

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 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 23-00110T

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 proposed 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 construction, 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 23-00138T

FIRST INSERTION

**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**

A person whose substantial interests are or may be affected by the South Florida 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

FIRST INSERTION

**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.**

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

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

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

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

The date of first publication of this notice is 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](mailto:ellie@schwarzlaw.net)  
Secondary E-Mail:  
[joy@schwarzlaw.net](mailto:joy@schwarzlaw.net)  
February 10, 17, 2023 23-00111T

FIRST INSERTION

**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.**

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 personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 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](mailto:lemery@wellbaumandemery.com)  
Secondary E-Mail:  
[karen@wellbaumandemery.com](mailto:karen@wellbaumandemery.com)  
February 10, 17, 2023 23-00120T

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., excluding 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 regular business day. Additional filing instructions are as follows:

- 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. Delivery 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](mailto: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 11-inch white paper. All petitions shall contain:

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 decision.
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 action.

**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 time.

**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



**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.

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](http://www.floridapublicnotices.com).

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

**VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)**

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

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

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

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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, Deceased.**

The administration of the estate of ELIZABETH L. ROBINSON, also known 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

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

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

NOTWITHSTANDING THE TIME 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

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., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK 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

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  
 flaccounts@mcalls.com  
 Counsel of Plaintiff  
 21-02740FL  
 February 10, 17, 2023 23-00133T

FIRST INSERTION

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 CHARLOTTE, 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,

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 demanded.

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

Witness my hand and the seal of this court on this 7th day of February, 2023.  
 Clerk of the Circuit Court  
 By: B. Lackey (SEAL)  
 Deputy Clerk

Alisa Wilkes, Esq.  
 Wilkes & Mee, PLLC  
 13400 Sutton Park Dr., S, Suite 1204  
 Jacksonville, FL 32224  
 Feb. 10, 17, 24; Mar. 3, 2023  
 23-00136T

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, DEVISEES, GRANTEEES, 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 CHARLOTTE 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 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 02/08/2023.  
 Clerk of the Circuit Court  
 Roger D. Eaton  
 By: (SEAL) B. Lackey  
 Deputy Clerk

Laura E. Noyes  
 (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

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION  
**CASE NO.: 2022-CA-001113**  
**TAIMIA. TAALA,**  
**Plaintiff, vs.**  
**ELLA III, LLC, et al.**  
**Defendants,**

TO: KATHRYN PIETILA, AS CUSTODIAN FOR MEGHAN M. PIETILA UNDER THE FLORIDA UNIFORM TRANSFER TO MINORS ACT, 2023 CORNELL ROAD, MIDDLEBURG, FL 32068.

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

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 COUNTY, FLORIDA.  
 Parcel ID: 422109227015

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

the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON 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**  
**CARRINGTON MORTGAGE SERVICES, LLC,**  
**Plaintiff, vs.**  
**CATHLEEN WIEDER A/K/A CATHLEEN H. WIEDER; et al., Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to 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 the following described property set forth in said Final Judgment, to wit:

LOT 25, BLOCK 742, PUNTA GORDA ISLES SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 12, PAGES

2-A, THROUGH 2-Z-41, INCLUSIVE, OF THE PUBLIC RECORD OF CHARLOTTE COUNTY, FLORIDA  
 More Commonly Known as: 1422 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 proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.

DATED in Charlotte, 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

SAVE TIME



Email your Legal Notice legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

FIRST INSERTION

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 MORTGAGE Plaintiff, v. THE UNKNOWN HEIRS, GRANTEE, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ARLENE KIST, DECEASED, ET AL. Defendants.

6865 PARKRIDGE COURT, COLORADO SPRINGS, CO 80915 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida, to-wit: LOT 48, PALM LAKE ESTATES, SECTION 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 1A, 1B AND 1C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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 complaint petition.

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 the Court on this 3rd day of February, 2023. Roger D. Eaton Clerk of the Circuit Court By: /s/ B Lackey (SEAL) Deputy Clerk

FIRST INSERTION

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

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.

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA... CASE NO. 19001288CA... BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. RAMONA L. LEGRAND, et al. Defendant(s).

IN PLAT BOOK 11, PAGES 2A 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 accordance with Florida Statutes, Section 45.031.

FIRST INSERTION

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

ter. 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.

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA... Case No. 22-001460-CA... EQUITY TRUST COMPANY, FBO ACCT. NO. XXXXX6336, Plaintiff, vs. JOSEPH W. KRAJICEK; LOUISE KRAJICEK; MARJORIE M. KRAJICEK; LAURA L. WHITE; ROBERT J. KRAJICEK, II; JAMES J. KRAJICEK; CANDY BOULE; JERRY NELSON; STATE OF FLORIDA, DEPARTMENT OF HEALTH; STATE OF FLORIDA; PUNTA GORDA HMA, LLC d/b/a BAYFRONT HEALTH PUNTA GORDA, a Florida limited liability company; WILLIAM W. VAN EATON; CAROLINE G. VAN EATON; VALLARY B. VAN EATON; 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 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.

the lands which constitute the subject matter of this action, YOU ARE NOTIFIED that a suit to quiet title to the following-described parcels of property in Charlotte County, 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 East, Charlotte County, Florida, less the North 50 feet thereof for perpetual road right-of-way purposes. COUNTY III PARCEL: Lots 9, 10, 11, 17 and 18, Block W, BAY SHORES SUBDIVISION, according to the plat thereof, as recorded in Plat Book 2, Page 49, of the Public Records of Charlotte County, Florida.

FIRST INSERTION

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, Defendants.

the Public Records of Charlotte County, Florida Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031 before the Clerk reports the surplus as unclaimed.

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 in 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:

Dated on this 02/01/2023. ROGER D. EATON, Clerk of the Circuit Court (SEAL) By: Deni Gerace Deputy Clerk Plaintiff's Attorney: Keith H. Hagman, Esq., PAVESE LAW FIRM, P.O. Box 1507, Fort Myers, Florida 33902-1507, keithhagman@paveselaw.com and glendahaskell@paveselaw.com February 10, 17, 2023 23-00112T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA... CASE NO. 22001141CA... MAPLE LEAF ESTATES HOMEOWNERS' CORPORATION, a Florida not-for-profit corporation, Plaintiff, v. DENISE M. PROVOST, et al., Defendants.

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.

FIRST INSERTION

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; UNKNOW SPOUSE OF DAVID S. LEBLANC A/K/A DAVID LEBLANC; TARA LEBLANC; UNKNOW 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, GRANTEE, OR OTHER CLAIMANTS; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, the names being fictitious to account for parties in possession, Defendant(s).

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 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.

OFFICIAL COURTHOUSE WEBSITES manateeclerk.com hillsclerk.com sarasotaclerk.com pascoclerk.com charlotteclerk.com pinellasclerk.org leeclerk.org polkcountyclerk.net collierclerk.com myorangeclerk.com

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 19-387630 - MaM February 10, 17, 2023 23-00122T



