

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF ACTION FOR Dissolution of Marriage With Minor Children IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
Case No.: 22 000 543 DR

Francisco A. Soler, Petitioner and Kandi Vida Ann Soler, Respondent.  
TO: Kandi Vida Ann Soler  
21533 Olean Blvd, Port Charlotte, FL 33952

YOU ARE NOTIFIED that an action for Dissolution of Marriage with Minor Children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Francisco A. Soler, c/o attorney Douglas A. Orr, Esq., whose address is 2930 Del Prado Blvd. South, suite B Cape Coral FL 33904; e-mail: dorrr@orrlawfirm.org, on or before April 1, 2023, and file the original with the clerk of this Court at 350 E. Marion Avenue Punta Gorda, FL 33950, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Dated: 2/9/23.

CLERK OF THE CIRCUIT COURT  
By: G Colon  
{Deputy Clerk}  
Feb. 17, 24; Mar. 3, 10, 2023  
23-00143T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
CASE NO.  
082023CP0000175XXXXXX  
IN RE: THE ESTATE OF GLORIA P. ROSA A/K/A GLORIA ROSA, Deceased.

The administration of the Estate of Gloria P. Rosa a/k/a Gloria Rosa, deceased, whose date of death was January 20, 2023, Case Number 082023CP0000175XXXXXX, is pending in the Circuit Court for Charlotte County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Charlotte County, Probate Division, 350 E Marion Avenue, Punta Gorda, FL 33950. The name and address 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is February 17, 2023.

Personal Representative  
Toni Ann Rosa,  
Personal Representative  
89 Columbine Drive,  
Trumbull, CT 06611

Attorney for Personal Representative  
Hillary A. Kessler, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 1024533  
Bauer Gutierrez Borbon PLLC  
814 Ponce De Leon Blvd, Ste 210  
Coral Gables, FL 33134-3032  
Telephone: (305) 340-5959  
Fax: (786) 464-0437  
Email: Hillary@bglawgroup.com  
February 17, 24, 2023 23-00164T

FIRST INSERTION

NOTICE OF DISCHARGE OF GUARDIAN AND WARD'S TRANSFER TO FOREIGN JURISDICTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
CASE NO.: 18-000082-GA  
IN RE: GUARDIANSHIP OF THOMAS JASON DROLLINGER, an incapacitated person

You are hereby notified that Joseph L. Reidt, as the Plenary Guardian of the Property of Thomas Jason Drollinger (the "Ward") has filed in case number 18-000082-GA, pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950, a Petition for Discharge of Guardian upon the grounds of change of domicile of the Ward to the State of Michigan, and will apply for discharge on March 29, 2023 at 1:30 p.m.; and that the jurisdiction of the Ward will be transferred to the Probate Court for Kent County, Michigan. The name and address of the Guardian and his attorney are set forth at the end of this notice. The name and address of the foreign guardian is: Joseph L. Reidt, 2665 Burgen Ave., NE, Grand Rapids MI 49525. The name and address of the attorney for the foreign guardian is: Daniel Blauw, Esq., 2040 Raybrook SE, Ste. 205, Grand Rapids, MI 49546.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
Any objection to the Guardian's petition for discharge or final report shall be in writing; shall state with particularity each item to which the objection is directed and the grounds on which the objection is based; and shall be filed within the later of 30 days from the date of service of the Petition for Discharge or the date of the first publication of this Notice; and a notice of hearing on the objection shall be served within 90 days after the objection is filed, or the objection is abandoned.

The date of first publication of this Notice is February 17, 2023.

Name and Address of Guardian:  
Joseph L. Reidt,  
2665 Burgen Ave., NE,  
Grand Rapids MI 49525

Attorney for Guardian:  
Barbara J. Welch, Esq.,  
Essenson Law Firm,  
2071 Main Street,  
Sarasota, FL 34237  
February 17, 24, 2023 23-00162T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CASE NO.:  
082022CP001256XXXXXX  
PROBATE DIVISION:  
IN RE: ESTATE OF DOROTHY MARIE GRUBE AKA DOROTHY M. GRUBE, Deceased.

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is 18500 Murdock Circle, Probate Division, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are indicated below.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmatured, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The date of first publication of this notice is February 17, 2023.

