetter Law Group  
229 Pensacola Road  
Venice, FL 34285

Attorney for Personal Representatives:  
/s/ Callie Cowan  
Ledbetter Law Group  
Attorney for Petitioner  
Steven W. Ledbetter, Esq.  
Florida Bar No. 41345  
Email: steve@LedbetterLawFL.com  
229 Pensacola Road  
Venice, FL 34285  
Callie Cowan, Esq.  
Florida Bar No. 57893  
Email: callie@LedbetterLawFL.com  
Telephone: (941) 256-3965  
Fax: (941) 866-7514  
2nd Email:  
probate@LedbetterLawFL.com  
December 9, 16, 2022 22-01278T

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 20000183CA  
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,  
Plaintiff, vs.  
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ELEANOR L. DIRRANE, DECEASED;  
STEPHANIE MARTIN; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JENNIFER DIRRANE, DECEASED; PHILIP MORTON,  
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 29, 2022 and entered in Case No. 20000183CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ELEANOR L. DIRRANE, DECEASED; STEPHANIE MARTIN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES,

ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JENNIFER DIRRANE, DECEASED; PHILIP MORTON; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; are defendants. ROGER D. EATON, 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 January 4, 2023, the following described property as set forth in said Final Judgment, to wit:  
LOT 29, BLOCK 81, PORT CHARLOTTE SUBDIVISION, SECTION 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 1A - 1F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.

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 12/01/2022.

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

Submitted by:  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 19-02101 PHH  
December 9, 16, 2022 22-01265T

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
Case No.: 2022-CP-001183  
IN RE: ESTATE OF  
PATRICIA CHIARENZA,  
Deceased

The administration of the estate of PATRICIA CHIARENZA, deceased, whose date of death was February 15, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division; File Number 2022-CP-01183; the address of which is 350 E. Marion Avenue, Punta Gorda, Florida. The names and addresses of the personal representative(s) and the personal representative(s)' attorney are set forth below. The Fiduciary lawyer-client privilege in s. 90.5021 FLA. STAT. applies with respect to the personal representative and any attorney employed by the personal representative.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, and who have been served a copy of this notice, 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 9, 2022.

**PERSONAL REPRESENTATIVE:**  
**JOHN CHIARENZA**  
84 Windemere Avenue  
Ellington, CT 06029

ATTORNEY FOR  
PERSONAL REPRESENTATIVE:  
CARRIE N. FELICE, ESQ.  
Florida Bar No.: 0014292  
ELDER NEEDS LAW, PLLC  
14391 Spring Hill Drive, Suite 287  
Spring Hill, FL 34609  
Telephone: (352)204-9611  
carrie@elderneedslaw.com  
probateenl@gmail.com  
December 9, 16, 2022 22-01274T

ALL CLAIMS NOT SO FILED 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 9, 2022.

**PERSONAL REPRESENTATIVE:**  
**JOHN CHIARENZA**  
84 Windemere Avenue  
Ellington, CT 06029

ATTORNEY FOR  
PERSONAL REPRESENTATIVE:  
CARRIE N. FELICE, ESQ.  
Florida Bar No.: 0014292  
ELDER NEEDS LAW, PLLC  
14391 Spring Hill Drive, Suite 287  
Spring Hill, FL 34609  
Telephone: (352)204-9611  
carrie@elderneedslaw.com  
probateenl@gmail.com  
December 9, 16, 2022 22-01274T

ALL CLAIMS NOT SO FILED 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 9, 2022.

**PERSONAL REPRESENTATIVE:**  
**JOHN CHIARENZA**  
84 Windemere Avenue  
Ellington, CT 06029

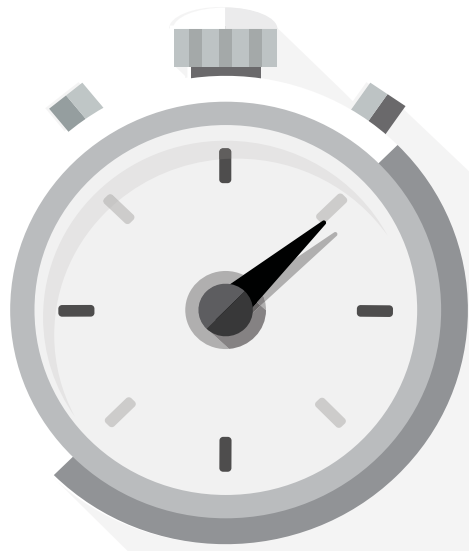
ATTORNEY FOR  
PERSONAL REPRESENTATIVE:  
CARRIE N. FELICE, ESQ.  
Florida Bar No.: 0014292  
ELDER NEEDS LAW, PLLC  
14391 Spring Hill Drive, Suite 287  
Spring Hill, FL 34609  
Telephone: (352)204-9611  
carrie@elderneedslaw.com  
probateenl@gmail.com  
December 9, 16, 2022 22-01274T

ALL CLAIMS NOT SO FILED 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 9, 2022.

