

## CHARLOTTE COUNTY LEGAL NOTICES

### FIRST INSERTION

#### Request for Proposal (RFP) for Roofing Services for Port Charlotte United Methodist Church

NOTICE is hereby given that Port Charlotte United Methodist Church is soliciting responses for a Contract for roofing a portion of the Port Charlotte United Methodist Church.

The Port Charlotte United Methodist Church seeks roofing services from firms to complete the removal of roofing material damaged by wind and rain caused by Hurricane Ian and replacement with new roofing. Each proposal will meet all submission requirements and will be independently evaluated and assigned a score for each evaluation criteria up to the maximum points. Specific criteria are published in the Request for Proposal. The Contract awarded as a result of this solicitation will be administered by the Client as a project under the FEMA Public Assistance Program. The anticipated contract will be consistent with Federal Acquisition Regulation requirements and Federal construction requirements.

The North American Industry Classification (NAICS) code for this acquisition is 236220. This announcement is open to all businesses. Additional consideration will be given to certified Federal Small Businesses. Firms must be capable of immediately responding to and working on the project. The bid documents will only be made available in electronic format. No CD-ROMs or hardcopy documents will be distributed.

Details are published in the Request for Proposal. Requests for RFP documents shall be submitted by email before 12:00 pm on 11 April 2023 to louflorenc@bcepebody.com.

There will not be a site visit for this solicitation. It is expected that contractors will use computerized means to obtain the information normally garnered in a site visit.

**DEADLINE:** All proposals must be delivered by email before **5:00 PM ON 27 APRIL 2023**. Any proposal delivered after this time may not be considered.

Port Charlotte United Methodist Church reserves the right to award the contract to the proposal that provides the best value according to the evaluation. Port Charlotte United Methodist Church also reserves their right to cancel the request for proposal process, without any penalty.

Respectfully,  
James L. Cochran  
Administrative Pastor  
April 7, 2023

23-00330T

### 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 Cooper Street Recreation Center located at 650 Mary Street 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 31st day of March, 2023.  
New Operation Cooper Street, Inc.  
April 7, 2023 23-00327T

### FIRST INSERTION

#### NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2023-CP-000392 Division: Probate IN RE: ESTATE OF IAN M. SMITH 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 Ian M. Smith, deceased, File Number 2023-CP-000392 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 4, 2023; that the total value of the estate is \$1,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Amended and Restated Ian M. Smith Revocable Trust dated February 1, 2023	
Karen M. Branyan, Successor Trustee	40 Pine Tree Lane Boulder, CO 80304

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 April 7, 2023.

**Person Giving Notice**  
**Karen M. Branyan**  
40 Pine Tree Lane  
Boulder, Colorado 80304  
Attorney for Person Giving Notice  
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  
April 7, 14, 2023 23-00344T

### 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 Blanchard House Institute located at 406 Dr. Martin Luther King Jr. Blvd 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 31st day of March, 2023.  
Cultural Heritage Center of Southwest Florida, Inc.  
April 7, 2023 23-00328T

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23000309CP Division Probate IN RE: ESTATE OF GARY WASIELEWSKI Deceased.

The administration of the estate of Gary Wasielewski, deceased, whose date of death was December 28, 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 April 7, 2023.

**Personal Representative:**  
**Kimberly Kosch**  
7235 Marty Court  
Tallahassee, Florida 32303  
Attorney for Personal Representative:  
Will W. Sunter, Attorney  
Florida Bar Number: 0011448  
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: wsunter@farr.com  
Secondary E-Mail:  
npeet@farr.com and  
probate@farr.com  
April 7, 14, 2023 23-00343T

### FIRST INSERTION

#### Request for Proposal (RFP) for the Interior Demolition of Port Charlotte United Methodist Church

NOTICE is hereby given that Port Charlotte United Methodist Church is soliciting responses for a Contract for demolition of the interior of the church.

The Port Charlotte United Methodist Church seeks demolition services from firms to complete the removal of material damaged by wind and rain caused by Hurricane Ian. Each proposal will meet all submission requirements and will be independently evaluated and assigned a score for each evaluation criteria up to the maximum points. Specific criteria are published in the Request for Proposal. The Contract awarded as a result of this solicitation will be administered by the Client as a project under the FEMA Public Assistance Program. The anticipated contract will be consistent with Federal Acquisition Regulation requirements and Federal construction requirements.

The North American Industry Classification (NAICS) code for this acquisition is 236220. This announcement is open to all businesses. Additional consideration will be given to certified Federal Small Businesses. Firms must be capable of immediately responding to and working on the project. The bid documents will only be made available in electronic format. No CD-ROMs or hardcopy documents will be distributed.

Requests for RFP documents shall be submitted by email before 5:00 pm on 4 April 2023 to louflorenc@bcepebody.com.

There will be a mandatory site visit on **Tuesday 11 April 2023, at 2:00 PM**.

**DEADLINE:** All proposals must be delivered by email before **5:00 PM ON 27 APRIL 2023**. Any proposal delivered after this time may not be considered. Details are published in the Request for Proposal.

Port Charlotte United Methodist Church reserves the right to award the contract to the proposal that provides the best value according to the evaluation. Port Charlotte United Methodist Church also reserves their right to cancel the request for proposal process, without any penalty.

Respectfully,  
James Cochran  
Administrative Pastor  
April 7, 2023

23-00319T

# PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**  
and select the appropriate County name from the menu option  
or email **legal@businessobserverfl.com**

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-0386  
IN RE: ESTATE OF  
SANDRA LOU KLAESGES  
Deceased.

The administration of the Estate of Sandra Lou Klaesges, deceased, File Number 2023-CP-0386, 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 April 7, 2023.

**Petitioner:****Darin Klaesges**

P.O. Box 303

South Barre, MA 01074

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

April 7, 14, 2023 23-00341T

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023 CP 000347  
Division Probate  
IN RE: ESTATE OF  
RUTH MARIE BORLIK 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 Ruth Marie Borlik, deceased, File Number 2023 CP 000347, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was September 23, 2021; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Ann Marie Goodell 312 Morning Walk Path Benton Harbor, MI 49022

Mary Beth Carter 3425 Lakeshore Dr., #336 St. Joseph, MI 49085

Laura Broccolo 3425 Lakeshore Dr., #147 St. Joseph, MI 49085

John Borlik 4605 Vista Dr. Island Lake, IL 60042

Jane Borlik 544 Fletcher Ave. Kalamazoo, MI 49006

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 April 7, 2023.

**Person Giving Notice:****Ann Marie Goodell**

312 Morning Walk Path

Benton Harbor, Michigan 49022

Attorney for Person Giving Notice

/s/Callie Cowan

Ledbetter Law Group

Steven W. Ledbetter, Esq.

Florida Bar No. 41345

Email: steve@LedbetterLawFL.com

Callie Cowan, Esq.

Florida Bar No. 57893

Email: callie@LedbetterLawFL.com

229 Pensacola Road

Venice, Florida 34285

Telephone: (941) 256-3965

Fax: (941) 866-7514

2nd Email:

probate@LedbetterLawFL.com

April 7, 14, 2023 23-00334T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-0372  
IN RE: ESTATE OF  
GEORGE K. VRINIOTIS  
Deceased.

The administration of the Estate of George K. Vrinotis, deceased, File Number 2023-CP-0372, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including 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 April 7, 2023.

**Personal Representative:****Konstantinos Vrinotis**

217 Seminole Blvd.

Port Charlotte, FL 33952

Attorney for Personal Representative:

Nathan Dougherty, Esquire

Florida Bar No. 118632

P.O. Box 380984

Murdoch, FL 33938

Tel: (941) 270-4489

Email:

contact@nathandoughertylaw.com

April 7, 14, 2023 23-00342T

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-287-CP  
Division Probate  
IN RE: ESTATE OF  
ROBERT J. SYREK A/K/A  
ROBERT JOHN SYREK  
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 Robert J. Syrek a/k/a Robert John Syrek, deceased, File Number 23-287-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was January 16, 2023; that the total value of the estate is \$-0- [ex-empt] and that the names and addresses of those to whom it has been assigned by such order are:

Karen Moehring 1780 Waltham Rd. Columbus, OH 43221

Linda A. Syrek 2299 Columbus Ave. Cleveland, OH 44113

Diane E. Vandersall f/k/a Diane Hill 411 Walnut St., #20056 Green Cove Springs, FL 32043

Daniel R. Syrek 5465 Woodgate Dr. Huber Heights, OH 45424

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 April 7, 2023.