Personal Representative:  
ELWOOD J. GRUBE, JR.  
Personal Representative  
1953 SW Palm City Road, Unit G  
Stuart, FL 34994

D. W. Craig Dreyer, Esquire  
Attorney for Personal Representative  
Florida Bar No. 036996  
DREYER LAW FIRM, P.L.  
416 SE Cortez Ave  
Stuart, Florida 34994  
Telephone: (772) 678-3443  
Fax: (772) 236-7761  
craig@dreyerlaw.com  
February 17, 24, 2023 23-00165T

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 Simply Official located at 550 Azalea Dr NW, in the County of Charlotte, in the City of Port Charlotte, Florida 33952 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Charlotte, Florida, this 10th day of February, 2023.  
Amber Dille  
February 17, 2023 23-00147T

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Baymont Inn Punta Gorda located at 9035 Mac Drive in the City of Punta Gorda, Charlotte County, FL 33950 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of February, 2023.  
DC Hotels PG LLC, a Florida limited liability company  
Mahavirsinh Chudasama  
February 17, 2023 23-00155T

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District (District) issued on February 14, 2023, a new Water Use Permit (WUP) to withdrawal water from an approved well(s) at West Port, by applicant: West Port Community Development District, 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637. Application No. 20 021092.000. Application received: November 29, 2022. Predominant use type(s): Residential Lawn/Landscape. Quantity: The authorized allocated quantities are as follows: an Annual Average Daily (AAD) quantity of 103,000 gallons per day (gpd) in groundwater and 316,700 gpd AAD in total water use, a Drought AAD quantity of 386,400 gpd in total water use, a Peak Month quantity of 1,212,400 gpd, and a Maximum Crop (Frost-Freezing) Protection quantity of zero (0) gallons per event. Location: Section(s) 10, 11, and 14, Township 40 South, Range 21 East, in Charlotte County. Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 14 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. February 17, 2023 23-00159T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-103 CP  
Division Probate  
IN RE: ESTATE OF WAVA MARQUIS, Deceased.

The administration of the estate of WAVA MARQUIS, deceased, whose date of death was September 5, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 17, 2023.

Personal Representative:  
Andrea McClannan  
21012 Tucker Avenue  
Port Charlotte, FL 33954

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 17, 24, 2023 23-00149T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-000047  
Division Probate  
IN RE: ESTATE OF MARY G. KROTZER Deceased.

The administration of the estate of Mary G. Krotzer, deceased, whose date of death was September 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, 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 17, 2023.

Personal Representative:  
Robert W. Krotzer  
1374 Jacana Court  
Punta Gorda, Florida 33950

Attorney for Personal Representative:  
Brett H. Sifrit, Attorney  
Florida Bar Number: 105564  
Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
E-Mail: bsifrit@farr.com  
Secondary E-Mail: akibler@farr.com; probate@farr.com  
February 17, 24, 2023 23-00150T

PUBLISH YOUR LEGAL NOTICE

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

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

and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023 CP 000137  
Division: Probate  
IN RE: ESTATE OF  
MILDRED I. JOYCE,  
Deceased.

The administration of the estate of Mildred I. Joyce, deceased, whose date of death was July 22, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 4126 Attaway Lane, Port Charlotte, FL 33981. The names and addresses of the personal 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 17, 2023.

**Personal Representative:**

**James K. Joyce**  
c/o Ledbetter Law Group

229 Pensacola Road  
Venice, FL 34285

Attorney for Personal Representative:  
Ledbetter Law Group

Attorney for Personal Representative  
Steven W. Ledbetter, Esq.

Florida Bar No. 41345  
Email: steve@LedbetterLawFL.com

229 Pensacola Road  
Venice, Florida 34285

Callie Cowan, Esq.  
Florida Bar No. 57893

Email: callie@LedbetterLawFL.com  
Telephone: (941) 256-3965

Fax: (941) 866-7514  
2ndEmail:

probate@LedbetterLawFL.com  
February 17, 24, 2023 23-00160T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 2023-CP-000136  
Division: Probate  
IN RE: ESTATE OF  
CHARLES V. MARTOGLIO  
a/k/a CHARLES VINCENT  
MARTOGLIO  
Deceased.

The administration of the estate of Charles V. Martoglio a/k/a Charles Vincent Martoglio, deceased, whose date of death was January 10, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 17, 2023.