**PERSONAL REPRESENTATIVE:**  
**JOHN CHIARENZA**  
84 Windemere Avenue  
Ellington, CT 06029

ATTORNEY FOR  
PERSONAL REPRESENTATIVE:  
CARRIE N. FELICE, ESQ.  
Florida Bar No.: 0014292  
ELDER NEEDS LAW, PLLC  
14391 Spring Hill Drive, Suite 287  
Spring Hill, FL 34609  
Telephone: (352)204-9611  
carrie@elderneedslaw.com  
probateenl@gmail.com  
December 9, 16, 2022 22-01274T



# SAVE TIME

E-mail your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



## SUBSEQUENT INSERTIONS

## SECOND 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 CUEVAS, Respondent/Husband.**

To: Fernando Cuevas  
310 South Winery  
Roarito, 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 striking of pleadings.

Dated: Nov 21, 2022  
Clerk of the Circuit Court  
(SEAL) Deputy Clerk  
Dec. 2, 9, 16, 23, 2022 22-01244T

## SECOND 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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

## SECOND 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 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

## SECOND 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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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. Emerich, 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

## SECOND 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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

## SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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  
Attorney for Personal Representative:  
NEIL R. CRYSTAL  
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: ncrystal@dwl-law.com  
Secondary E-Mail:  
lsondon@dwl-law.com  
khuffman@dwl-law.com  
xnunez@dwl-law.com  
December 2, 9, 2022 22-01255T

## SECOND 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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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  
E-Mail: tom@dunkinshirley.com  
December 2, 9, 2022 22-01254T

## SECOND 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 WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 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

## SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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  
December 2, 9, 2022 22-01248T

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

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

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

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



**Are there different types of legal notices?**

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

**VIEW NOTICES ONLINE AT**  
*Legals.BusinessObserverFL.com*

To publish your legal notice Email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



## SECOND INSERTION

## NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda 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](http://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
Rey Phung	Unit 643	Massage Chair, Furniture, Boxes
Gretchen Skiba	Unit 2108	Furniture
Amanda Fenton	Unit 520	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

## FOURTH 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-

manded.

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 this court on this 15th day of November, 2022.

Clerk of the Circuit Court

By: B. Lackey (SEAL)

Deputy Clerk

Alisa Wilkes, Esq.

Wilkes &amp; Mee, PLLC

13400 Sutton Park Dr., S, Suite 1204

Jacksonville, FL 32224

Nov. 18, 25; Dec. 2, 9, 2022

22-01211T

## SECOND 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 VANDERMOLLEN  
Deceased.

The administration of the Estate of Shelly Kay Vandermollen, 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 unmaturing, 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 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 unmaturing, 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

Murdoch, FL 33938

Tel: (941) 270-4489

Email:

contact@nathandoughertylaw.com

December 2, 9, 2022

22-01252T

## THIRD 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,  
INC,  
Defendants.

To VILLEDA JOINER, LLC, a Florida limited liability company F/K/A M A G A Properties Florida, LLC, and THE ROTONDA SHORES CONSERVATION ASSOCIATION, INC.:

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

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 33947

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.

S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 12-27-22 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 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 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 17th day of November, 2022.

Clerk of the Circuit Court

By: B. Lackey (SEAL)

Deputy Clerk

Alisa Wilkes, Esq.

Wilkes &amp; Mee, PLLC

13400 Sutton Park Dr., S, Suite 1204

Jacksonville, FL 32224

Nov. 25; Dec. 2, 9, 16, 2022

22-01233T

## FOURTH INSERTION

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

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 GORDA HEIGHTS, EIGHTH ADDITION, 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

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

22-01208T

## FOURTH INSERTION

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

LINDA E. MERRIMAN,  
Plaintiff, vs.EVELYN B. JOHNSON, HENRY  
THIESSEN and DANIEL  
MERRIMAN,  
Defendants,

To HENRY THIESSEN

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, HENRY THIESSEN, 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 GORDA HEIGHTS, EIGHTH ADDITION, 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

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  
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](http://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.

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 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 11/29/2022

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)

December 2, 9, 2022

22-01253T

## SECOND INSERTION

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

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Thursday, January 19, 2023, at 11:00 a.m. at

[www.charlotte.realforeclose.com](http://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 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 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

## SECOND INSERTION

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

CIVIL DIVISION:

CASE NO.: 22000263CA

NATIONSTAR MORTGAGE LLC  
D/B/A MR. COOPER,  
Plaintiff, vs.PHILLIP R. LANCASTER;  
CHARLOTTE COUNTY, FLORIDA;  
UNKNOWN SPOUSE OF  
PHILLIP R. LANCASTER;  
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/A MR. 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.

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/A MR. 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.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated 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

RECORDS OF CHARLOTTE  
COUNTY, FLORIDA.  
Property Address: 3140 CREST-  
WOOD DR, PORT CHAR-  
LOTTE, FL 33952

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

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 11/23/2022.

ROGER D. EATON

Clerk Of The Circuit Court

By: (SEAL) B. Lackey

Deputy Clerk

Submitted by:

De Cubas &amp; 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