**Person Giving Notice:****Karen Moehring**

1780 Waltham Rd.

Columbus, Ohio 43221

Attorney for Person Giving Notice:

Jeffrey R. Kuhns,

Florida Bar No. 96026

Forrest G. Miller,

Florida Bar No. 1028360

Attorney for Karen Moehring

KUHN'S 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

April 7, 14, 2023 23-00340T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23000327CP  
Division Probate  
IN RE: ESTATE OF  
GENEVIEVE A. ROLOFF  
Deceased.

The administration of the estate of Genevieve A. Roloff, deceased, whose date of death was November 21, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 April 7, 2023.

**Personal Representative:****David A. Dunkin**

170 West Dearborn Street

Englewood, Florida 34223

Attorney for Personal Representative:

T. Thomas Shirley, Attorney

Florida Bar Number: 154581

DUNKIN &amp; SHIRLEY PA

170 West Dearborn Street

Englewood, Florida 34223

Telephone: (941) 474-7753

Fax: (941) 475-1954

E-Mail: tom@dunkinshirley.com

April 7, 14, 2023 23-00324T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-228-CP  
Division Probate  
IN RE: ESTATE OF  
JUDITH E. PAPP A/K/A  
JUDITH ELIZABETH PAPP  
A/K/A JUDITH PAPP  
Deceased.

The administration of the estate of Judith E. Papp a/k/a Judith Elizabeth Papp a/k/a Judith Papp, deceased, whose date of death was December 7, 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 April 7, 2023.

**Personal Representative:****Iona M. Lawery**

5258 Montego Lane

Port Charlotte, Florida 33981

Attorney for Personal Representative:

Ellie K. Harris

Florida Bar Number: 0021671

Schwarz &amp; Harris, P.A.

17841 Murdoch Circle

Port Charlotte, Florida 33948

Telephone: (941) 625-4158

Fax: (941) 625-5460

E-Mail: elise@schwarzlaw.net

Secondary: e-service@shwarzlaw.net

April 7, 14, 2023 23-00325T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022 CP 001400  
Division Probate  
IN RE: ESTATE OF  
BARBARA L. SPERRY  
Deceased.

The administration of the estate of Barbara L. Sperry, deceased, whose date of death was September 11, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdoch 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 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 April 7, 2023.

**Personal Representative:****Darlene Romito**

1574 Wood Rose Street

North Port, Florida 34288

Email: jrcwcb2@gmail.com

Attorney for Personal Representative:

Neil T. Lyons, Esq.

Florida Bar No. 91826

Luhrsen Goldberg, LLC

6954 Professional Parkway

Lakewood Ranch, Florida 34240

Email Address:

ntl@lawpoweredbywomen.com

April 7, 14, 2023 23-00326T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-0261-CP  
IN RE: ESTATE OF  
WALTER ANDREW PAUL A/K/A  
WALTER A. PAUL  
Deceased.

The administration of the estate of WALTER ANDREW PAUL a/k/a WALTER A. PAUL, deceased, whose date of death was October 21, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 April 7, 2023.

**Personal Representative:****BRUCE A. PAUL**

525 North Ocean Blvd., #421

Pompano Beach, Florida 33062

Attorney for Personal Representative:

GARY M. LANDAU, ESQ.

Florida Bar No. 969923

Gary M. Landau, P.A.

7401 Wiles Road, Suite 204

Coral Springs, FL 33067

Telephone: (954) 979-6566

E-Mail:

garylandauattorney@gmail.com

April 7, 14, 2023 23-00331T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 23000354CP  
IN RE: ESTATE OF  
BILLIE JEAN CONE  
Deceased.

The administration of the estate of Billie Jean Cone, deceased, whose date of death was October 21, 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 April 7, 2023.

**Personal Representative:****Andrew E. Grigsby**

8911 SW 113 Pl Circle West

Miami, Florida 33176

Attorneys for Personal Representative:

MICHAEL A. MAGOULAS

Florida Bar No.: 1032340

LUNWODY WHITE &amp;

LONDON, P.A.

4001 Tamiami Trail North, Suite 200

Naples, Florida 34103

Telephone: (305) 529-1500

Email: mmagoulas@dwl-law.com

Secondary email:

lsondon@dwl-law.com

xnunez@dwl-law.com

April 7, 14, 2023 23-00339T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23000181CP  
IN RE: ESTATE OF  
MARC MARVIN BIRNBAUM  
Deceased.

The administration of the estate of MARC MARVIN BIRNBAUM, deceased, whose date of death is October 30, 2022, and whose Social Security Number is xxx-xx-3498, 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

## FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 23000032CA  
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3,  
Plaintiff, vs.  
JOANN R. EHRENBURG, et al.,  
Defendants.  
TO: UNKNOWN SPOUSE OF JOANN R. EHRENBURG  
Last Known Address: 22257 YONKERS AVE, PORT CHARLOTTE, FL 33952  
Current Residence Unknown  
UNKNOWN BENEFICIARIES OF

THE JOANN R. EHRENBURG REVOCABLE TRUST DATED JANUARY 17, 2006  
Last Known Address: 22257 YONKERS AVE, PORT CHARLOTTE, FL 33952  
Current Residence Unknown  
UNKNOWN SUCCESSOR TRUSTEE OF THE JOANN R. EHRENBURG REVOCABLE TRUST DATED JANUARY 17, 2006  
Current Residence Unknown  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 24, BLOCK 487, PORT CHARLOTTE SUBDIVISION, SECTION 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 19A THROUGH 19D, INCLUSIVE, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order 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 this 28th day of February, 2023.

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

De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
P.O. BOX 771270,  
CORAL SPRINGS, FL 33077  
22-00857  
April 7, 14, 2023 23-00332T

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 22518CA

UCH 401K,  
Plaintiff, vs.  
BRENDA KERRISON and  
DAMIEN KERRISON,  
Defendant.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Wednesday, July 5, 2023, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 24, Block 348, PORT CHARLOTTE SUBDIVISION, SECTION 21, a subdivision according to the plat thereof, as recorded in Plat Book 5, Pages 12A through 12G, inclusive, of the Public Records of Charlotte County, Florida  
The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County,

Florida, in Civil Action No. 2022-000518-CA, UCH 401K, v. Brenda Kerrison and Damien Kerrison.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this day of April, 2023.  
04/04/2023

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

Albert J. Tiseo, Jr., Esq.,  
701 JC Center Court, Suite 3,  
Port Charlotte, FL 33954  
April 7, 14, 2023 23-00337T

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
22000367CA  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE3,  
Plaintiff, VS  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JAMES A. MCDONALD A/K/A JAMES MCDONALD, DECEASED; SUNCOAST LAKES SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.; TOSHA M. FARRER A/K/A TOSHA KINKLE;

BOBBIE MARIE TAYLOR F/K/A BOBBIE MARIE MCDONALD; ROBERT WILLIAM MCDONALD, JR.; BRIAN MCDONALD;  
Defendant(s).  
NOTICE IS HEREBY GIVEN that sale will be made pursuant to a Final Judgment. Final Judgment was awarded on March 28, 2023 in Civil Case No. 22000367CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE3 is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JAMES A. MCDONALD A/K/A JAMES MCDONALD, DECEASED; SUNCOAST LAKES SINGLE FAMILY HOMEOWNERS ASSOCIATION,

INC.; TOSHA M. FARRER A/K/A TOSHA KINKLE; BOBBIE MARIE TAYLOR F/K/A BOBBIE MARIE MCDONALD; ROBERT WILLIAM MCDONALD, JR.; BRIAN MCDONALD are Defendants.

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com on May 12, 2023 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 80, OF SUNCOAST LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 9A-9J, 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 before the clerk reports the surplus as unclaimed.  
IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceed-

ing, you are entitled, at no cost to you, 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 the court on 03/31/2023.

CLERK OF THE COURT  
Roger D. Eaton  
(SEAL) B. Lackey  
Deputy Clerk

ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1221-5685B  
April 7, 14, 2023 23-00329T

## 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-CA-1434  
NEW VISTA PROPERTIES, INC., a Florida Corporation,  
Plaintiff, vs.  
JUAN P. AJO, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, under or against those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or

interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF JUAN P. AJO:

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Charlotte County, Florida:

Lot 10, Block 3572, Port Charlotte Subdivision, Section 62, according to the map or plat thereof, as recorded in Plat Book 5, Pages 76A through 76E, inclusive, 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 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 March 31, 2023.