**Personal Representative:**

**Jeanne M. Wilson**

202 Henry Trail  
Canon City, CO 81212

Attorney for Personal Representative:  
Forrest J. Bass, Attorney

Florida Bar Number: 68197  
Farr, Farr, Emerich, Hackett,  
Carr & Holmes, PA

99 Nesbit Street  
Punta Gorda, FL 33950

Telephone: (941)639-1158  
Fax: (941)639-0028

E-Mail: fbass@farr.com  
Secondary E-Mail:

msleeper@farr.com and  
probate@farr.com

February 17, 24, 2023 23-00158T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE TWENTIETH JUDICIAL  
CIRCUIT COURT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 22001251CP  
IN RE: ESTATE OF  
RICKEY FISHER a/k/a  
RICKEY LEE FISHER,  
Deceased.

The administration of the Estate of Rickey Fisher a/k/a Rickey Lee Fisher, deceased, whose date of death was June 26, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Port Charlotte, Florida 33950. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 17, 2023.

**Personal Representative:**

**Susan M. Fisher**

10101 Burnt Store Road Unit 117  
Punta Gorda, Florida 33950

Attorneys for Personal Representative:  
Rachel Welborn, Esq.

Florida Bar Number: 1035278  
Dennis J. Szafran, Esq.

Florida Bar Number: 118448  
13119 W. Linebaugh Ave., Suite 102

Tampa, Florida 33626  
Telephone: (888) 266-1078

Fax: (727) 498-3661  
E-Mail: service@djslaw.org

Secondary E-Mail:  
danielle@djslaw.org

Attorneys for the  
Personal Representative  
February 17, 24, 2023 23-00161T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23000131CP  
IN RE: ESTATE OF  
MONICA LEE DECKER  
Deceased.

The administration of the estate of MONICA LEE DECKER, deceased, whose date of death was October 17, 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 February 17, 2023.

**Personal Representative:**

**KENNETH DECKER**

13897 Siena Loop  
Lakewood Ranch, Florida 34202

Attorney for Personal Representative:  
JOHN FERRARI, JR., Attorney

Florida Bar Number: 111132  
Ferrari, Butler & Moneymaker, PLLC

2520 Tamiami Trail North  
Sarasota, Florida 34275

Telephone: (941) 960-1676  
Fax: (941) 296-8656

E-Mail: johnf@elderlegalf.com  
Secondary E-Mail:

pollyb@elderlegalf.com  
February 17, 24, 2023 23-00151T

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-000156  
Division Probate  
IN RE: ESTATE OF  
LAURA MARION FLACHS,  
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 Laura Marion Flachs, deceased, File Number 2023-CP-000156, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue; that the decedent's date of death was October 8, 2022; that the total value of the estate is Tangible Personal Property Valued at \$500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Bruce Aaron Flachs and Patricia Jean Flachs-Christie, Co-Trustees of the Flachs Family Revocable Trust dated August 19, 2013, as amended  
500 Beachview Drive, Unit 3S  
Vero Beach, FL 32963  
Asset, Share or Amount 100% interest in Tangible Personal Property

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is February 17, 2023.

**Persons Giving Notice:**

**Bruce Aaron Flachs**

500 Beachview Drive, Unit 3S  
Vero Beach, FL 32963

Attorney for Person Giving Notice:  
Brett H. Sifrit, Attorney for Petitioner

bsifrit@farr.com  
akibler@farr.com; probate@farr.com

Florida Bar No. 105564  
Farr, Farr, Emerich, Hackett,  
Carr & Holmes, P.A.

99 Nesbit Street  
Punta Gorda, FL 33950

Telephone: 941-639-1158  
February 17, 24, 2023 23-00156T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23000119CP  
IN RE: ESTATE OF  
BONNIE LOU ALDRICH  
Deceased.

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

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

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

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

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

The date of first publication of this notice is February 17, 2023.

**Personal Representative:**

**CHRISTINE L. EDWARDS**

88 Shadow Dr.  
Flintstone, Georgia 30275

Attorney for Personal Representative:  
DAVID R. CORNISH, Attorney

Florida Bar Number: 0225924  
355 W. Venice Ave.

VENICE, FL 34285  
Telephone: (941) 483-4246

Fax: (941) 485-8163  
E-Mail: davidr.cornish@verizon.net

Secondary E-Mail: none  
February 17, 24, 2023 23-00163T

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22001410CP  
Division Probate  
IN RE: ESTATE OF  
EMMA L. MOHAR,  
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 EMMA L. MOHAR, deceased, File Number 22001410CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was March 22, 2022; that the total value of the estate is \$3,367.50 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
BARBARA M. HAGLER, Trustee of the LUCAS ALEXANDER STEWART TRUST created under Will dated November 7, 2019  
303 Victoria Air Park Dr.  
Waverly Hall, GA 31831  
BARBARA M. HAGLER, Trustee of the ASHLEIGH QUINN STEWART TRUST created under Will dated November 7, 2019  
303 Victoria Air Park Dr.  
Waverly Hall, GA 31831

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is February 17, 2023.

