CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

Notice is hereby given that DAVID K ELLIS, OWNER, desiring to engage in business under the fictitious name of DAVID K ELLIS D/B/A PREMIER MEDICARE PLANS located at 325 MADRID BLVD, PUNTA GORDA, FLORIDA 33950 in-tends 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 February 10, 2023 23-00110T

FIRST INSERTION

Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage in business under the fictitious name of NATIONAL LENDING PRO located at 3100 W RAY RD, SUITE 201, OFFICE #209, CHANDLER, ARIZONA 85226 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. February 10, 2023 23-00125T

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 M A Lane enterprises located at 23 Sabal dr, in the County of Charlotte, in the City of Punta Gorda, Florida 33950 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 8th day of February, 2023.

Malcolm A Lane February 10, 2023

23-00142T

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF PUBLIC HEARING AND REGULAR GOVERNING BOARD MEETING

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a public hearing and regular meeting on February 23, 2023, at 1:00 p.m., at The Hatchery – East Conference Room, Second Floor, 42881 Lake Babcock Drive, Punta Gorda, Florida 33982. The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address pro-posed rules that adopt amendments to the Babcock Ranch Community Independent Special District Design and Specification Manual, Volumes 1, 2, and 3. The purpose and effect of the proposed rules is to provide for efficient and effective District con-struction, maintenance and operations within boundaries of the District.

A copy of the agenda and proposed rules may be obtained by contacting the District Manager, Craig Wrathell, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or by visiting the District's website at the following address: http://www.babcockranchliving.com/153/Independent-Special-District.

The public hearing and regular meeting may be continued to a date, time, and place to be specified on the record at the hearing/meeting. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing or meeting, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours 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.

Craig Wrathell, Manager February 10, 2023

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-92-CP Division Probate IN RE: ESTATE OF

KAREN K. HAWKINS Deceased.

FIRST INSERTION

The administration of the estate of KAREN K. HAWKINS, deceased, whose date of death was January 11, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is February 10, 2023.

Personal Representative: Robin Vazquez

6230 Scott Street, Suite 211

Punta Gora, Florida 33950 Attorney for Personal Representative: Ellie K. Harris, Attorney 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: ellie@schwarzlaw.net Secondary E-Mail: joy@schwarzlaw.net February 10, 17, 2023 23-00111T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 23000056CP Division: Probate IN RE: ESTATE OF JOAN R. ARNOLD Deceased.

FIRST INSERTION

The administration of the estate of Joan R. Arnold, deceased, whose date of death was September 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 per-sonal 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 Friday, February 10, 2023. Personal Representative:

Kimberly A. Lane 75 Cape Haze Drive Placida, Florida 33946

Attorney for Personal Representative: Lori Wellbaum Emery Attorney for Personal Representative Florida Bar Number: 071110 WELLBAUM & EMERY PA 686 N. Indiana Avenue Englewood, FL 34223 Telephone: (941) 474-3241 Fax: (941) 475-2927 E-Mail: lemery@wellbaumandemery.com Secondary E-Mail: karen@wellbaumandemery.com February 10, 17, 2023 23-00120T



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

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.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

FIRST INSERTION

23-00138T

NOTICE OF AGENCY ACTION SOUTH FLORIDA WATER MANAGEMENT DISTRICT

The South Florida Water Management District (District) has issued an Individual Environmental Resource Permit No. 08-108029-P to Babcock Property Holdings, LLC authorizing the construction and operation of a stormwater management system serving 31.70 acres of commercial development known as BRC Sheriff/Fire/ EMS and Bloom Academy. The project is under Application Number 220916-35982 and is located within Babcock Ranch Community, Charlotte County, Florida.

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

bstantial interests are or may be affected by the South Florida

hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. - 5:00 p.m., ex-cluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next

• Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406. • Filings by hand-delivery must be delivered to the Office of the District Clerk. De-

regular business day. Additional filing instructions are as follows:

livery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.

• Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@ sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11inch white paper. All petitions shall contain:

Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111. Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.

2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.

3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.

4. A statement of when and how the petitioner received notice of the District's

5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.

6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.

7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.

8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.

9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed ac-

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The District is not proposing mediation for this agency action under Section 120.573. Fla. Stat., at this

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal. Rev. 1/16/20

February 10, 2023

23-00121T

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

CHARLOTTE COUNTY

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-000994-CP IN RE: The Estate of: JEFFREY ALAN SIEBELT,

36

Deceased.

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

The administration of the estate of JEFFREY ALAN SIEBELT, deceased, whose date of death was August 4th, 2022, is pending in the Circuit Court for Charlotte County, Florida, Pro-bate Division, the address of which is Clerk of the Circuit Court, 350 E. Marion Avenue, Punta Gorda, Florida, 33950; the names and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 DATE OF THE FIRST PUBLICATION 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 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 AND 733.710 OF THE FLORIDA PRO-BATE 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 February 10, 2023. Lynda Marie Pisinski **Personal Representative** 9224 Bensonhurst Lane Englewood, FL 34224 Mark A. Creech, Esq. Attorney for PR 1620 Placida Rd., Ste A Englewood, Florida 34223 941-474-3721 FB#043615 February 10, 17, 2023 23-00137T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-1366CP **Division Probate** IN RE: ESTATE OF FRANK G. PLUMMER Deceased.

The administration of the estate of Frank G. Plummer, deceased, whose date of death was September 14, 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 representatives and the personal representatives' attorney are set forth below.

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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22 403 CP **Division** Probate IN RE: ESTATE OF ROMAN M. PIKAS, Deceased.

The administration of the estate of ROMAN M. PIKAS, deceased, whose date of death was September 27, 2020, 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 de-mands 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 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 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 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 February 10, 2023.

Personal Representative: Sylvia Winters P.O. Box 2731 Sarasota, FL 34230 (941) 377-2910 Attorney for Personal Representative: Pamela D. Keller Attorney for Personal Representative Florida Bar Number: 082627 Keller Law Office, P.A. 126 E. Olympia Avenue, Suite 200 Punta Gorda, Florida 33950 Telephone: (941) 505-2555 Fax: (941) 505-4355 Administrator@kellerlaw.biz 23-00126T February 10, 17, 2023

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA File No. 2023-CP-94

Division: Probate IN RE: ESTATE OF JAMES MERRITT FREEMAN

Deceased. The administration of the Estate of James Merritt Freeman, deceased, whose date of death was September 2, 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 the 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23000098CP **Division Probate** IN RE: ESTATE OF JUNE F. FRAZIER Deceased.

The administration of the estate of June F. Frazier, deceased, whose date of death was November 11, 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-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

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

The date of first publication of this notice is February 10, 2023. Personal Representative:

Kathy D. Hendricks 3210 10th Street

Englewood, Florida 34224 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 February 10, 17, 2023 23-00130T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 082023CP000048XXXXXX IN RE: ESTATE OF HANS G. KOK AKA JOHANNES KOK,

Deceased. The administration of the Estate of Hans G. Kok aka Johannes Kok (the "Estate"), deceased, whose date of death was December 8, 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22000468CP **Division Judge Mason** IN RE: ESTATE OF RICHARD G. SWIZDOR SR. Deceased.