ROGER D. EATON  
CLERK OF THE COURT  
By B. Lackey (SEAL)  
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  
April 7, 14, 2023 23-00320T

## 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.: 2022-1435-CA  
NEW VISTA PROPERTIES, INC., a Florida Corporation,  
Plaintiff, vs.  
DANIEL FELIPE AMADOR BAEZ, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, under or against those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF DANIEL FELIPE AMADOR BAEZ,  
Defendants.  
TO: DANIEL FELIPE AMADOR BAEZ, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, under or against those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any

right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF DANIEL FELIPE AMADOR BAEZ:

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Charlotte County, Florida:

Lot 21, Block 3442, Port Charlotte Subdivision, Section 69, according to the map or plat thereof, as recorded in Plat Book 6, Pages 20A through 20H, inclusive, 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 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 March 31, 2023.

ROGER D. EATON  
CLERK OF THE COURT  
By B. Lackey (SEAL)  
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  
April 7, 14, 2023 23-00321T

## OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com

leeclerk.org

pinellasclerk.org

sarasotacclerk.com

collierclerk.com

polkcountyclerk.net

charlotteclerk.com

hillsclerk.com

myorangeclerk.com

pascoclerk.com

## FIRST INSERTION

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

Case No. 23-001071-CA  
FEDERICO-STOPA HOLDINGS, LLC, as Trustee of the Diplomat Drive Land Trust, as Trustee of the Harbour Sunrise Drive Land Trust, as Trustee of the Santa Monica Court Land Trust, as Trustee of the Sarasota Terrace Land Trust, as Trustee of the Dewey Drive Land Trust, as Trustee of the Harbour Sunset Court Land Trust,  
Plaintiffs, v.

KB HOME FORT MYERS LLC, a Delaware limited liability Company, CRYSTAL I, LLC, HUGH B. COLLINS, GRACE M. COLLINS, JOHN MALCOLM LEOPARD, an unmarried man, and ROTONDA SANDS TRUST, an Unincorporated Business Trust Organization,  
Defendants.

STATE OF FLORIDA  
To: KB HOME FORT MYERS LLC, a Delaware limited liability company, CRYSTAL I, LLC, HUGH B. COLLINS, GRACE M. COLLINS, JOHN MALCOLM LEOPARD, an unincorporated business trust organization, and all parties having or claiming to have any right, title or interest to the properties described below, whose residence is UNKNOWN.

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

HBH 001 0005 0032 HRBR HTS SEC 1 BLK 5 LT 32  
HBH 013 0204 0005 HRBR HTS SEC 13 BLK 204 LTS 5 & 6  
HBH 013 0202 0023 0023 HRBR HTS SEC 13 BLK 202 LTS 23 & 24  
HBH 011R0158 0017 HRBR HTS SEC 11 PART 1 REP BLK 158 LTS 17 & 18  
HBH 011 187C 0027 HRBR HTS

SEC 11 PT 2 REP BLK 187-C LT 27  
HBH 011 187C 0026 HRBR HTS SEC 11 PT 2 REP BLK 187-C LT 26

HBH 011 235A 0018 HARBOUR HEIGHTS SEC 11 BLK 235-A LT 18  
HBH 011 235A 0019 HARBOUR HEIGHTS SEC 11 BLK 235-A LT 19

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of the Notice of Action upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 12307 SW 143rd Ln, Miami, FL 33186-6026 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.

DATED this 3RD day of April, 2023.  
March 30, 2023  
CLERK OF THE COURT  
By: B. Lackey (SEAL)  
Deputy Clerk

Vestalia Aylsworth, Esq.,  
Plaintiff's attorney,  
12307 SW 143rd Ln,  
Miami, FL 33186-6026  
April 7, 14, 21, 28, 2023 23-00336T

FIRST INSERTION

SUMMONS TO SHOW CAUSE, NOTICE OF EMINENT DOMAIN PROCEEDINGS AND NOTICE OF HEARING ON MAY 23, 2023 AND MAY 24, 2023 FOR CONSTRUCTIVE SERVICE OF PROCESS FOR PUBLICATION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE NO.: 2023-CA-000326**  
**PARCEL NOS.: 6, 7, and 8**  
**FLORIDA POWER & LIGHT COMPANY, a Florida corporation, Petitioner, vs.**

**PROBITAS ENTERPRISES, LLC, a Florida limited liability company, and UNKNOWN PERSONS OR ENTITIES, Respondents.**  
 IN THE NAME OF AND BY THE AUTHORITY OF THE STATE OF FLORIDA:  
 TO EACH SHERIFF OF THE STATE AND TO ALL WHOM IT MAY CONCERN:  
 NOTICE IS HEREBY GIVEN TO all persons claiming interests by, through, under or against the respondents named in the attached Schedule "A"; all persons having or claiming to have

any right, title or interest in the property described in Schedule "B" and the unknown spouses of the above-named respondents, if any, and their heirs, devisees, assignees, grantees, creditors, lessees, executors, administrators, mortgagees, judgment creditors, trustees, lienholders, persons in possession, and any and all other persons having or claiming to have any right, title or interest by, through, under or against the above-named respondents, or otherwise claiming any right, title or interest in the real property described in this action.  
 A Petition in Eminent Domain has

been filed to acquire certain property interests in Charlotte County, Florida as described in the Petition. Each respondent and any other person claiming any interest in, or having a lien upon, such property is required to serve a copy of written answer and defenses to the Petition upon JOHN W. LITTLE, III, ESQUIRE, of the Law Firm of GUNSTER, YOAKEY & STEWART, P.A., 777 South Flagler Drive, Suite 500 East, West Palm Beach, Florida, 33401, attorney for Petitioner, and to file the original of the answer and defenses with the Clerk of this Court, **within 20 days**

from publication, showing what right, title, interest, or lien the respondent has in or to the property described in the Petition and to show cause why that property should not be taken for uses and purposes set forth in the Petition. If any respondent fails to do so, a Default will be entered against that respondent for the relief demanded in the Petition.  
 PLEASE TAKE FURTHER NOTICE that a Declaration of Taking has been filed in this cause and that Petitioner will apply for an Order of Taking vesting title and possession to the property as described in the Petition in

the name of Petitioner, and any other order the Court deems proper before the Honorable Judge Geoffrey H. Gentile, Circuit Judge, on **Tuesday, May 23, 2023 at 1:30 p.m. and Wednesday, May 24, 2023 at 1:30 p.m. EST.** The hearing will be conducted at Charlotte County Justice Center, 350 E. Marion Ave., Punta Gorda, FL 33950. All Respondents in this action may request a hearing and be heard at the time and place designated. Any Respondent failing to file a request for hearing shall waive any right to object to the Order of Taking.  
**SCHEDULE A**

PARCEL 6 Land in Section 12, Township 40 South, Range 25 East	Charlotte County Official Records Book and Page where interest is recorded:
I. Nature of interests to be condemned: A. Owner of Record: 1. <b>Probitas Enterprises, LLC</b> , a Florida limited liability company, 2351 State Road 31, Punta Gorda, FL 33982, Registered Agent: Keith Mann, 8314 Grosvenor CT, Suite A, University Park, FL 34201 B. Other Interests: None.	By virtue of the Special Warranty Deed dated May 30, 2012, recorded, recorded May 31, 2012, in Official Records Book 3661, Page 910.
II. Other Interests, Not Condemned: A. Taking subject to the interests of: None.	

PARCEL 7 Land in Section 13, Township 40 South, Range 25 East	Charlotte County Official Records Book and Page where interest is recorded:
I. Nature of interests to be condemned: A. Owner of Record: 1. <b>Probitas Enterprises, LLC</b> , a Florida limited liability company, 2351 State Road 31, Punta Gorda, FL 33982, Registered Agent: Keith Mann, 8314 Grosvenor CT, Suite A, University Park, FL 34201 B. Other Interests: None.	By virtue of the Special Warranty Deed dated May 30, 2012, recorded, recorded May 31, 2012, in Official Records Book 3661, Page 910.
II. Other Interests, Not Condemned: A. Taking subject to the interests of: None.	