**Person Giving Notice:**

**Barbara M. Hagler**

303 Victoria Air Park Dr.  
Waverly Hall, GA 31831

Attorney for Person Giving Notice:  
Ariana R. Fileman, Esq.

Florida Bar No. 0990612  
Fileman Law Firm, P.A.

201 W. Marion Ave., Suite 1208  
Punta Gorda, FL 33950

Telephone: (941) 833-5560  
February 17, 24, 2023 23-00152T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-0138  
IN RE: ESTATE OF  
BARBARA JEAN KOMOROWSKI  
Deceased.

The administration of the Estate of Barbara Jean Komorowski, deceased, File Number 2023-CP-0138, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is February 17, 2023.

**Petitioner:**

**Paige Janke**

126 Camellia Dr.  
Tallahassee, AL 36078

Attorney for Petitioner:  
Nathan Dougherty, Esquire

Florida Bar No. 118632  
P.O. Box 380984

Murdoch, FL 33938  
Tel: (941) 270-4489

Email:  
contact@nathandoughertylaw.com

February 17, 24, 2023 23-00153T

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22-000535-CP  
IN RE: ESTATE OF  
GRACE K. PETERSON  
A/K/A GRACIE K. PETERSON  
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 GRACE K. PETERSON a/k/a GRACIE K. PETERSON, deceased, File Number 22-535-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 27, 2021; that the total value of the estate is \$0.00 (exempt property) and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
ROBERT PETERSON, individually and as Co-Trustee of the PETERSON FAMILY TRUST dated March 24, 2004, as amended  
22250 Vick Street  
Port Charlotte, Florida 33948  
LARRY PETERSON, individually and as Co-Trustee of the PETERSON FAMILY TRUST dated March 24, 2004, as amended  
24 Maple Ave., Unit #3  
Cambridge, Massachusetts 02139-1116

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is February 17, 2023.

**Person Giving Notice:**

**/s/ Jerauld E. Dailey**

**Jerauld E. Dailey, Trust Protector**

785 Coronado Drive  
Punta Gorda, Florida 33950

Attorney for Person Giving Notice:  
/s/ Jeffrey R. Kuhns

Jeffrey R. Kuhns,  
Florida Bar No. 96026

Forrest G. Miller,  
Florida Bar No. 1028360

Attorney for Jerauld E. Dailey  
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 17, 24, 2023 23-00157T

# OFFICIAL COURTHOUSE WEBSITES

1:23

&lt; Notes



Done

**MANATEE COUNTY**

manateeclerk.com

**HILLSBOROUGH COUNTY**

hillsclerk.com

**SARASOTA COUNTY**

sarasotaclerk.com

**PASCO COUNTY**

pascoclerk.com

**CHARLOTTE COUNTY**

charlotteclerk.com

**PINELLAS COUNTY**

pinellasclerk.org

**LEE COUNTY**

leeclerk.org

**POLK COUNTY**

polkcountyclerk.net

**COLLIER COUNTY**

collierclerk.com

**ORANGE COUNTY**

myorangeclerk.com

## CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
 CIVIL DIVISION  
**Case #: 22000205CA**  
**US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust**  
**Plaintiff, -vs- Martina Kuche; Unknown Spouse of Martina Kuche; Mortgage Electronic Registration Systems, Inc., as nominee for Citibank, N.A.; Midland Funding, LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22000205CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, Plaintiff and Martina Kuche are defendant(s), I, 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 at 11:00AM on March 20, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOT 16, BLOCK 17, PORT CHARLOTTE SUBDIVISION, SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 30A THROUGH 30H, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA  
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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.  
 Roger D. Eaton  
 CLERK OF THE CIRCUIT COURT  
 Charlotte County, Florida  
 DEPUTY CLERK OF COURT  
 Submitted By:  
 ATTORNEY FOR PLAINTIFF:  
 LOGS LEGAL GROUP LLP  
 2424 North Federal Highway,  
 Suite 360  
 Boca Raton, Florida 33431  
 (561) 998-6700  
 (561) 998-6707  
 21-325307 FCO1 FVY  
 February 17, 24, 2023 23-00154T