The administration of the estate of RICHARD G. SWIZDOR SR., ceased, whose date of death was April 7, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is February 10, 2023. Personal Representative:

JOHN V. SWIZDOR 33 Sydney Court

Rolla, Missouri 65401 Attorney for Personal Representative: THOMAS R. WALSER, ESQ. Email Address: trwalser@floridaprobatefirm.com Florida Bar No. 116596 Florida Probate Law Firm, PLLC 4800 N. Federal Highway, Suite 106D Boca Raton, Florida 33431 23-00134T February 10, 17, 2023

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22001475CP **Division Probate** IN RE: ESTATE OF ALEXANDER T. CARNAHAN A/K/A ALEXANDER THOMAS CARNAHAN

Deceased.

The administration of the estate of Alexander T. Carnahan a/k/a Alexander Thomas Carnahan, deceased, whose date of death was September 25 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Port Charlotte, 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-001512-CP IN RE: ESTATE OF ROSE MARIE RAKITA Deceased.

The administration of the estate of Rose Marie Rakita, deceased, whose date of death was February 16, 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 oth-

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

All other creditors of the decedent and other persons having claims or 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 February 10, 2023. **Personal Representative:**

Kathleen Teresa Pandy a/k/a Kathleen Cooklin

785 Texas Street Englewood, Florida 34223 Attorney for Personal Representative: Ashly Mae Guernaccini Attorney for Personal Representative Florida Bar Number: 1022329 314 S Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: stephanie.r@atcauselaw.com 23-00128T February 10, 17, 2023

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION Case No. 22001492CP IN RE: ESTATE OF NORMA B. HAMILTON, Deceased.

The administration of the estate of NORMA B. HAMILTON, deceased, whose date of death was April 26, 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-1513 CP **Division Probate** IN RE: ESTATE OF THERESA CURIONE, Deceased.

The administration of the estate of THERESA CURIONE, 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 Street, 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 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is February 10, 2023.

Personal Representative:

Maryann Curione 305 Village Heights Drive, Apt 323 State College, PA 16801 Attorney for Personal Representative: Pamela D. Keller, Esquire Attorney for Personal Representative Florida Bar Number: 082627 Keller Law Office, P.A. 425 Cross Street, Ste. 213 Punta Gorda, Florida 33950 Telephone: (941) 505-2555

Fax: (941) 505-2355 E-Mail: Administrator@kellerlaw.biz February 10, 17, 2023 23-00117T

FIRST INSERTION NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-69-CP **Division Probate** IN RE: ESTATE OF

CHARLES J. FERRENTINO A/K/A CHARLES JAMES FERRENTINO

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 Charles J. Ferrentino a/k/a Charles James Ferrentino, deceased, File Number 23-69-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was September 25, 2022; that the total value of the estate is \$2,108.48 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Eileen M. Karkis

11896 Five Water Circle

Ft. Myers, FL 33913 ALL INTERESTED PERSONS ARE

All creditors of the estate of the

NOTIFIED THAT:

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 February 10, 2023.

Co-Personal Representatives: Guy R. Plummer 2104 A Park Plaza Drive Springfield, Tennessee 37172 AND Debra J. Kohlmever 15404 Woodson Lane Overland Park, KS 66223 Attorney for Personal Representative: Lori Wellbaum Emery, Attorney Florida Bar Number: 071110 686 N. Indiana Avenue ENGLEWOOD, FL 34223 Telephone: (941) 474-3241 Fax: (941) 475-2927 E-Mail: lemery@wellbaumandemery.com

February 10, 17, 2023 23-00119T

(30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLA. STAT. § 733.702 WILL BE FOR-EVER 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 February 10, 2023. Personal Representative: NANCY C. McEACHERN 196 Pine Hill Road Berwick, Maine 03901 Attorney for Personal Representative: M. TRAVIS HAYES, ESQ. Florida Bar No. 27883 GUNSTER, YOAKLEY & STEWART, P.A. 5551 Ridgewood Drive, Suite 501 Naples, Florida 34108 Telephone: (239) 514-1000 Facsimile: (239) 594-7313 Attorney E-Mail: thayes@gfpac.com Secondary E-Mail: jhendrickx@gfpac.com February 10, 17, 2023 23-00132T

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 February 10, 2023. George H. Kok

Personal Representative

5 Acorn Path Quogue, New York 11959 Matthew N. Turko, Esq. Attorney for Personal Representative Florida Bar Number: 30621 COLE SCHOTZ, P.C. 2255 Glades Road, Suite 300E One Boca Place Boca Raton, Florida 33431 Telephone: (561) 514-4924 Fax: (561) 423-2913 Primary Email: mturko@coleschotz.com Secondary Email: mharvey@coleschotz.com 23-00131T

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 February 10, 2023. Personal Representative: Curtis C. Carnahan

2880 S. Locust St. Apt. S402 Denver, Ĉolorado 80222 Attorney for Personal Representative: Michaela Di Nunzio Florida Bar Number: 1031220 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, Florida 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: michaela@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com February 10, 17, 2023 23-00129T 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 FEBRUARY 10, 2023. PETER G. HAMILTON Personal Representative c/o Cohen, Chase, Hoffman & Schimmel, P.A. 9400 South Dadeland Boulevard, Suite 600 Miami, Florida 33156 Telephone: (305) 670-0201 JOSEPH BARRY SCHIMMEL, ESQUIRE Florida Bar No. 989533 Attorney for Personal Representative Cohen, Chase, Hoffman & Schimmel, P.A. 9400 South Dadeland Boulevard, Suite 600 Miami, Florida 33156 Telephone: (305) 670-0201 Facsimile: (305) 670-6152 Email: jschimmel@miamitaxlaw.com

23-00127T

February 10, 17, 2023

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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is February 10, 2023. Person Giving Notice:

Eileen Karkis (Feb 3, 2023 11:22 EST) Eileen M. Karkis 11896 Five Water Circle Ft. Myers, Florida 33913 Attorney for Person Giving Notice Schwarz & Harris, P.A Attorneys for Petitioner Ellie K. Harris Florida Bar Number: 0021671 Elise V. Bouchard Florida Bar Number: 0109033 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 February 10, 17, 2023 23-00118T

February 10, 17, 2023

FIRST INSERTION

CHARLOTTE COUNTY

FIRST INSERTION

manded

on Alisa Wilkes, Esq., 13400 Sutton

Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before

3-13-23 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-

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,

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 sched-

uled 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.

court on this 7th day of February, 2023. Clerk of the Circuit Court

13400 Sutton Park Dr., S, Suite 1204

Alisa Wilkes, Esq.

Wilkes & Mee, PLLC

Jacksonville, FL 32224

Feb. 10, 17, 24; Mar. 3, 2023

Witness my hand and the seal of this

By: B. Lackey (SEAL)

Deputy Clerk

23-00136T

the provision of certain assistance.

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

TO: KATHRYN PIETILA, AS CUSTO-

DIAN FOR MEGHAN M. PIETILA

UNDER THE FLORIDA UNIFORM

TRANSFER TO MINORS ACT, 2023

CORNELL ROAD, MIDDLEBURG,

YOU ARE NOTIFIED that an action

to quiet title to the following property in

LOT 80, BLOCK 35, ROTONDA

VILLAS, ACCORDING TO THE

PLAT THEREOF, RECORDED

IN PLAT BOOK 12, PAGES 1A

THRU 1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE

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 3-13-2023, and file

Charlotte County, Florida:

COUNTY, FLORIDA.

Parcel ID: 422109227015

CASE NO.: 2022-CA-001113 TAIMI A. TAALA,

Plaintiff, vs.

Defendants.

FL 32068.

ELLA III, LLC, et al.