PARCEL 8 Land in Section 24, Township 40 South, Range 25 East	Charlotte County Official Records Book and Page where interest is recorded:
I. Nature of interests to be condemned: A. Owner of Record: 1. <b>Probitas Enterprises, LLC</b> , a Florida limited liability company, 2351 State Road 31, Punta Gorda, FL 33982, Registered Agent: Keith Mann, 8314 Grosvenor CT, Suite A, University Park, FL 34201 B. Other Interests: None.	By virtue of the Special Warranty Deed dated May 30, 2012, recorded, recorded May 31, 2012, in Official Records Book 3661, Page 910.
II. Other Interests, Not Condemned: A. Taking subject to the interests of: 1. W.G. Welles IV, Sandra W. Welles, Edgar, L. Davis, Dr., Ruth G. Davis, and their successors, heirs, and assigns. Ingress/Egress/EasementHolder	By virtue of the Easement dated October 1, 1971, recorded October 4, 1971, in Official Records Book 370, Page 779.

**SCHEDULE B**

**PARCEL 6**  
 BEING A DESCRIPTION FOR AN EASEMENT, BEING LOCATED IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 25 EAST, CHARLOTTE COUNTY, FLORIDA, AND BEING A PART OF A TRACT CONVEYED TO PROBITAS ENTERPRISES, LLC, RECORDED IN BOOK 3661, PAGE 910, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, (P.R.C.C.F.), SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND CONCRETE MONUMENT WITH A 3 INCH CAP STAMPED "L-638" ALONG THE EAST LINE OF SECTION 12, SAME BEING THE WEST LINE OF STATE ROAD NUMBER 31 RIGHT OF WAY RECORDED IN BOOK 6, PAGE 12A, RIGHT OF WAY RECORDS CHARLOTTE COUNTY FLORIDA (R.O.W.R.C.C.F.), FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, BEARS N 43°30'29" W, A DISTANCE OF 3,779.63 FEET (REFERENCE FOR BASIS OF BEARING); THENCE S 00°16'38" W, ALONG THE SAID WEST RIGHT OF WAY LINE OF STATE ROAD NUMBER 31 AND EAST LINE OF SAID PROBITAS ENTERPRISE TRACT, A DISTANCE OF 45.54 FEET TO A POINT IN THE SAID WEST LINE OF STATE ROAD NUMBER 31, BEING THE SOUTHEAST CORNER OF THE SAID PROBITAS ENTERPRISE TRACT, AND THE NORTHEAST CORNER OF A TRACT CONVEYED TO PROBITAS ENTERPRISES, LLC, CERTIFICATE NUMBER 47283, RECORDED IN BOOK 3661, PAGE 910, P.R.C.C.F., AT THE SOUTHEAST CORNER OF SAID SECTION 12, SAME BEING FOR THE POINT OF BEGINNING OF HEREIN DESCRIBED EASEMENT, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N=970,829.93, E=734,125.62; THENCE N 88°33'45" W, WITH THE SOUTH LINE OF SAID PROBITAS ENTERPRISES, LLC TRACT, AND NORTH LINE OF SAID PROBITAS ENTERPRISES, LLC TRACT, A DISTANCE OF 15.00 FEET TO A CALCULATED POINT ON THE SOUTH LINE OF SAID PROBITAS ENTERPRISES, LLC TRACT; THENCE, OVER AND ACROSS SAID PROBITAS ENTERPRISES, LLC TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1. N 00°02'55" E, A DISTANCE OF 159.06 FEET TO A CALCULATED POINT; 2. N 00°02'37" E, A DISTANCE OF 500.01 FEET TO A CALCULATED POINT; 3. N 00°04'23" E, A DISTANCE OF 500.08 FEET TO A CALCULATED POINT; 4. N 00°11'51" E, A DISTANCE OF 422.28 FEET TO A POINT

BEING THE APPROXIMATE CENTERLINE OF CREEK, SAME BEING THE NORTHERLY LINE OF SAID PROBITAS ENTERPRISES, LLC TRACT, SAME BEING THE SOUTH LINE OF A TRACT CONVEYED TO J.D.I. FARMS, INC., RECORDED IN BOOK 3539, PAGE 4659, P.R.C.C.F., FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12 BEARS N 65°02'42" W, A DISTANCE OF 2,856.16 FEET; THENCE N 78°35'08" E, ALONG THE NORTHERLY LINE OF SAID PROBITAS ENTERPRISES, LLC TRACT, AND SOUTH LINE OF SAID J.F.I. FARMS, INC. TRACT, A DISTANCE OF 15.31 FEET TO A CALCULATED POINT ON SAID WEST RIGHT OF WAY LINE OF STATE ROAD NUMBER 31; THENCE, ALONG THE SAID WEST RIGHT OF WAY LINE OF STATE ROAD NUMBER 31, SAME BEING THE EAST LINE OF A SAID PROBITAS ENTERPRISES, LLC TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1. S 00°11'51" W, A DISTANCE OF 425.34 FEET TO A CALCULATED POINT IN SAID COMMON LINE; 2. S 00°04'23" W, A DISTANCE OF 500.06 FEET TO A CALCULATED POINT IN SAID COMMON LINE; 3. S 00°02'37" W, A DISTANCE OF 500.00 FEET TO A CALCULATED POINT IN SAID COMMON LINE; THENCE S 00°02'55" W, A DISTANCE OF 159.42 FEET TO A CALCULATED POINT IN SAID COMMON LINE, SAME BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT, CONTAINING 0.55 ACRES (23,747 SQUARE FEET) OF LAND, MORE OR LESS.  
**PARCEL 7**  
 BEING A DESCRIPTION FOR AN EASEMENT, BEING LOCATED IN THE SECTION 13, TOWNSHIP 40 SOUTH, RANGE 25 EAST, CHARLOTTE COUNTY, FLORIDA, AND BEING ALL OF SAID SECTION 13 AS CONVEYED TO PROBITAS ENTERPRISES LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND RECORDED IN BOOK 3661, PAGE 910, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, (P.R.C.C.F.), SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MAG NAIL AT THE SOUTHEAST CORNER OF SAID SECTION 13, TOWNSHIP 40 SOUTH, RANGE 25 EAST, FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "LB 7917" FOUND AT SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13 BEARS

N 89°40'30" W, A DISTANCE OF 2,651.06 FEET (REFERENCE FOR BASIS OF BEARING); THENCE N 89°40'30" W, A DISTANCE OF 63.52 FEET TO A CALCULATED POINT ON THE SOUTH LINE OF SAID SECTION 13 AND BEING IN THE NORTH LINE OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 25 EAST, AS CONVEYED TO PROBITAS ENTERPRISES LLC, AND RECORDED IN BOOK 3661, PAGE 910, P.R.C.C.F. AND ON THE WESTERLY LINE OF THE CALLED EXISTING MAINTAINED RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 31, RECORDED IN BOOK 6, PAGE 12A, RIGHT-OF-WAY RECORDS OF CHARLOTTE COUNTY, FLORIDA, (R.O.W.R.C.C.F.), SAME BEING FOR THE POINT OF BEGINNING OF HEREIN DESCRIBED EASEMENT, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N=965,494.47, E=734,105.05; THENCE, ALONG THE COMMON LINE OF SAID SECTION 13 AND SAID SECTION 24 OF TOWNSHIP 40 SOUTH, RANGE 25 EAST, N 89°40'30" W, A DISTANCE OF 15.00 FEET TO A CALCULATED POINT; THENCE, OVER AND ACROSS SAID SECTION 13, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES: 1. N 00°04'02" W, A DISTANCE OF 41.99 FEET TO A CALCULATED POINT; 2. N 44°31'58" E, A DISTANCE OF 5.77 FEET TO A CALCULATED POINT; 3. N 00°10'37" E, A DISTANCE OF 448.91 FEET TO A CALCULATED POINT; 4. N 00°21'58" E, A DISTANCE OF 500.01 FEET TO A CALCULATED POINT; 5. N 00°17'09" E, A DISTANCE OF 499.98 FEET TO A CALCULATED POINT; 6. N 00°15'46" E, A DISTANCE OF 499.99 FEET TO A CALCULATED POINT; 7. N 00°10'16" E, A DISTANCE OF 499.98 FEET TO A CALCULATED POINT; 8. N 00°07'23" E, A DISTANCE OF 391.77 FEET TO A CALCULATED POINT; 9. N 00°00'22" E, A DISTANCE OF 108.10 FEET TO A CALCULATED POINT; 10. N 00°03'18" E, A DISTANCE OF 500.01 FEET TO A CALCULATED POINT; 11. N 00°06'44" E, A DISTANCE OF 499.99 FEET TO A CALCULATED POINT; 12. N 00°03'59" E, A DISTANCE OF 500.00 FEET TO A CALCULATED POINT; 13. N 00°03'18" E, A DISTANCE OF 702.74 FEET TO A CALCULATED POINT; 14. N 04°12'46" E, A DISTANCE OF 27.97 FEET TO A CALCULATED POINT; 15. N 00°02'57" E, A DISTANCE OF 110.30 FEET TO A CALCULATED POINT ON THE NORTH LINE OF SAID SECTION 13 AND BEING IN THE SOUTH LINE OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 25 EAST, AS CONVEYED TO PROBITAS ENTERPRISES LLC, AND RECORDED IN BOOK 3661, PAGE 910, P.R.C.C.F.; THENCE,