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
 CIVIL DIVISION:  
**CASE NO.: 22001191CA**  
**PENNYMAC LOAN SERVICES, LLC,**  
**Plaintiff, vs.**  
**ROBERT A. ETHERTON; JENNIFER M. ETHERTON; UNKNOWN SPOUSE OF ROBERT A. ETHERTON; UNKNOWN SPOUSE OF JENNIFER M. ETHERTON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**  
 NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 9th day of February 2023, and entered in Case No. 22001191CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is the Plaintiff and ROBERT A. ETHERTON; JENNIFER M. ETHERTON; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes at, 11:00 AM on the 20th day of April 2023, the following described property as set forth in said Final Judgment, to wit:  
 LOT 6, BLOCK 1388, PORT CHARLOTTE SUBDIVISION SECTION TWENTY-EIGHT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 21A AND 21B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 Dated this day of 02/10/2023.  
 ROGER D. EATON  
 Clerk Of The Circuit Court  
 (SEAL) By: B. Lackey  
 Deputy Clerk  
 Submitted by:  
 De Cubas & Lewis, P.A.  
 P.O. Box 771270  
 Coral Springs, FL 33077  
 Telephone: (954) 453-0365  
 Facsimile: (954) 771-6052  
 Toll Free: 1-800-441-2438  
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
 eservice@decubaslewis.com  
 22-01516  
 February 17, 24, 2023 23-00146T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
 GENERAL JURISDICTION DIVISION:  
**CASE NO.: 22001146CA**  
**STEVEN J. DARLING**  
**Plaintiff vs.**  
**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATES OF MARK R. HOWARD, A DECEASED UNMARRIED MAN; THEODORE L. DICKENS, A DECEASED UNMARRIED MAN; THOMAS CHRISTOPHER DICKENS; NICK DICKENS; DAVID DICKENS; THEODORE L. DICKENS, JR.; STEPHEN DICKENS, LAZY LAGOON HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION**  
**NOT-FOR-PROFIT, Defendant(s).**  
 TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEES,

LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATES OF MARK R. HOWARD, A DECEASED UNMARRIED MAN; THEODORE L. DICKENS, A DECEASED UNMARRIED MAN Nicholas Dickens, 2062 Mesic Hammock Way, Venice, FL 34292  
 Theodore Dickens, Jr., 24151 Beatrix Blvd., Unit 416, Port Charlotte, FL 33954  
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on real property situated in Charlotte County, Florida described as:  
 All Leasee's interest in that certain Lease by and between Lazy Lagoons Homeowners Association, Inc. as Lessor, and Donald L. Klaassen and Joyce C. Klaassen, husband and wife, as original Lessee, dated December 20, 1999, memorialized by that certain Memorandum of Lease dated December 20, 1999, recorded December 30, 1999 at Official Records Book 1759, Page 6939, subsequently assigned by Assignment of Proprietary Lease to Seven J. Darling dated November 16, 2007, recorded November 20, 2007 at Official

Records Book 3234, Page 171, and Assignment of Proprietary Lease to Mark R. Howard and Theodore L. Dickens, as tenants in common, recorded October 11, 2012 in Official Records Book 3699, Page 1675, of the Public Records of Charlotte County, Florida, for a term of years from the 30th day of December 1999 until the 29th day of December, 2098, demising the following described Land:  
 Unit #113, LAZY LAGOON, a Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 1759, Pages 718 through 772, of the Public Records of Charlotte County, Florida.  
 (hereinafter referred to as "Property")  
 has been filed against you. You are required to serve a copy of your written defenses, if any, to: E. Dusty Aker, Esq., Plaintiff's attorney, whose address is 3400 S. Tamiami Trail, Ste. 101, Sarasota, Florida 34239, within thirty (30) days after the 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.  
 This notice shall be published once a week for two consecutive weeks in the Business Observer.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 DATED: 2-10-2023  
 Clerk of Court,  
 Charlotte County, Florida  
 (SEAL) By: B. Lackey  
 As Deputy Clerk  
 E. Dusty Aker, Esq.,  
 Plaintiff's attorney,  
 3400 S. Tamiami Trail, Ste. 101,  
 Sarasota, Florida 34239  
 February 17, 24, 2023 23-00144T