FIRST INSERTION

NOTICE TO CREDITORS IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION Case Number: 22-CP-1435 IN RE: ESTATE OF ELIZABETH L. ROBINSON a/k/a ELIZABETH LOUISE **ROBINSON**,

The administration of the estate of ELIZABETH L. ROBINSON, also as ELIZABETH LOUISE ROBINSON, deceased, whose date of death was August 25, 2022, is pending in the Circuit Court for Charlotte County Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948. 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

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

CASE NO. 08-2021-CA-000832 FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff. vs.

THOMAS E JORDAN JR, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 10, 2023 in Civil Case No. 08-2021-CA-000832 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A. INTEREST TRUSTEE, SUCCESSOR BY AS LASALLE BANK MERGER TO NATIONAL ASSOCIATION, AS TRUSTEE is Plaintiff and Thomas E Jordan Jr, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in

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

Deceased.

FLORIDA STATUTES SEC-IN TION 733.702 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: February 10, 2023. MARK WILLIAM ROBINSON

Personal Representative 7161 Crystal Way

Punta Gorda, FL 33950 Robert D. Hines, Esquire Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, PL 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: hballinger@hnh-law.com February 10, 17, 2023 23-00141T

FIRST INSERTION

accordance with Chapter 45, Florida Statutes on the 1st day of March, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 23, Block 2528, Port Charlotte Subdivision Section Forty Seven, according to the plat thereof as recorded in Plat Book 5, Pages 61A through 61G, of the Public Records of Charlotte County, Florida. Address: 332 Gaynor Ln, Port

Charlotte, FL 33953 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 02/07/2023 Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: (SEAL) B. Lackey McCalla Raymer Leibert Pierce, LLC

110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 flaccountspayable@mccalla.com Counsel of Plaintiff 21-02740FL

February 10, 17, 2023 23-00133T

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

COUNTY, FLORIDA CASE NO.: 2022-CA-1674 FENG WU; YAOQI ZHANG; SIGMA

INFINITY LLC, Plaintiffs, v. JOSHUA J. RANSOM; LINDA H. JONES; DONALD LOWMAN; N.R.L.L. EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PERFORMANCE RESOURCES, LLC; DAVID DREW; HORIZON

TRUST COMPANY CUSTODIAN FBO JOANNE WESTERMAN IRA, Defendants. To N.R.L.L. EAST, LLC, A FLORIDA

LIMITED LIABILITY COMPANY: YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property

described as: PORT CHARLOTTE SEC60 BLK1965 LT 26 522/368 1098/1068 1106/291 1110/177 1657/549 2996/374 3205/1570 3655/1062 TD4998/1142 More commonly known as: 12133 ASHLEY AVE., PORT CHAR-LOTTE, FL 33952 has been filed by Plaintiffs, FENG WU; YAOQI ZHANG; SIGMA INFINITY LLC, and you are required to serve a copy of your written defenses, if any,

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION Case No. 08-2022-CA-000012

SPECIALIZED LOAN SERVICING LLC

Plaintiff, vs. MARC PAGANO A/K/A MARC M. PAGANO A/K/A MARC MICHAEL PAGANO, AS KNOWN HEIR OF PAUL PAGANO, DECEASED; UNKNOWN HEIRS, DEVISÉES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF PAUL PAGANO, DECEASED, UNKNOWN SPOUSE OF MARC PAGANO A/K/A MARC M. PAGANO A/K/A MARC MICHAEL PAGANO, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for

Plaintiff entered in this cause on September 2, 2022, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as:

LOT 15, BLOCK 5109, PORT CHARLOTTE SUBDIVISION, SECTION 95, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 10. PAGE(S) 1A THROUGH 1Z33. PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. and commonly known as: 6431 CONISTON ST, PORT CHARLOTTE, FL 33981; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte. realforeclose.com in accordance with Chapter 45 Florida Statutes , on March 20, 2023 at 11:00 A.M..

Any persons 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 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 02/08/2023. Clerk of the Circuit Court

Roger D. Eaton By: (SEAL) B. Lackey Deputy Clerk Laura E. Noves (813) 229-0900 x1515

Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 298100/2117317/CMP February 10, 17, 2023 23-00140T

CARRINGTON MORTGAGE SERVICES, LLC,

CATHLEEN H. WIEDER; et al., Defendants.

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated February 12, 2020 and entered in Case No. 18-001085-CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and CATHLEEN WIEDER A/K/A CATHLEEN H. WIEDER; PETER MCLAUGHLIN; UNKNOWN SPOUSE OF CATHLEEN WIEDER A/K/A CATHLEEN H. WIEDER; UNKNOWN SPOUSE OF PETER MCLAUGHLIN; and SECTION 23 PROPERTY OWNERS ASSOCIATION INC are Defendants, I, Roger D Eaton, Charlotte County Clerk of Courts will sell to the highest and best bidder for cash at www.charlotte.realforeclose. com at 11:00 a.m. on March 20, 2023 following described property set forth in said Final Judgment, to wit: LOT 25, BLOCK 742, PUN-

TA GORDA ISLES SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 12, PAGES

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, vou are entitled, at no cost to vou. 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 2-7-2023.

Roger D. Eaton, CLERK OF THE CIRCUIT COURT (SEAL) By: B. Lackey 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@sokrem.com Counsel for Plaintiff Feb. 10, 17, 24; Mar. 3, 2023 23-00135T

FIRST INSERTION

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

COUNTY, FLORIDA Case No: 18-001085-CA

Plaintiff, vs. CATHLEEN WIEDER A/K/A



Navigator Road, Punta Gorda, Florida 33983

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 proceed-ing, you are entitled, at no cost to you, the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.

DATED in Charlotte, Florida this, day of 02/08/2023

As Clerk of Circuit Court Charlotte County, Florida (SEAL) B. Lackey Deputy Clerk Bradford Petrino, Esq. Lender Legal PLLC 2807 Edgewater Drive Orlando, Florida 32804 Attorney for Plaintiff LLS08143

February 10, 17, 2023 23-00139T





legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE



CHARLOTTE COUNTY

FIRST INSERTION

the Public Records of Charlotte

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 before the Clerk reports

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,

to 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 sched-

uled court appearance, or immediately

upon receiving this notification if the

time before the scheduled appearance

is less than (7) days; if you are hearing

ROGER D. EATON.

Deputy Clerk

23-00112T

Clerk of the Circuit Court

(SEAL) By: Deni Gerace

or voice impaired, call 711.

Plaintiff's Attorney:

Keith H. Hagman, Esq., PAVESE LAW FIRM,

Dated on this 02/01/2023.

P.O. Box 1507, Fort Myers, Florida 33902-1507,

glendahaskell@paveselaw.com

February 10, 17, 2023

keithhagman@paveselaw.com and

County, Florida

the surplus as unclaimed.

FIRST INSERTION

6865 PARKRIDGE COURT, COLO-RADO SPRINGS, CO 80915 tion to foreclose a mortgage on the following property in Charlotte Coun-

SECTION 1, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 16. PAGES 1A, 1B AND 1C, OF THE PUBLIC RECORDS OF CHAR-

LOTTE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 22001140CA

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH

JUDICIAL CIRCUIT IN AND FOR

CHARLOTTE

COUNTY, FLORIDA CASE NO. 22000540CA

REGIONS BANK D/B/A REGIONS

GRANTEES, DEVISEES, LIENORS,

ARLENE KIST, DECEASED, ET AL.