ALONG THE COMMON LINE OF SAID SECTION 13 AND SAID SECTION 12 OF TOWNSHIP 40 SOUTH, RANGE 25 EAST, S 88°33'45" E, A DISTANCE OF 15.00 FEET TO A CALCULATED POINT IN SAID COMMON LINE AND LYING ON SAID WESTERLY RIGHT-OF-WAY LINE, FROM WHICH A FOUND MAG NAIL WITH DISC STAMPED "LB 7917" AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13 BEARS S 01°08'55" E, A DISTANCE OF 2,669.38 FEET; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND OVER AND ACROSS SAID SECTION 13, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES: 1. S 00°02'55" W, A DISTANCE OF 110.48 FEET TO A CALCULATED POINT; 2. S 04°12'47" W, A DISTANCE OF 27.97 FEET TO A CALCULATED POINT; 3. S 00°03'18" W, A DISTANCE OF 702.20 FEET TO A CALCULATED POINT; 4. S 00°03'59" W, A DISTANCE OF 500.00 FEET TO A CALCULATED POINT; 5. S 00°06'44" W, A DISTANCE OF 500.00 FEET TO A CALCULATED POINT; 6. S 00°03'18" W, A DISTANCE OF 500.00 FEET TO A CALCULATED POINT; 7. S 00°00'22" W, A DISTANCE OF 108.10 FEET TO A CALCULATED POINT; 8. S 00°07'23" W, A DISTANCE OF 391.79 FEET TO A CALCULATED POINT; 9. S 00°10'16" W, A DISTANCE OF 500.00 FEET TO A CALCULATED POINT; 10. S 00°15'46" W, A DISTANCE OF 500.00 FEET TO A CALCULATED POINT; 11. S 00°17'09" W, A DISTANCE OF 500.00 FEET TO A CALCULATED POINT; 12. S 00°21'58" W, A DISTANCE OF 500.00 FEET TO A CALCULATED POINT; 13. S 00°10'37" W, A DISTANCE OF 455.00 FEET TO A CALCULATED POINT; 14. S 44°31'58" W, A DISTANCE OF 5.73 FEET TO A CALCULATED POINT; 15. S 00°40'02" E, A DISTANCE OF 35.94 FEET TO A CALCULATED POINT SAME BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT, CONTAINING 1.84 ACRES (80,060 SQUARE FEET) OF LAND, MORE OR LESS.  
**PARCEL 8**  
 BEING A DESCRIPTION FOR AN EASEMENT, BEING LOCATED IN THE SECTION 24, TOWNSHIP 40 SOUTH, RANGE 25 EAST, CHARLOTTE COUNTY, FLORIDA, AND BEING A PORTION OF SAID SECTION 24, AS CONVEYED TO PROBITAS ENTERPRISES, LLC, AND RECORDED IN BOOK 3661, PAGE 910, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, (P.R.C.C.F.), SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MAG NAIL AT THE NORTHEAST COR-

NER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 25 EAST, SAME BEING THE SOUTHEAST CORNER OF SECTION 13 AS CONVEYED TO PROBITAS ENTERPRISES, LLC, AS RECORDED IN BOOK 3661, PAGE 910, P.R.C.C.F., BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 25 EAST, FROM WHICH A MAG NAIL WITH A DISC STAMPED "LB 7917" FOUND AT THE SOUTHEAST QUARTER OF SAID SECTION 24 BEARS S 89°38'21" E, A DISTANCE OF 49.45 FEET; THENCE, N 89°38'21" W, ALONG THE SOUTH LINE OF SAID SECTION 24, SAME BEING THE NORTH LINE OF SAID SANDRA W. WELLES RANCH, LLC TRACT, A DISTANCE OF 15.03 FEET TO A CALCULATED POINT; THENCE, OVER AND ACROSS SAID SECTION 24, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: 1. N 04°07'30" E, A DISTANCE OF 80.59 FEET TO A CALCULATED POINT; 2. N 00°09'42" E, A DISTANCE OF 267.28 FEET TO A CALCULATED POINT; 3. N 00°09'25" E, A DISTANCE OF 500.00 FEET TO A CALCULATED POINT; 4. N 00°08'53" E, A DISTANCE OF 500.02 FEET TO A CALCULATED POINT; 5. N 00°12'20" E, A DISTANCE OF 500.01 FEET TO A CALCULATED POINT; 6. N 00°13'43" E, A DISTANCE OF 499.99 FEET TO A CALCULATED POINT; 7. N 00°10'58" E, A DISTANCE OF 500.00 FEET TO A CALCULATED POINT; 8. N 00°11'39" E, A DISTANCE OF 499.99 FEET TO A CALCULATED POINT; 9. N 00°06'50" E, A DISTANCE OF 499.98 FEET TO A CALCULATED POINT; 10. N 00°02'01" E, A DISTANCE OF 499.98 FEET TO A CALCULATED POINT; 11. N 00°00'39" E, A DISTANCE OF 499.99 FEET TO A CALCULATED POINT; 12. N 00°04'02" W, A DISTANCE OF 505.07 FEET TO A CALCULATED POINT ON THE COMMON LINE OF SAID SECTION 24 AND SECTION 13; THENCE, S 89°40'30" E, ALONG SAID COMMON LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT, CONTAINING 1.84 ACRES (80,294 SQUARE FEET) OF LAND, MORE OR LESS.  
 REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES  
 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: Charlotte County Court Administration, 350 E. Marion Avenue Punta Gorda, Florida, 33950, telephone #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 03/29/2023.  
 CLERK OF THE CIRCUIT COURT  
 Roger D. Eaton  
 As Clerk of the Court  
 By: (SEAL) As Deputy Clerk  
 April 7, 14, 2023 23-00338T

THE P.R.C.C.F., SAME BEING THE SOUTH LINE OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 25 EAST, FROM WHICH A MAG NAIL WITH A DISC STAMPED "LB 7917" FOUND AT THE SOUTHEAST QUARTER OF SAID SECTION 24 BEARS S 89°38'21" E, A DISTANCE OF 49.45 FEET; THENCE, N 89°38'21" W, ALONG THE SOUTH LINE OF SAID SECTION 24, SAME BEING THE NORTH LINE OF SAID SANDRA W. WELLES RANCH, LLC TRACT, A DISTANCE OF 15.03 FEET TO A CALCULATED POINT; THENCE, OVER AND ACROSS SAID SECTION 24, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: 1. N 04°07'30" E, A DISTANCE OF 80.59 FEET TO A CALCULATED POINT; 2. N 00°09'42" E, A DISTANCE OF 267.28 FEET TO A CALCULATED POINT; 3. N 00°09'25" E, A DISTANCE OF 500.00 FEET TO A CALCULATED POINT; 4. N 00°08'53" E, A DISTANCE OF 500.02 FEET TO A CALCULATED POINT; 5. N 00°12'20" E, A DISTANCE OF 500.01 FEET TO A CALCULATED POINT; 6. N 00°13'43" E, A DISTANCE OF 499.99 FEET TO A CALCULATED POINT; 7. N 00°10'58" E, A DISTANCE OF 500.00 FEET TO A CALCULATED POINT; 8. N 00°11'39" E, A DISTANCE OF 499.99 FEET TO A CALCULATED POINT; 9. N 00°06'50" E, A DISTANCE OF 499.98 FEET TO A CALCULATED POINT; 10. N 00°02'01" E, A DISTANCE OF 499.98 FEET TO A CALCULATED POINT; 11. N 00°00'39" E, A DISTANCE OF 499.99 FEET TO A CALCULATED POINT; 12. N 00°04'02" W, A DISTANCE OF 505.07 FEET TO A CALCULATED POINT ON THE COMMON LINE OF SAID SECTION 24 AND SECTION 13; THENCE, S 89°40'30" E, ALONG SAID COMMON LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT, CONTAINING 1.84 ACRES (80,294 SQUARE FEET) OF LAND, MORE OR LESS.  
 REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES  
 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: Charlotte County Court Administration, 350 E. Marion Avenue Punta Gorda, Florida, 33950, telephone #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 03/29/2023.  
 CLERK OF THE CIRCUIT COURT  
 Roger D. Eaton  
 As Clerk of the Court  
 By: (SEAL) As Deputy Clerk  
 April 7, 14, 2023 23-00338T