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
 CIVIL ACTION  
**CASE NO.: 2022-1556-CA**  
**NEW VISTA PROPERTIES, INC., a Florida corporation,**  
**Plaintiff, vs.**  
**CARMEN ADRIANA RIAZA; CARMEN D. SCHROEDER f/k/a CARMEN D. TOOTHMAN; SHARON BASTIC-WOODCOCK; MICHAEL PRITT; LISA RHINE; DIANE MUETH-BOLDESON; JOHN C. NELSEN; FANNIE K. NELSEN; EDWARD J. NEWMAN; JOAN E. NEWMAN; JOHN W. NEIDHART, JR.; JAMES D. NEIDHART; MARY NEIDHART SHUMAKER; SHAUL YUSTER; MICHAEL JUSTER; ANDREW BRETZ, JR.; HERTHA M. BRETZ; ARTHUR JONES; and NICOLEE A. HUTCHINSON; if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against him, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein described, Defendants.**  
 TO: CARMEN ADRIANA RIAZA; CARMEN D. SCHROEDER f/k/a CARMEN D. TOOTHMAN; SHARON BASTIC-WOODCOCK; MICHAEL PRITT; LISA RHINE; DIANE MUETH-BOLDESON; JOHN C. NELSEN; FANNIE K. NELSEN; EDWARD J. NEWMAN; JOAN E. NEWMAN; JOHN W. NEIDHART, JR.; JAMES D. NEIDHART; MARY NEIDHART SHUMAKER; SHAUL

YUSTER; MICHAEL JUSTER; ANDREW BRETZ, JR.; HERTHA M. BRETZ; ARTHUR JONES; and NICOLEE A. HUTCHINSON:  
 YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Charlotte County, Florida:  
 Parcel 1  
 Lot 16, Block 1097, Port Charlotte Subdivision, Section Twenty-Two, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 13A through 13C, inclusive, of the Public Records of Charlotte County, Florida.  
 Commonly Known As: 17229 Russell Avenue, Port Charlotte, FL 33954  
 Parcel 2  
 Lot 28, Block 2437, Port Charlotte Subdivision, Section Twenty-Nine, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 22A through 22G, inclusive, of the Public Records of Charlotte County, Florida.  
 Commonly Known As: 1039 Weldon Terrace, Port Charlotte, FL 33953  
 Parcel 3  
 Lot 9, Block 3094, Port Charlotte Subdivision, Section Fifty-Seven, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 71A through 71C, inclusive, of the Public Records of Charlotte County, Florida.  
 Commonly Known As: 15451 Wyandotte Avenue, Port Charlotte, FL 33953  
 Parcel 4  
 Lot 3, Block 2588, Port Charlotte Subdivision, Section Twenty-Nine, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 22A through 22G, inclusive, of the Public Records of Charlotte County, Florida.

Commonly Known As: 1450 Candy Lane, Port Charlotte, FL 33953  
 Parcel 5  
 Lot 19, Block 2437, Port Charlotte Subdivision, Section Twenty-Nine, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 22A through 22G, of the Public Records of Charlotte County, Florida.  
 Commonly Known As: 1111 Weldon Terrace, Port Charlotte, FL 33953  
 Parcel 6  
 Lot 3, Block 3093, Port Charlotte Subdivision, Section Fifty-Seven, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 71A through 71C, of the Public Records of Charlotte County, Florida.  
 Commonly Known As: 15460 Wyandotte Avenue, Port Charlotte, FL 33953  
 Parcel 7  
 Lots 13 and 14, Block 1625, Port Charlotte Subdivision, Section Twelve, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 1A through 1D, of the Public Records of Charlotte County, Florida.  
 Commonly Known As: 1477 Amstead Street, Punta Gorda, FL 33980  
 Parcel 8  
 Lot 23, Block 2969, Port Charlotte Subdivision, Section Fifty-Nine, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 73A through 73F, of the Public Records of Charlotte County, Florida.  
 Commonly Known As: 2705 Jacobs Street, Port Charlotte, FL 33953  
 Parcel 9  
 Lot 10, Block 5145, Port Charlotte Subdivision, Section Nine-Five, according to the map or

plat thereof, as recorded in Plat Book 10, Page(s) 1A through 1Z33, of the Public Records of Charlotte County, Florida.  
 Commonly Known As: 7321 Treadway Road, Port Charlotte, FL 33981  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, 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 to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 WITNESS my hand and seal of this Court February 10, 2023.  
 ROGER D. EATON  
 CLERK OF THE COURT  
 (SEAL) By: B. Lackey  
 Deputy Clerk  
 Albert J. Tiseo, Jr., Esq.,  
 Goldman, Tiseo & Sturges, P.A.,  
 701 JC Center Court, Suite 3  
 Port Charlotte, FL 33954  
 atiseo@gtslawfirm.com  
 lbaird@gtslawfirm.com  
 941-625-6666  
 February 17, 24, 2023 23-00145T