Defendants. TO: RANDALL S. KIST A/K/A RAN-

Current residence unknown, but whose

TRUSTEES, AND CREDITORS OF

THE UNKNOWN HEIRS,

last known address was:

MORTGAGE

Plaintiff. v.

DY S. KIST,

MAPLE LEAF ESTATES HOMEOWNERS' CORPORATION, a Florida not-for-profit corporation, Plaintiff. v. DOROTHY IANNOLA, U.S. SMALL

BUSINESS ADMINISTRATION, and UNKNOWN TENANT(S) IN POSSESSION, Defendants.

NOTICE is hereby given that, pursuant to the Final Summary Judgment of Foreclosure entered on January 20, 2023 in the above-referenced matter pending in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of the Circuit Court will sell to the highest and best bidder for cash via the internet at www.charlotte.realforeclose. com at 9:00 a.m. on March 3, 2023 the following property described below, situated in Charlotte County, Florida, as set forth in the Final Summary Judgment of Foreclosure:

THE PHYSICAL ADDRESS IS: 2100 Kings Highway, Unit 206 Port Charlotte, Florida 33980 DESCRIPTION OF THE REAL PROPERTY: Certificate No. 0206 of MAPLE LEAF ESTATES HOMEOWN-ERS' CORPORATION, a Florida not-for-profit corporation,

together with the double-wide mobile home (2005 FTWD, VIN FLFL570A32396LF31 and FLFL570B32396LF31) situated

NOTICE OF CIVIL ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 22-CA-1322 MARTHA ELIZABETH GUTIERREZ RAMIREZ and CHRISTINA LINN PILCHER, Plaintiff, v. **KEVIN YATES and CHARLOTTE** COUNTY TAX COLLECTOR, Defendant. TO: KEVIN YATES 1708 Chesapeake Drive Edgewater, MD 21037 or

21 Niagara Falls Circle

Ormond Beach, Florida 32174-8222 COMES NOW, the Plaintiffs, MAR-THA ELIZABETH GUTIERREZ RAMIREZ and CHRISTINA LINN PILCHER, by and through the undersigned counsel, and hereby gives notice that a civil action has been instituted in the above action and is now pending in the Circuit Court of the State of Florida, County of Charlotte, on September 22, 2022, Case No: 22-CA-1322.

"LEGAL DESCRIPTION" ZZZ 254225 P-10-1 41640 Little Farm Road 25-42-25-P10-01 0.154A M/L BEG SE COR SEC25 N ALG SEC LINE2020 YOU ARE NOTIFIED that an ac-

ty, Florida, to-wit: LOT 48, PALM LAKE ESTATES,

200, St. Petersburg, FL 33716, on or

on Lot #0206 in MAPLE LEAF GOLF & COUNTRY CLUB, 2100 Kings Highway, Port Charlotte, Charlotte County, Florida 33980.

Any person who is claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim on same with the Clerk of Court within 60 days after the foreclosure sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. DATED on 02/03/2023

ROGER D. EATON, CLERK OF CIRCUIT COURT & COMPTROLLER By: (SEAL) B. Lackey Deputy Clerk David L. Boyette, Esquire Adams and Reese LLP 1515 Ringling Boulevard, Suite 700 Sarasota, Florida 34236 Florida Bar No. 0813140 Counsel for Plaintiff Phone: (941) 316-7600 23-00114TFebruary 10, 17, 2023

FIRST INSERTION

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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 2nd DAY OF February, 2023. ROGER D. EATON

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

The parties to the action are: MARTHA ELIZABETH GUTIER-REZ RAMIREZ; CHRISTINA LINN PILCHER; KEVIN YATES; and CHARLOTTE COUNTY TAX COL-LECTOR

before March 9, 2023 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 350 E Marion Ave, Punta Gorda, FL 33951, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the com-

plaint 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

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT

OF THE TWENTIETH JUDICIAL

CIRCUIT IN AND FOR

CHARLOTTE COUNTY,

FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO. 19001288CA BANK OF NEW YORK MELLON

ASSETS MANAGEMENT SERIES

NOTICE IS HEREBY GIVEN

pursuant to a Final Judgment of

Foreclosure dated August 15, 2022,

and entered in 19001288CA of the

Circuit Court of the TWENTIETH

Judicial Circuit in and for Charlotte

County, Florida, wherein BANK OF NEW YORK MELLON TRUST

MANAGEMENT SERIES I TRUST

LEGRAND; UNITED STATES OF AMERICA, ACTING ON BEHALF

OF THE SECRETARY OF HOUSING

AND URBAN DEVELOPMENT 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 March 06,

2023, the following described

property as set forth in said Final

LOT 11, BLOCK 559, PUNTA GORDA ISLES, SECTION 20,

ACCORDING TO THE MAP OR

PLAT THEREOF AS RECORDED

ACCT. NO. XXXXX6336,

KRAJICEK; MARJORIE M.

Plaintiff, vs. JOSEPH W. KRAJICEK; LOUISE

KRAJICEK; LAURA L. WHITE:

J. KRAJICEK; CANDY BOULE;

HEALTH; STATE OF FLORIDA;

PUNTA GORDA HMA, LLC d/b/a

GORDA, a Florida limited liability

EATON; VALLARY B. VAN EATON;

BAYFRONT HEALTH PUNTA

company; WILLIAM W. VAN EATON; CAROLINE G. VAN

JAMES VAN EATON: TARPON

IV, LLC, a Delaware limited

liability company; SEPHORA

PROPERTIES LLC, a dissolved

Florida limited liability company;

ROTONDA MEADOWS / VILLAS

CONSERVATION ASSOCIATION, INC., a Florida not for profit

JERRY NELSON: STATE OF FLORIDA, DEPARTMENT OF

ROBERT J. KRAJICEK, II; JAMES

Judgment, to wit:

the Plaintiff and RAMONA L.

MORTGAGE

N.A. AS TRUSTEE

ASSETS

TRUST COMPANY, N.A. AS

I TRUST,

Plaintiff, vs.

COMPANY,

FOR

Defendant(s).

TRUSTEE FOR MORTGAGE

RAMONA L. LEGRAND, et al.

FIRST INSERTION

THROUGH 2-Z-42, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 43 SAO PAULO DRIVE, PUNTA GORDA, FL 33983

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor-

dance 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 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.