**PUBLISH YOUR LEGAL NOTICE**  
 Call 941-906-9386 and select the appropriate County name from the menu option  
 or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
 LV20878\_V28

## SUBSEQUENT INSERTIONS

## SECOND INSERTION

## NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at [www.StorageTreasures.com](http://www.StorageTreasures.com) (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are

deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.

Property includes the storage unit contents belonging to the following tenants at the following locations:

Occupant Name	Unit	Description of Property
Metro Self Storage 1231 Kings Hwy Port Charlotte, FL 33980		
Letarsha Shawnta Cross-Wesley	11152	Household Items
Letarsha Cross-Wesley, Letarsha Cross Wesley		
Kristin April Wright, Kristin A. Wright	11045	Household Items
March 31; April 7, 2023		23-00299T

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Notice is hereby given that on 4/14/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1991 BARR HS FLFL33A-13863BA & FLFL33B13863BA. Last Tenants: SUZANNE CARMEN JARVIS, KELLY M GIARDINO, CHRISTINE L KENYON and all unknown parties beneficiaries heirs. Sale to be at COMMUNITY BLUE HERON PINES JOINT VENTURE LLC, 29200 SOUTH JONES LOOP ROAD, PUNTA GORDA, FL 33950. 813-241-8269. March 31; April 7, 2023

23-00290T

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023 CP 000212  
Division Probate  
IN RE: ESTATE OF  
PETER J. PAGONES AKA  
PETER JOHN PAGONES  
Deceased.

The administration of the estate of Peter J. Pagones aka Peter John Pagones, deceased, whose date of death was October 7, 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 March 31, 2023.

**Personal Representative:**  
Pamela K. Martyn Lamberto aka  
Pamela K. Martyn  
c/o Ledbetter Law Group  
229 Pensacola Rd.  
Venice, FL 34285

Attorney for Personal Representative:  
Ledbetter Law Group  
Steven W. Ledbetter, Esq.  
Florida Bar No. 41345  
Email: [steve@LedbetterLawFL.com](mailto:steve@LedbetterLawFL.com)  
Callie Cowan, Esq.  
Florida Bar No. 57893  
Email: [callie@LedbetterLawFL.com](mailto:callie@LedbetterLawFL.com)  
229 Pensacola Road  
Venice, Florida 34285  
Telephone: (941) 256-3965  
Fax: (941) 866-7514  
2nd Email:  
[probate@LedbetterLawFL.com](mailto:probate@LedbetterLawFL.com)  
March 31; April 7, 2023

23-00309T

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 23-CP-000253  
Division Probate  
IN RE: ESTATE OF  
STANLEY B. SMITH, JR. A/K/A  
STANLEY BABCOCK SMITH, JR.  
Deceased.

The administration of the estate of Stanley B. Smith, Jr. a/k/a Stanley Babcock Smith, Jr., deceased, whose date of death was December 4, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 3/31/23.

**Personal Representative:**  
CHARLOTTE STATE BANK &  
TRUST  
By: Lory Weisensee

**Its: EVP - Executive Vice President**  
1100 Tamiami Trail  
Port Charlotte, Florida 33953  
Attorney for Personal Representative:  
Nicole S. Peet, Attorney  
Florida Bar Number: 1025612  
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: [npeet@farr.com](mailto:npeet@farr.com)  
Secondary E-Mail:  
[probate@farr.com](mailto:probate@farr.com) and  
[sstaples@farr.com](mailto:ssstaples@farr.com)  
March 31; April 7, 2023

23-00294T

## SECOND INSERTION

NOTICE TO CREDITORS OF  
FORMAL ADMINISTRATION  
STATE OF FLORIDA  
IN THE TWENTIETH CIRCUIT  
CHARLOTTE COUNTY  
CIRCUIT COURT  
PROBATE DIVISION  
File No. 22-001268-CP  
IN RE: ESTATE OF  
MARIAN JOAN O'CONNELL,  
deceased

The administration of the estate of Marian Joan O'Connell, deceased, whose date of death was July 27, 2022, is pending before the Circuit Court for Charlotte County, Florida, Probate Department, located at 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

The date of the first publication of this notice is March 31, 2023.

**Personal Representative:**  
Kelly Holland O'Connell  
10481 Mercury Drive  
Grass Valley, CA 95945

Attorney for the  
Personal Representative:  
Anne E. Moore, FL Bar #110621  
Anne E. Moore PLLC  
3579 S. Access Rd., Ste. A  
Englewood, FL 34224  
Tel: (941) 662-5750  
Fax: (941) 237-5200  
Primary Email:  
[anne@attorneyanne.com](mailto:anne@attorneyanne.com)  
Secondary Email:  
[staff@attorneyanne.com](mailto:staff@attorneyanne.com)  
March 31; April 7, 2023

23-00296T

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-00036  
IN RE: ESTATE OF  
JAMES P. CONNELLY  
Deceased.

The administration of the estate of James P. Connelly, deceased, whose date of death was September 20, 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 March 31, 2023.

**Personal Representative:**  
Christine Connelly  
5000 Gasparilla RD, Unit 45A  
Boca Grande, Florida 33921

Attorney for Personal Representative:  
Katie Everlove-Stone,  
Attorney  
Florida Bar Number: 30271  
5328 Central Ave  
St. Petersburg, FL 33707  
Telephone: (727) 471-0675  
Fax: (866) 326-7610  
E-Mail: [katie@everlovelegal.com](mailto:katie@everlovelegal.com)  
March 31; April 7, 2023

23-00298T

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
Charlotte COUNTY  
FLORIDA  
PROBATE DIVISION  
File Number: 23000154CP  
IN RE: ESTATE OF  
SHERRY LYNN STUER  
Deceased.

The administration of the estate of Sherry Lynn Stuer, deceased, whose date of death was January 15, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is. 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 March 31, 2023.

**Personal Representative:**  
Amber Pease  
227 N Walnut Street  
Vernon, Michigan 48476

Attorney for Personal Representative:  
Andrew Ponnock, Attorney  
Florida Bar Number: 195420  
10100 West Sample Road, 3rd Fl  
Coral Springs, FL 33065  
Telephone: (954) 340-4051  
Fax: (954) 340-3411  
E-Mail: [andy@ponnocklaw.com](mailto:andy@ponnocklaw.com)  
Secondary E-Mail:  
[eservice@ponnocklaw.com](mailto:eservice@ponnocklaw.com)  
March 31; April 7, 2023

23-00302T

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number 23-000308 CP  
IN RE: ESTATE OF  
RICHARD S. BURROUGHS,  
Deceased.

The administration of the ESTATE OF RICHARD S. BURROUGHS, deceased, whose date of death was January 25, 2023, 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 SECTION 733.702 FLORIDA STATUTES WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is 3/31, 2023.