SUBSEQUENT INSERTIONS

SECOND 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:  
 lemary@wellbaumandemery.com  
 Secondary E-Mail:  
 karen@wellbaumandemery.com  
 February 10, 17, 2023 23-00120T

**SAVE TIME**

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

SARASOTA • MANATEE  
 HILLSBOROUGH • PASCO  
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 COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
 LV20906\_V19

## SECOND 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: Estate of:  
JEFFREY ALAN SIEBELT,  
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, Probate  
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 SERVICE  
OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN SECTION 733.702 AND  
733.710 OF THE FLORIDA  
PROBATE CODE WILL BE FOREVER  
BARRED. NOTWITHSTANDING  
THE TIME PERIODS SET FORTH  
ABOVE, ANY CLAIM FILED TWO  
(2) YEARS OR MORE AFTER THE  
DECEDENT'S DATE OF DEATH IS  
BARRED.

The date of first publication of this  
notice is 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

## SECOND 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  
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.

**Co-Personal Representatives:**  
**Guy R. Plummer**  
2104 A Park Plaza Drive  
Springfield, Tennessee 37172  
AND  
**Debra J. Kohlmeier**  
15404 Woodson Lane  
Overland Park, KS 66223  
Attorney for Personal Representative:  
Lori Wellbaum Emery, Attorney  
Florida Bar Number: 071110  
686 N. Indiana Avenue  
ENGLWOOD, FL 34223  
Telephone: (941) 474-3241  
Fax: (941) 475-2927  
E-Mail:  
lemery@wellbaumandemery.com  
February 10, 17, 2023 23-00119T

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

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

NOTWITHSTANDING THE  
TIME 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  
February 10, 17, 2023 23-00126T

## SECOND 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 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 PUBLI-  
CATION OF THIS NOTICE OR THIRTY  
(30) DAYS AFTER THE DATE OF  
SERVICE OF A COPY OF THIS  
NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH IN  
FLA. STAT. § 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:**  
**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

## SECOND 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  
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:**  
**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

## SECOND 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, Pun-  
ta Gorda, Florida 33950. The names  
and addresses of the Personal Repre-  
sentative and the Personal Representa-  
tive'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.

**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  
February 10, 17, 2023 23-00131T

## SECOND 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.,  
deceased, 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  
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  
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:**  
**JOHN V. SWIZDOR**  
33 Sydney Court  
Rolla, Missouri 65401  
Attorney for  
Personal Representative:  
THOMAS R. WALSER, ESQ.  
Email Address:  
trwalsen@floridaprobatefirm.com  
Florida Bar No. 116596  
Florida Probate Law Firm, PLLC  
4800 N. Federal Highway, Suite 106D  
Boca Raton, Florida 33431  
February 10, 17, 2023 23-00134T

## SECOND 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  
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:**  
**Curtis C. Carnahan**  
2880 S. Locust St.  
Apt. #402  
Denver, Colorado 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

## SECOND 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 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:**  
**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  
February 10, 17, 2023 23-00128T

## SECOND 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  
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.

**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  
February 10, 17, 2023 23-00127T

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

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

NOTWITHSTANDING THE TIME  
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

## SECOND 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  
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 10, 2023.

**Personal Giving Notice:**  
**Eileen Karkis**  
**(Feb 3, 2023 11:22 EST)**  
**Eileen M. Karkis**  
11896 Five Water Circle  
Ft. Myers, Florida 33913  
Attorney for Personal 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

FOURTH INSERTION

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 County, Florida, raising two counts. 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 SUBDIVISION SECTION TWENTY SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 19A THROUGH 19E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
And having a street address of:

20995 Lawson Ave, Port Charlotte, 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 Akerman 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 disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal this 20th day of January, 2023.  
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

SECOND 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

SECOND 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@mccalla.com  
21-0274OFL  
February 10, 17, 2023 23-00133T

FOURTH 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.

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

WITNESS my hand and seal of said Court 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

SECOND 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, Plaintiff, 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 Plaintiff, 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

FOURTH INSERTION

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 Florida limited liability company, Plaintiff, vs. ASSMA ZAID ADDALLA MOHAMED, if alive and if not their unknown spouse, heirs, devisees, grantees, creditors, or other parties 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; Defendant(s).**

TO: ASSMA ZAID ADDALLA MOHAMED, 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 Plaintiff'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.