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

Boca Raton, FL 33487	
Telephone: 561-241-6901	
Fax: 561-997-6909	
19-387630 - MaM	
February 10, 17, 2023	23-00122T

FIRST INSERTION

the lands which constitute the subject NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 22-001460-CA EQUITY TRUST COMPANY, FBO

East, Charlotte County, Florida,

10, 11, 17 and 18, Block W, BAY SHORES SUBDIVISION, according to the plat thereof, as re-corded in Plat Book 2, Page 49, of the Public Records of Char-

Block 25, ROTONDA VILLAS, according to the plat thereof, as recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County,

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

CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 2021001227CC

BURNT STORE VILLAGE PROPERTY OWNERS ASSOCIATION, INC., a Florida

not-for-profit corporation, Plaintiff. v. ERNESTO LEONARDI,

Notice is hereby given pursuant to a Final Summary Judgment of Foreclosure filed the 30th day of January, 2023, and entered in case No. 2021001227CC in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein BURNT STORE VILLAGE PROPERTY OWNERS ASSOCIATION, INC., is the Plaintiff and ERNESTO LEONARDI is the Defendant. That I will sell to the highest and best bidder for cash beginning at 11:00 a.m. at www.charlotte.realforeclose.com accordance with Chapter 45, Florida Statutes, on Friday, March 3, 2023 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit: Lot 4, Block 330, PUNTA GORDA

ISLES SUBDIVISION, SECTION 16. a subdivision according to the plat thereof, as recorded in Plat Book 8, Pages 27A through 27O, of

COUNTY, FLORIDA

CASE NO. 22001141CA

HOMEOWNERS' CORPORATION,

a Florida not-for-profit corporation,

NOTICE is hereby given that, pursuant

to the Final Summary Judgment of Foreclosure entered on January 31,

2023 in the above-referenced matter

pending in the Circuit Court of the

Twentieth Judicial Circuit in and for

Charlotte County, Florida, the Clerk

of the Circuit Court will sell to the

highest and best bidder for cash via the

internet at www.charlotte.realforeclose.

com at 9:00 a.m. on March 3, 2023 the

following property described below,

situated in Charlotte County, Florida,

as set forth in the Final Summary

THE PHYSICAL ADDRESS IS:

2100 Kings Highway, Unit 517

Port Charlotte, Florida 33980

DESCRIPTION OF THE REAL

Certificate No. 0517 of MAPLE

LEAF ESTATES HOMEOWN-ERS' CORPORATION, a Flor-

ida not-for-profit corporation,

together with the double-wide

mobile home (2005 LIFE, VIN

GAFL434B77760LF31) situated

on Lot #0517 in MAPLE LEAF

GAFL434A77760LF31

Judgment of Foreclosure:

PROPERTY:

Plaintiff, v. DENISE M. PROVOST, et al.,

MAPLE LEAF ESTATES

Defendants.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE GOLF & COUNTRY CLUB, 2100 Kings Highway, Port Char-IN THE CIRCUIT COURT OF THE lotte, Charlotte County, Florida TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE 33980.

Any person who is claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim on same with the Clerk of Court within 60 days after the foreclosure sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. DATED on 02/03/2023

ROGER D. EATON, CLERK OF CIRCUIT COURT & COMPTROLLER By: (SEAL) B. Lackey Deputy Clerk

David L. Boyette, Esquire Adams and Reese LLP 1515 Ringling Boulevard, Suite 700 Sarasota, Florida 34236 Florida Bar No. 0813140 Counsel for Plaintiff Phone: (941) 316-7600 February 10, 17, 2023 23-00115T

FIRST INSERTION

and

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 16001380CA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR **BROUGHAM FUND I TRUST,** Plaintiff, vs. DAVID S. LEBLANC A/K/A DAVID LEBLANC; UNKNOWN SPOUSE OF DAVID S. LEBLANC A/K/A DAVID LEBLANC; TARA LEBLANC; UNKNOWN SPOUSE OF TARA LEBLANC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE. WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN **TENANT #1 AND UNKNOWN** TENANT #2, the names being fictitious to account for parties in nossession,

EASTERLY OF THE EASTERLY PARCEL LINES OF LOTS 10, 11, AND 12, BLOCK D, BAY SHORES SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 49 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND WESTERLY OF THE WESTERLY SHORELINE OF AN EXISTING CANAL, LAKE AREA LYING IN SECTION 34 TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, AND WITHIN THE EASTERLY EXTENSIONS OF THE NORTHERLY AND

Dated this day of 02/03/2023 Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC

Attorneys for Plaintiff 6409 Congress Avenue, Suite 100,

matter of this action, YOU ARE NOTIFIED that a suit to quiet title to the following-described parcels of property in Charlotte Coun-

ty, Florida: COUNT I PARCEL: The East 1/2 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 42 South, Range 24

less the North 50 feet thereof for perpetual road right-of-way purposes COUNT III PARCEL: Lots 9,

lotte County, Florida. COUNT VII PARCEL: Lot 20,

Florida. has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on TAMSEN

impaired, call 711. WITNESS my hand and seal of the Court on this 3rd day of February, 2023. Roger D. Eaton Clerk of the Circuit Court By: /s/ B Lackey (SEAL) Deputy Clerk EXL LEGAL, PLLC, Defendants.

Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000007630 23-00124T

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

February 10, 17, 2023

IN PLAT BOOK 11, PAGES 2A

FT W 2030FT M/L TO W BDRY OF LT 13 FOR POB N 100FT E 67FT S 100FT W 67FT POB292/203 2423/1767 TO 2743/1795 3002/1, Punta Gorda FL According to the Plat thereof. recorded in the public records of Charlotte County, Florida. Parcel: 422525400003 More commonly known 41640 Little Farm Road, Port Charlotte, Florida 33982 You are required to serve an Answer to this action upon the Plaintiffs' attorney: Adam J. Stevens, Esg. of Powell, Jackman, Stevens & Ricciardi, P.A., whose address is 2050 McGregor Bou-

levard, Fort Myers, Florida 33901, on

or before March 8, 2023, and file the

original with the Clerk of this Court at

Charlotte County Courthouse, 350 E.

Marion Avenue, Punta Gorda, Florida

33950, either before service on Plain-

tiffs' attorney or immediately thereaf-

The nature of the proceeding is for Quiet Title.

Under the penalties of perjury, I declare that I have read the foregoing, and the facts stated are true and correct, to the best of my knowledge and belief. Signed on December 19, 2022.

/s/ Adam J. Stevens Adam J. Stevens, Esq. Attorney for Plaintiff Adam J. Stevens Printed Name

/s/ Adam J. Stevens Adam J. Stevens (FBN 31898) Powell, Jackman, Stevens & Ricciardi, P.A. 2050 McGregor Boulevard Fort Myers, Florida 33901 Telephone: (239) 689-1096 Facsimile: (239) 791-8132 Counsel for Plaintiffs astevens@your-advocates.org nbolden@your-advocates.org February 10, 17, 24; Mar. 3, 2023 23-00113T

corporation; JAMES G. SMITH; CHRISTINA E. SMITH a/k/a CHRISTINA E. LUNSFORD; MIDLAND FUNDING, LLC, a Delaware limited liability company; BERT KAPINUS; ANN KAPINUS; FULLINE INVESTMENTS LLC, a dissolved Florida limited liability company; RLK LLC, a Florida limited liability company; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the lands which constitute the subject matter of this action. Defendants

To: JOSEPH W. KRAJICEK; LOUISE KRAJICEK; MARJORIE M. KRAJI-CEK; LAURA L. WHITE; WILLIAM W. VAN EATON; CAROLINE G. VAN EATON; ANN KAPINUS; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to

HAYS, Esq. of Wotitzky, Wotitzky, Ross & Young, P.A., the Plaintiffs' attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 9th day of March, 2023, and file the original with the Clerk of this Court either before service on the Plaintiffs' 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 this 2/3/2023. ROGER D EATON Clerk of the Court By: /s/ B Lackey (SEAL) Deputy Clerk

TAMSEN HAYS, Esq. Wotitzky, Wotitzky, Ross & Young, P.A. 1107 West Marion Avenue, Unit 111 Punta Gorda, Florida 33950 Feb. 10, 17, 24; Mar. 3, 2023 23-00116T

Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment entered on January 20, 2023 in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of Court will on APRIL 10, 2023 at 11:00 a.m. EST, offer for sale and sell at public outcry to the highest and best bidder for cash at www.charlotte. following realforeclose.com the described property situated in Charlotte County, Florida:

LOT 10, 11, AND 12, BLOCK D OF BAY SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 49, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. AND A STRIP OF LAND LYING

SOUTHERLY LOT LINES OF SAID LOTS 10, 11, AND 12, BLOCK D.