**Personal Representative:**  
SANDRA C. BURROUGHS  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236  
Attorney for Personal Representative:  
RICHARD R. GANS  
Florida Bar No. 0040878  
FERGESON SKIPPER, P.A.  
1515 Ringling Boulevard, 10th Floor  
Sarasota, Florida 34236  
(941) 957-1900  
[rgans@fergesonskipper.com](mailto:rgans@fergesonskipper.com)  
[services@fergesonskipper.com](mailto:services@fergesonskipper.com)  
March 31; April 7, 2023

23-00304T



## Are there different types of legal notices?

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

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

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

## Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

## How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

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

THIRD INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE NO. 22000704CA**  
**FED CON, LLC, Plaintiff, v. THOMAS RIEDLINGER, RHODES CAPITAL PARTNERS, LLC, BORIS VISHNEPOLSKY, and UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CHARLES W. JOOS, DECEASED., Defendants.**  
 To: BORIS VISHNEPOLSKY whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described herein.  
 BORIS VISHNEPOLSKY  
 42 Apple Valley Drive  
 Pensacola, FL 32504  
 YOU ARE HEREBY NOTIFIED that an action to quiet title on the following property:  
 Lot 5, Block 264, of UNIT NO. 10 OF TROPICAL GULF ACRES, according to the plat thereof, as recorded in Plat Book 4, Page 76A, of the Public Records of Charlotte County, Florida  
 PARCEL ID # 422310454001.  
 a/k/a: 13533 Carousal Dr, Punta Gorda, FL 33955  
 Parcel Identification Number: 23-00266T

422310454001  
 has been filed against you and you are required to serve a copy of the written defenses, if any, to it on counsel for Plaintiff, whose address is 3350 Southwest 148th Avenue, Suite 110, Miramar, Florida 33027 on or before 4-24-23 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.  
 If you are a person with a disability who needs any accommodation in order to participate in this 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 the Court at Charlotte County, Florida, this 16th day of March, 2023.  
 CLERK OF THE CIRCUIT COURT  
 B. LACKEY (SEAL) DEPUTY CLERK  
 The Arcia Law Firm, P.L.  
 Counsel for Plaintiff  
 3350 S.W. 148th Ave. Suite 110  
 Miramar, FL 33027  
 Telephone: (954) 437-9066  
 Facsimile (813) 725-2518  
 Primary: service@arcialawfirm.com  
 Mar. 24, 31; Apr. 7, 14, 2023  
 23-00266T

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**Case No.: 22001457CA**  
**CH CLOVERS, INC., Plaintiff vs. JEAN COHEN, JEAN COHEN, AS TRUSTEE OF THE JEAN COHEN REVOCABLE TRUST, Defendants.**  
 TO: JEAN COHEN  
 323 OR 325 Howard Street  
 Punta Gorda, FL 33950  
 JEAN COHEN AS Trustee of the Jean Cohen Revocable Trust  
 323 OR 325 Howard Street  
 Punta Gorda, FL 33950  
 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:  
 THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:  
 A parcel of land consisting of parts of Lots 7 and 10, Block 13, SOLONA SUBDIVISION, according to the Plat thereof, recorded in Plat Book 1, Page 5, of the Public Records of Charlotte County, Florida, described as : Begin 55' West of the Northeast corner of Lot 10, thence go South 66'; thence West 78', thence North 132', thence East 78', thence South 66' to the point of beginning.  
 Or  
 SOS 000 0013 0010  
 SOLANA BLK13 BEG 55 FT W OF PLATTED NE COR LT 10 & RUN S 66 FT W 78 FT N 132 FT E 78 FT S 66 FT TO BEG BEING S PART LT 7 & N PART OF LT 10

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 nor more than 60 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E. Marion Ave., Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.  
 DATED this 11th day of January, 2023  
 Clerk of the Circuit Court  
 By: B. Lackey (SEAL)  
 As Deputy Clerk  
 The Law Office of  
 C.W. Wickersham, Jr., P.A.,  
 Plaintiff's attorney,  
 2720 Park Street, Suite 205,  
 Jacksonville, Florida, 32205,  
 Phone Number: (904) 389-6202  
 Mar. 24, 31; Apr. 7, 14, 2023  
 23-00261T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**CASE NO. 2023-CA-000114**  
**MAPLE LEAF ESTATES HOMEOWNERS' CORPORATION, a Florida not-for-profit corporation, Plaintiff, v. JOEL McLEAN, DENISE McLEAN, UNKNOWN TENANT(S) IN POSSESSION, the unknown heirs and creditors of GEORGE B. McLEAN, and all other persons who have or may claim an interest in the property, Defendants.**  
 NOTICE is hereby given that, pursuant to the Final Summary Judgment of Foreclosure entered on March 17, 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 11:00 a.m. on May 1, 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 1092 Port Charlotte, Florida 33980  
 DESCRIPTION OF THE REAL PROPERTY:  
 Certificate No. 1092 of MAPLE LEAF ESTATES HOMEOWNERS' CORPORATION, a Florida not-for-profit corporation, together

with the double-wide mobile home (1981 IMPE, VIN 316456A and 316456B) situated on Lot #1092 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 03/28/2023  
 ROGER D. EATON  
 CLERK OF CIRCUIT COURT & COMPTROLLER  
 By: (SEAL) B. Lackey  
 Deputy Clerk  
 David L. Boyette, Esquire  
 Adams and Reese LLP  
 1515 Ringling Boulevard, Suite 700  
 Sarasota, Florida 34236  
 Florida Bar No. 0813140  
 Counsel for Plaintiff  
 Phone: (941) 316-7600  
 March 31; April 7, 2023  
 23-00314T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 23000089CP**  
**IN RE: ESTATE OF GARY EDWARD MARBLE**  
 The administration of the estate of GARY EDWARD MARBLE, deceased, whose date of death was October 21, 2021; File Number 23000089CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Post Office Box 1687, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this notice is: March 31, 2023.  
**MICHELLE KAY MARBLE**  
**Personal Representative**  
 1215 Nantes Court  
 Punta Gorda, FL 33983  
 Derek B. Alvarez, Esquire -  
 FBN: 114278  
 DBA@GendersAlvarez.com  
 Anthony F. Diecidue, Esquire -  
 FBN: 146528  
 AFD@GendersAlvarez.com  
 Whitney C. Miranda, Esquire -  
 FBN 65928  
 WCM@GendersAlvarez.com  
 GENDERS ALVAREZ  
 DIECIDUE, P.A.  
 2307 West Cleveland Street  
 Tampa, Florida 33609  
 Phone: (813) 254-4744 Fax: (813) 254-5222  
 Eservice for all attorneys listed above:  
 GADeservice@GendersAlvarez.com  
 March 31; April 7, 2023  
 23-00295T

SECOND INSERTION  
 NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 23-000296-CP**  
**Division: Probate**  
**IN RE: ESTATE OF SHELTON ROSEMARIN 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 Sheldon Rosemarin, deceased, File Number 23-000296-CP, 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 January 5, 2023; that the total value of the estate is \$57,945.37 and that the names and addresses of those to whom it has been assigned by such order are:  
 The Sheldon and Shirley Revocable Living Trust, dated September 25, 2002, as amended, c/o Trustee, Deborah Greer Nemser.  
 21048 Halden Avenue  
 Port Charlotte, Florida 33952  
 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this Notice is: March 31, 2023.  
**Person Giving Notice:**  
**Deborah Greer Nemser**  
 21048 Halden Avenue  
 Port Charlotte, Florida 33952  
 Attorney for Person Giving Notice:  
 Jeffrey Briscoe  
 Florida Bar No. 0127501  
 3440 Conway Blvd., Suite 1A  
 Port Charlotte, Florida 33952  
 Telephone: (941) 625-4189  
 Facsimile: (941) 237-4126  
 Email: jeff@jeffbriscoe.com  
 March 31; April 7, 2023  
 23-00305T

SECOND INSERTION  
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 2023-CP-000238**  
**Division Probate**  
**IN RE: ESTATE OF LEILA W. MAHONEY Deceased.**  
 The administration of the estate of Leila W. Mahoney, deceased, whose date of death was January 3, 2023, 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 3/31/2023.  
**Personal Representative:**  
**Elizabeth Mahoney Loughlin a/k/a Elizabeth A. Loughlin**  
 1 Dalton Street, Unit 4301  
 Boston, Massachusetts 02115  
 Attorney for Personal Representative:  
 Brett H. Sifrit, Esq., 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  
 March 31; April 7, 2023  
 23-00297T