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 January 20, 2023.  
ROGER D. EATON,  
Clerk of Court  
By /s/ B Lackey (SEAL)  
As Deputy Clerk

Myles A. Hoover,  
Plaintiff's attorney  
11 Island Ave #406  
Miami Beach, Florida 33139  
Jan. 27; Feb. 3, 10, 17, 2023  
23-00069T

SECOND 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

SECOND 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**  
**TAIPIA A. 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

SECOND 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

SECOND 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:  
hballer@hnh-law.com  
February 10, 17, 2023 23-00141T

SECOND INSERTION

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  
Secondary E-Mail:  
joy@schwarzlaw.net  
February 10, 17, 2023 23-00111T

## SECOND 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, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ARLENE KIST, DECEASED, ET AL. Defendants.**  
 TO: RANDALL S. KIST A/K/A RANDY S. KIST,  
 Current residence unknown, but whose last known address was:

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.  
 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 200, St. Petersburg, FL 33716, on or

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.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose

telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.  
 WITNESS my hand and seal of 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,  
 Plaintiff's attorney,  
 12425 28th Street North, Suite 200,  
 St. Petersburg, FL 33716  
 1000007630  
 February 10, 17, 2023 23-00124T

## SECOND 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.**  
 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:  
 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

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.  
 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 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

## SECOND 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.  
 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

## SECOND INSERTION

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

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 HOMEOWNERS' CORPORATION, a Florida not-for-profit corporation, together with the double-wide mobile home (2005 FTWD, VIN FLFL570A32396LF31 and FLFL570B32396LF31) situated

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 23-00114T

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 COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and RAMONA L. 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 Judgment, to wit:  
 LOT 11, BLOCK 559, PUNTA GORDA ISLES, SECTION 20, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED

ROGER D. EATON  
 As Clerk of the Court  
 By: (SEAL) B. Lackey  
 As Deputy Clerk  
 Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 Attorneys for Plaintiff  
 6409 Congress Avenue,  
 Suite 100,  
 Boca Raton, FL 33487  
 Telephone: 561-241-6901  
 Fax: 561-997-6909  
 19-387630 - MaM  
 February 10, 17, 2023 23-00122T

## SECOND INSERTION

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

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. 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.

## SECOND INSERTION

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 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 North-east 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.  
 COUNT 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.  
 COUNT VII PARCEL: Lot 20, 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, Florida.  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on TAMSEN 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.

COMES NOW, the Plaintiffs, MARTHA 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 FT W 2030FT M/L TO W BDRY OF LT 13 FOR POB N 100FT E 67FT S 100FT W 67FT TO POB292/203 2423/1767 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 as: 41640 Little Farm Road, Port Charlotte, Florida 33982

The parties to the action are: MARTHA ELIZABETH GUTIERREZ RAMIREZ; CHRISTINA LINN PILCHER; KEVIN YATES; and CHARLOTTE COUNTY TAX COLLECTOR  
 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

ROGER D. EATON  
 Clerk of the Circuit Court  
 By: B. Lackey (SEAL)  
 Deputy Clerk  
 The parties to the action are: MARTHA ELIZABETH GUTIERREZ RAMIREZ; CHRISTINA LINN PILCHER; KEVIN YATES; and CHARLOTTE COUNTY TAX COLLECTOR  
 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

ROGER D. EATON  
 Clerk of the Circuit 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

## SECOND 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.  
 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

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.realforeclose.com the following 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

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

**OFFICIAL COURTHOUSE WEBSITES**

<a href="http://manateeclerk.com">manateeclerk.com</a>	<a href="http://hillsclerk.com">hillsclerk.com</a>
<a href="http://sarasotaclerk.com">sarasotaclerk.com</a>	<a href="http://pascoclerk.com">pascoclerk.com</a>
<a href="http://charlotteclerk.com">charlotteclerk.com</a>	<a href="http://pinellasclerk.org">pinellasclerk.org</a>
<a href="http://leeclerk.org">leeclerk.org</a>	<a href="http://polkcountyclerk.net">polkcountyclerk.net</a>
<a href="http://collierclerk.com">collierclerk.com</a>	<a href="http://myorangeclerk.com">myorangeclerk.com</a>

1/2023/18