Property Address: 212 Darst Avenue, Punta Gorda, FL 33950

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: 02/03/2023

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

Attorney for Plaintiff: MCMICHAEL TAYLOR GRAY, LLC 3275 W. Hillsboro Blvd, Suite 312 Deerfield Beach, FL 33442 servicefl@mtglaw.com February 10, 17, 2023 23-00123T



SUBSEQUENT INSERTIONS

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23000026CP **Division Probate** IN RE: ESTATE OF MARTHA J. GLADMAN Deceased.

The administration of the estate of MARTHA J. GLADMAN, deceased, whose date of death was November 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 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 February 3, 2023. **Personal Representative:** SCOTT GLADMAN 66 Dix Street Waltham, Massachusetts 02543 Attorney for Personal Representative: BRADEN H. SHARRER, Attorney Florida Bar Number: 0084674 FARR FARR EMERICH HACKETT CARR & HOLMES PA 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: bsharrer@farr.com Secondary E-Mail: tweiss@farr.com

SECOND INSERTION

February 3, 10, 2023

23-00088T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000063 **Division Probate** IN RE: ESTATE OF GLORIA LYNN BRUFLADT a/k/a GLORIA I. BRUFLADT Deceased.

The administration of the estate of Gloria Lynn Brufladt a/k/a Gloria I. Brufladt, 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 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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-000050-CP **Division PROBATE** IN RE: ESTATE OF MARIE E. CAMBRIA Deceased.

The administration of the estate of Marie E. Cambria, deceased, whose date of death was November 29, 2022, is pending in the Circuit Court for CHAR-LOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33950, The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 February 3, 2023. Personal Representative:

Michael J. Cambria 7 Meadow Ave. Chester, NY 10918 Attorney for Personal Representative: Ellie K. Harris, Attorney 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: e-service@schwarzlaw.net Secondary E-Mail: iov@schwarzlaw.net 23-00090T February 3, 10, 2023

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23CP000083 **Division PROBATE** IN RE: ESTATE OF FREDERICK V. ROSSA Deceased.

The administration of the estate of Frederick V. Rossa, deceased, whose date of death was November 14, 2022, pending in the Circuit Court for CHARLOTTE County, Florida, Pro-bate Division, the address of which is 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the co-personal representatives and the copersonal representatives' attorney are set forth below.

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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23 000049 CP IN RE: ESTATE OF ROMA A. HERRINGTON, Deceased. The administration of the estate of

ROMA A. HERRINGTON, deceased, whose date of death was November 26. 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East 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 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 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 February 3, 2023. **Personal Representative:**

CAITLYN HERRINGTON 917 Wellington Drive Clarksville, TN 37043 Attorney for Personal Representative: FLETCHER H. RUSH

Florida Bar No. 0100586 Williams Parker Harrison Dietz & Getzen 200 South Orange Avenue Sarasota, FL 34236 Telephone: 941-552-2563 Designation of Email Addresses for service: Primary: frush@williamsparker.com Secondary: scuster@williamsparker.com February 3, 10, 2023 23-00091T

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-40 **Division:** Probate IN RE: ESTATE OF CARL FRANK SCOLARO a/k/a CARL F. SCOLARO Deceased.

The administration of the Estate of Carl Frank Scolaro a/k/a Carl F. Scolaro, deceased, whose date of death was October 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, 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

SECOND INSERTION NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-19-CP IN RE: ESTATE OF MARILYN ELAINE ANDERSON 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 Marilyn Elaine Anderson, deceased, File Number 2023-19-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was November 6, 2022; that the total value of the estate is \$7,322.59 and that the names and addresses of those to whom it has been assigned by such order are: Name Address

Brian Anderson

13558 Sandy Beach Rd.

Manitou Beach, MI 49253 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is February 3, 2023 **Person Giving Notice:** Brian Anderson 13558 Sandy Beach Rd. Manitou Beach, Michigan 49253 Attorney for Person Giving Notice: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller. Florida Bar No. 1028360 Attorney for Brian Anderson 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 February 3, 10, 2023 23-00098T

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP000107 **Division PROBATE** IN RE: ESTATE OF STEPHEN A. JANSEN

Deceased. The administration of the estate of Stephen A. Jansen, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

THIRD INSERTION NOTICE OF ACTION -

CONSTRUCTIVE SERVICE (PROPERTY) IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO. 2022-CA-001304 BIG 3, LLC,

Plaintiff, vs. PAUL A. WILKERSON.

Defendant.

To: Paul A. Wilkerson, 18 Rainbow Circle, Danville, CA 94506 YOU ARE HEREBY NOTIFIED that

an action to quiet title on the following property in Charlotte County, Florida: Lot 16, Block 3404, of PORT

CHARLOTTE SUBDIVISION SECTION SIXTY-NINE, according to the Plat thereof, as recorded in Plat Book 6, Page 20, 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 Dane T. Stanish, Esq., attorney for Big 3, LLC, whose address is 3475 Sheridan St., Suite 209, Hollywood, Fl 33021, and file the original with the Clerk of the above-styled Court on or before March 1, 2023, otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

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

FOURTH INSERTION

Case No.: 22001367CA DIANA M. RODGERS and EDWARD G. RODGERS, Plaintiffs, vs. MORTGAGE ELECTRONIC **REGISTRATION SYSTEMS, INC.,** as nominee for MARKET STREET MORTGAGE CORPORATION; **BAYVIEW LOAN SERVICING, LLC** a/k/a COMMUNITY LOAN SERVICING, LIMITED LIABILITY COMPANY; and BUCKS FINANCIAL LLC; Defendants. TO: BUCKS FINANCIAL LLC c/o ATA CORPORATE SERVICES. LLC, its Registered Agent 1201 N. MARKET STREET, SUITE 2300 WILMINGTON, DELAWARE 19801

YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BE-IN CHARLOTTE COUNTY, ING FLORIDA, TO WIT:

Lot 23, Block 561, Port Charlotte Subdivision, Section 13, according to the plat thereof, recorded in Plat Book 5, Pages 2A through 2G, of the Public Records of Charlotte County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A.

NOTICE OF ACTION IN THE CIRCUIT COURT, 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 22001079CA

PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. AKKIMA DANNIELLE BRISCOE,

Defendants. TO: AKKIMA DANNIELLE BRISCOE 20995 Lawson Avenue

Port Charlotte, FL 33952 YOU ARE HEREBY NOTIFIED that an action has been filed against you in the Circuit Court of Charlotte Florida ra

This notice shall be published once week for four consecutive weeks in the Business Observer, a newspaper of general circulation in Charlotte County. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is lo-cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court at Punta Gorda, Florida, on this 1-23-2023.

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

Dane T. Stanish, Esq. attorney for Big 3, LLC, 3475 Sheridan St., Suite 209, Hollywood, Fl 33021 (954-923-0524 stanishd@gmail.com) Jan. 27; Feb. 3, 10, 17, 2023 23-00076T

Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E. Marion Avenue, Punta Gorda, FL 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

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

DATED this 21st day of December, 2022.

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

The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205 Phone Number: (904) 389-6202 Jan. 20, 27; Feb. 3, 10, 2023 23-00058T

THIRD INSERTION 20995 Lawson Ave, Port Char-

lotte, FL 33952 You are required to file your written defenses, if any, to it with the Clerk of the above-styled Court and to serve a copy thereof on Daniel Cardenal, Esq., plaintiff's attorney, whose address is Aker-man LLP, Three Brickell City Centre, 98 Southeast 7th Street, Suite 1100, Miami Florida 33131. within thirty (30) days from the first date of publication of this Notice of Action.

If you fail to do so, Judgment by default may be entered against you for the relief demanded in the Complaint.

If you are a person with a dis ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal this 20th day of January, 2023.

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 February 3, 2023.

Personal Representative: Renee Roggow

9261 Triana Terrace, Apt. 4 Fort Myers, Florida 33912 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: npeet@farr.com and probate@farr.com February 3, 10, 2023 23-00104T

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 February 3, 2023. **Co-Personal Representatives:** Brian Ŕossa 9141 Lake Dr, Unit 101 Englewood, Florida 34224 Mary Jennifer Vogel 2 Long Hill St Greenville, SC 29605 Attorney for Personal Representatives: Albert Stickley, III, Esquire Florida Bar Number: 0051605 737 S. Indiana Ave, Suite A Englewood, FL 34223 Telephone: (941) 474-5506 Fax: (941) 474-5507 E-Mail: ai@sticklevlaw.com Secondary E-Mail: skyelar@stickleylaw.com

23-00089T

February 3, 10, 2023

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 February 3, 2023.

Personal Representative: Bruce Bryant Reese

11300 SW Essex Dr. Lake Suzy, Florida 34269 Attorney for Personal Representative: Tina M. Mays, Attorney Florida Bar Number: 0726044 Mizell & Mays Law Firm, PA 331 Sullivan Street, Punta Gorda, FL 33950 Telephone: (941) 575-9291/ Fax: (941) 575-9296 E-Mail: tmays@mizell-law.com Secondary E-Mail: ndotres@mizell-law.com 23-00094T February 3, 10, 2023

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 February 3, 2023.

Personal Representative: Mary Rivas 713 Armada Rd South Venice, Florida 34285 Attorney for Personal Representative: Albert Stickley, III, Esquire, Attorney Florida Bar Number: 51605 737 S. Indiana Avenue, Suite A Englewood, FL 34223 Telephone: (941) 474-5506 Fax: (941) 474-5507

E-Mail: aj@stickleylaw.com Secondary E-Mail:

info@stickleylaw.com February 3, 10, 2023 23-00103T The first count is for violation of Fla. Stat. § 817.535 for filing false, fictitious, or fraudulent UCC Financing Statements in the Public Records of Charlotte County, Florida. The second count seeks a declaratory judgment declaring that the false, fictitious or fraudulent UCC Financing Statements are null and void and seeking to expunge them from the Public Records of Charlotte County. The false, fictitious, or fraudulent UCC Financing statements relate to the following real property together with all existing or subsequently erected or affixed buildings, improvements, and fixtures, situated, lying, and being in Charlotte County, Florida, and more particularly described as: LOTS 3, 24 AND 25, BLOCK

799 PORT CHARLOTTE SUB-DIVISION SECTION TWENTY SIX, ACCORDING TO THE PLAT THEREOF RECORD-ED IN PLAT BOOK 5, PAGES 19A THROUGH 19E, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. And having a street address of:

ROGER D EATON Clerk of the Circuit Court By: /s/ B Lackey (COURT SEAL) Deputy Clerk Daniel Cardenal, Esq.,

plaintiff's attorney Akerman LLP Three Brickell City Centre 98 Southeast 7th Street, Suite 1100 Miami, Florida 33131 Jan. 27; Feb. 3, 10, 17, 2023 23-00068T



CHARLOTTE COUNTY

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. <u>com</u> on 02/23/2023 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below Boxes,

111 Alicia McLaughlin Totes, Furniture, Cat Tree 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. February 3, 10, 2023 23-00092T

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File Number 22-1521-CP IN RE: ESTATE OF DANIEL JOHN SULLIVAN a/k/a DANIEL J. SULLIVAN Deceased.

The ancillary administration of the es-tate of DANIEL JOHN SULLIVAN, deceased, whose date of death was January 1, 2021, is pending in the Circuit Court for Charlotte County, Florida the address of which is 18500 Murdock Cir., Port Charlotte, FL 33948. The names and addresses of the ancillary personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate must file their claims with the decedent's attorney WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION 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 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 PERIOD SET FORTH IN SECTION 733.702 OF THE FLORI-DA STATUTES WILL BE FOREVER BARRED.

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

The first publication date of this notice is February 3, 2023. **Ancillary Personal**

Representative: DEIRDRE A. MATTERA 12405 Basketweave Drive Raleigh, NC 27614 Attorney for Ancillary Personal Representative: PETER B. TIERNAN, ESQ. 6361 NW 16th Street, Margate, FL 33063 (954)975-7152 Florida Bar No.:0165698 tiernanmar@aol.com

February 3, 10, 2023

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-28-CP Division PROBATE IN RE: ESTATE OF PAULETTE DAVIS

23-00109T

Deceased. The administration of the estate of Paulette Davis, deceased, whose date of

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 22001554CA JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. JAMES W. FISCHER; UNKNOWN SPOUSE OF JAMES W. FISCHER; DEBRA L. FISCHER; UNKNOWN SPOUSE OF DEBRA L. FISCHER: UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY. Defendant(s) To the following Defendant(s): JAMES W. FISCHER (LAST KNOWN ADDRESS) 541 RIDGECREST DR PUNTA GORDA, FLORIDA 33982 UNKNOWN SPOUSE OF JAMES W. FISCHER (LAST KNOWN ADDRESS) 541 RIDGECREST DR

PUNTA GORDA, FLORIDA 33982 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 22000764CA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. ANY AND ALL UNKNOWN PARTIES CLAIMING BY. THROUGH, UNDER OR AGAINST

CARL CARINO, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES. HEIRS, DEVISES, GRANTEES OR OTHER CLAIMANTS, et al, Defendants/

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 26, 2023, and entered in Case No. 22000764CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein NewRez LLC d/b/a Shellpoint Mortgage Servicing is the Plaintiff and GERALDINE FRIEDMANN, LORRAINE PARLO, JOHN CARINO, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK N.A. SUCCESSOR BY MERGER TO BANK ONE, N.A., AS INDENTURE TRUSTEE OF CWABS MASTER TRUST, REVOLVING HOME EQUITY LOAN ASSET BACKED NOTES SERIES, 2003-D ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST CARL CARINO, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEES OR JOSEPH CLAIMANTS, OTHER CARINO. ALFRED CARINO. CHARLOTTE COUNTY, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER the following described property: LOT 6 AND 7, BLOCK 1, UNIT 1 PEACE RIVER SHORES, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 3, PAGE 19, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. a/k/a 541 RIDGECREST DRIVE, PUNTA GORDA, FLORIDA 33982

SECOND INSERTION

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before MARCH 6, 2023, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

SECOND INSERTION

OR AGAINST CALVIN BLOUNT DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES. HEIRS, DEVISES, GRANTEES OR OTHER CLAIMANTS, SUE ANN HASSLER, and MARY JOAN CARINO the Defendants. Roger D. Eaton, Clerk of the Circuit Court in and for Charlotte County, Florida will sell to the highest and best bidder for cash at www. charlotte.realforeclose.com, the Clerk's website for on-line auctions at 11:00 AM on 13th day of February, 2023, the following described property as set forth in said Order or Final Judgment, to wit:

Lot 9, Block 143, Tropical Gulf Acres, Unit 7, a Subdivision ac-cording to the plat thereof, as recorded in plat Book 3, Pages 99A-99I, of the public records of Charlotte County, Florida.

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PEN-DENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UN-CLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAIN-ING FUNDS. .AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RE-CORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, von are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose

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 vour scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 27th day of January, ROGER D FATON As Clerk of the Court

By /s/ B Lackey (SEAL) As Deputy Clerk notice@kahaneandassociates.com 23-00099T

call 711.

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

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

DATED at Charlotte County, Florida this day of 01/27/2023.

Roger D. Eaton, Clerk Charlotte County, Florida By: (SEAL) B. Lackey Deputy Clerk GILBERT GARCIA GROUP, P.A. Attorney for Plaintiff(s) 2313 W. Violet St. Tampa, FL 33603 832775.029521/tll 23-00095T February 3, 10, 2023

notice is February 3, 2023. Personal Representative: Noreen Collins 1819 Princeton Lakes Drive #902 Brandon, Florida 33511

Attorney for Personal Representative: Schwarz & Harris, P.A. Ellie K. Harris Florida Bar Number: 0021671 17841 Murdock Circle Port Charlotte, Florida 33948

SECOND INSERTION

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

DIVISION CASE NO. 22001282CA SPECIALIZED LOAN SERVICING

LLC, Plaintiff, vs.

EDWARD B ONEILL, et al. **Defendants.** To: ELISABETH B ONEILL

30 SKUNK LANE, WILTON, CT 06897

LAST KNOWN ADDRESS STATED CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 27 AND 28, PALM LAKE ESTATES SECTION 1, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 16, PAGE 1A THROUGH 1C, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Morgan B. Lea, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled

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. 22001560CA

BANK OF NEW YORK MELLON

ASSETS MANAGEMENT SERIES

SUEANN SANDERS, AS PLENARY

AND PROPERTY OF BEVERLY A.

TO: SUEANN SANDERS, AS PLE-

NARY GUARDIAN OF THE PERSON

AND PROPERTY OF BEVERLY A.

HARRAR, THE WARD, and UN-KNOWN SPOUSE OF BEVERLY A.

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 fore-

that an action to foreclose a mortgage

SANDPIPER KEY, A CONDO-MINIUM ACCORDING TO THE DECLARATION OF CON-

DOMINIUM RECORDED IN OFFICIAL RECORDS BOOK

685, PAGE 49, AS AMENDED,

AND AS PER PLAT THERE-

OF RECORDED IN CONDO-

MINIUM BOOK 3, PAGE 42A

- X, AS AMENDED PUBLIC

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT, IN AND

FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL DIVISION:

CASE NO.: 22000718CA

NATIONSTAR MORTGAGE LLC

Plaintiff, vs. JAMES F. ZALESKI; PUNTA

D/B/A MR. COOPER,

GORDA ISLES CIVIC

on the following property: UNIT 404, BUILDING

YOU ARE HEREBY NOTIFIED

GUARDIAN OF THE PERSON

HARRAR, THE WARD, et. al.

TRUST COMPANY, N.A. AS

TRUSTEE FOR MORTGAGE

I TRUST,

Plaintiff, vs

Defendant(s),

HARRAR,

closed herein.

Court on or before March 8, 2023 or 30 days from the first publication, otherwise a Judgment may 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 notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 30th day of January, 2023 CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: B. Lackey

Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 7120238 22-00800-1 February 3, 10, 2023 23-00105T

RECORDS OF CHARLOTTE COUNTY, FLORIDA.

SECOND INSERTION

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 2-21-2023 (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.

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.

WITNESS my hand and the seal of this Court at County, Florida, this 12th day of January, 2023.

CLERK OF THE CIRCUIT COURT BY: /s/ B Lackey (SEAL) DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: fimail@raslg.com 22-072557 February 3, 10, 2023 23-00096T

SECOND INSERTION

CORDED IN PLAT BOOK 11. PAGES 2-A THROUGH 2-Z-42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

and addresses of the personal representative and the personal representative's attorney are set forth below All creditors of the decedent and oth-

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

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

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

NOTWITHSTANDING THE TIME

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:

File No.: 22-00824 JPC February 3, 10, 2023

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) davs: if you are hearing or voice impaired,

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

death was October 30, 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

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CASE NO.: 22001654CA

FLORIDA DREAM LANDS, LLC, a

MOHAMED, if alive and if not their

grantees, creditors, or other parties

unknown spouse, heirs, devise

claiming by, through, under or

against ASSMA ZAID ABDALLA

MOHAMED; JOSE G. IGUINA

REYES, if alive and if not his unknown spouse, heirs, devisees, grantees, creditors, or other parties

claiming by, through, under or

against JOSE G. IGUINA REYES;

Florida limited liability company,

ASSMA ZAID ADDALLA

Plaintiff, vs

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-

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

Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: elise@schwarzlaw.net Secondary: e-service@schwarzlaw.net February 3, 10, 2023 23-00093T

Services Manager, whose office is lo-

cated at 350 E. Marion Avenue, Punta

Gorda, Florida 33950, and whose

telephone number is (941) 637-2110,

at least 7 days before your scheduled

court appearance, or immediately upon receiving this notification if the time

before the scheduled appearance is less

than (7) days; if you are hearing or voice

ROGER D. EATON,

By /s/ B Lackey (SEAL)

Clerk of Court

23-00069T

As Deputy Clerk

Dated on January 20, 2023.

impaired, call 711.

ASSOCIATION, INC.; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 26th day of January 2023, and entered in Case No. 22000718CA, of the Circuit Court of the 20TH Judicial Circuit in and for CHARLOTTE County, Florida, wherein NATION-STAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and PUNTA GORDA ISLES CIVIC ASSOCIA-TION, INC. SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC. UN-KNOWN HEIRS. BENEFICIARIES. DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF JAMES F. ZALESKI SEAN SEBASTIAN ZA-LESKI UNKNOWN TENANT; and 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 13th day of February 2023, the following described prop-erty as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 581, PUNTA GORDA ISLES, SECTION TWENTY, ACCORDING TO THE PLAT THEREOF, AS RE-

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 notifica-tion 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 01/27/2023.

ROGER D. EATON Clerk Of The Circuit Court By: /s/ B Lackey (SEAL) 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 22-00695 February 3, 10, 2023 23-00100T

Defendant(s). TO: ASSMA ZAID ADDALLA MO-HAMED, et al.; and JOSE G. IGUINA

REYES, et al. YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida: A. COUNT I - LOT 2, BLOCK 2262, PORT CHARLOTTE SUBDIVISION, SECTION 20, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 10A THRU 10F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. B. COUNT II - LOT 4, BLOCK 9,

PEACE RIVER SHORES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 43A

THRU 43D, 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 Myles A. Hoover, the Platintiff's attorney, whose address is 11 Island Ave #406, Miami Beach, Florida 33139, on or before 2-27-2023, 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.

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

If you are a person with a disability Myles A. Hoover, Plaintiff's attorney 11 Island Ave #406 Miami Beach, Florida 33139 Jan. 27; Feb. 3, 10, 17, 2023



THIRD INSERTION

SECOND INSERTION