SECOND INSERTION  
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 23000345CP**  
**Division Probate**  
**IN RE: ESTATE OF PAUL J. MLODZIANOSKI a/k/a PAUL JOSEPH MLODZIANOSKI, Deceased.**  
 The administration of the estate of PAUL J. MLODZIANOSKI a/k/a PAUL JOSEPH MLODZIANOSKI, deceased, whose date of death was January 26, 2023, 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 March 31, 2023.  
**Personal Representatives:**  
**Steven J. Mlodzianowski**  
 77 Allen Street  
 Braitree, Massachusetts 02184  
**Susan J. Mlodzianowski**  
 132 Warren Hill Road  
 Jay, Maine 04239  
 Attorney for Personal Representative:  
 Katharine W. Payne  
 Florida Bar Number: 0873411  
 Payne Ryan, PLLC  
 25073 Marion Avenue  
 Punta Gorda, FL 33950  
 Telephone: (941) 655-8970  
 Fax: (941) 655-8973  
 E-Mail: kpayne@payneryan.com  
 Mar. 31; Apr. 7, 2023  
 23-00318T

THIRD INSERTION

FLORIDA SOUTHWESTERN STATE COLLEGE (FSW)  
 Invitation to Bid (ITB) #23-02  
 Project Name:  
 Portable Restroom Trailer  
 ITB Submittal: PRIOR to 2:00 PM ET Wednesday 4/19/23 at FSW, ATTN: Lisa Tudor, Office of Financial Services, Sabal Hall Bldg O, Room 116A, 8099 College Pkwy, Ft Myers, Florida 33919; Recommendation for intended award to be posted on or about 4/24/23; Vendors interested in this project may obtain detailed information for ITB #23-02 from FSW at <https://www.fsw.edu/procurement/bids>.  
 Mar. 24, 31; Apr. 7, 2023  
 23-00279T

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**GENERAL JURISDICTION DIVISION**  
**CASE NO. 22001044CA**  
**REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. CAROL J. STEELY, et. al. Defendant(s),**  
 TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROL J. STEELY, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHARLOTTE, STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 2407, AT PAGE 1629, AND IS DESCRIBED AS FOLLOWS: LOT(S) 734, ROTONDA WEST, OAKLAND HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 15A THROUGH 15K, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS,

LIMITATIONS, EASEMENTS AND AGREEMENTS OF RECORD, IF ANY, AND TO ALL APPLICABLE ZONING ORDINANCES AND/OR RESTRICTIONS AND PROHIBITION IMPOSED BY GOVERNMENTAL AUTHORITIES, IF ANY.  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 5-4-23 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.  
 WITNESS my hand and the seal of this Court at County, Florida, this 28th day of March, 2023  
 ROGER D. EATON  
 CLERK OF THE CIRCUIT COURT  
 BY: B. Lackey (SEAL)  
 DEPUTY CLERK  
 ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
 ATTORNEY FOR PLAINTIFF  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL: flmail@raslg.com  
 22-036833  
 Mar. 31; Apr. 7, 2023  
 23-00316T

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY  
 Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 4/20/23 at 2:30PM. Contents include personal property along with the described belongings to those individuals listed below.  
 Tiffany Pringle 529 Bags, Luggage, Kid Items  
 Kyle Tipton 330 Furniture, Golf Clubs, Boxes  
 Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.  
 March 31; April 7, 2023  
 23-00308T

THIRD 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-001590**  
**JMMC INVESTMENT HOLDINGS LLC, Plaintiff, vs. ROTONDA VILLAS TRUST; KEVIN LEOPARD; MARIA K. LEOPARD; UNKNOWN SPOUSE OF KEVIN LEOPARD; UNKNOWN SPOUSE OF MARIA K. LEOPARD; JOHN KEVIN LEOPARD; UNKNOWN SPOUSE OF JOHN KEVIN LEOPARD; UNKNOWN SPOUSE OF JOHN MALCOM LEOPARD; ESTATE OF JOHN MALCOM LEOPARD; and UNKNOWN HEIRS OF JOHN MALCOM LEOPARD, Defendants.**  
 TO: ROTONDA VILLA TRUST, 105 WILDWOOD DRIVE, SUITE 103-133, GEORGETOWN, TX 78628.  
 ESTATE OF JOHN MALCOM LEOPARD, 18229 N 130TH AVENUE, SUN CITY WEST, AZ 85375.  
 JOHN KEVIN LEOPARD, 73-4411 KAKAHIKA STREET, #1231, KAILUA KONA, HI 96740.  
 KEVIN LEOPARD, 73-4411 KAKAHIKA STREET, #1231, KAILUA KONA, HI 96740.  
 UNKNOWN SPOUSE OF JOHN MALCOM LEOPARD, 18229 N 130TH AVENUE, SUN CITY WEST, AZ 85375.  
 UNKNOWN SPOUSE OF KEVIN LEOPARD, 73-4411 KAKAHIKA STREET, #1231, KAILUA KONA, HI 96740.  
 UNKNOWN SPOUSE OF JOHN KEVIN LEOPARD, 73-4411 KAKAHIKA STREET, #1231, KAILUA KONA, HI 96740.  
 YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida:  
 LOT 12, BLOCK 57, TEE & GREEN

ESTATES, 1ST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 55A THRU 55D, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
 Parcel ID: 412303284004  
 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 April 26, 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 March 20, 2023.  
 ROGER D. EATON  
 CLERK OF THE CIRCUIT COURT  
 By: B. Lackey (SEAL)  
 DEPUTY CLERK  
 SOKOLOF REMTULLA, PLLC  
 6801 Lake Worth Road, Suite 100E  
 Greenacres, FL 33467  
 Telephone: 561-507-5252/  
 Facsimile: 561-342-4842  
 E-mail: pleadings@floridalitlaw.com  
 Counsel for Plaintiff  
 Mar. 24, 31; Apr. 7, 14, 2023  
 23-00283T

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO. 22-CA-000681 SUNWOOD, INC., Plaintiff, vs. TERRY L. BATTISTE, RARA R. BATTISTE, and MV REALTY PBC, LLC, Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered December 14, 2022, in Case No. 22-CA-000681, Circuit Court of Charlotte County, Florida, in which Sunwood, Inc., is the Plaintiff and Terry L. Battiste, Rara R. Battiste, and MV Realty PBC, LLC, are the Defendants, I will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m. on April 19, 2023, the following described property:

The East 20 feet of Lot 10, all of Lots 11, 12 and 13, the West 20 feet of Lot 14, and West 20 feet of Lot 33, all of Lots 34, 35, and 36, and the East 20 feet of Lot 37, Block B, MYRTLE GROVES, as per plat thereof, recorded in Plat Book 1, Page 97, of the Public Records of

Charlotte County, Florida. Property Address: 2515 Myrtle Avenue, Punta Gorda, FL 33950 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 this 03/24/2023 ROGERD.EATONAsClerkofsaidCourt By (SEAL) B. Lackey Deputy Clerk Dane T. Stanish, Esq., Attorney for Plaintiff 3475 Sheridan St., Ste. 209, Hollywood, FL 33021, (954) 923-0524, stanishd@gmail.com March 31; April 7, 2023

23-00292T

SECOND INSERTION

CLERK'S NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO.: 22000264CA DIVISION: CIRCUIT CIVIL QRL FINANCIAL SERVICES, A DIVISION OF FIRST FEDERAL BANK, Plaintiff, vs. RANDY JACKSON; et. al., Defendants.

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered on March 23, 2023 in the above-styled cause, I will sell to the highest and best bidder for cash on May 8, 2023 at 11:00 a.m., at www.charlotte.realforeclose.com:

LOT 1, 22, 23 AND 24, BLOCK 4205, PORT CHARLOTTE SUBDIVISION, SECTION 58, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 72A-72J OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA Property Address: 13982 NAYLOR AVE, PORT CHARLOTTE, FL 33981

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: 03/24/2023. ROGER D. EATON, CLERK CHARLOTTE COUNTY CLERK OF COURT By: (SEAL) B. Lackey Deputy Clerk Matter No.: FL-000142-22 Mar. 31; Apr. 7, 2023 23-00291T

SECOND INSERTION

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

CASE NO.: 082023CA000335XXXXX MANCHESTER HOMES, LLC, Plaintiff, vs. ELLA III, LLC, Defendant.

TO: ELLA III, LLC c/o Jonathan R. Politano its Registered Agent 18305 Biscayne Blvd Ste 400 Aventura, FL 33160

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:

TGA 006 0086 0025 TROP G A UN 6 BLK 86 LTS 25 26

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 nor more than 60 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E. Marion

Ave., Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

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

DATED this 24th day of March, 2023.

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

The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202 Mar. 31; Apr. 7, 14, 21, 2023

23-00303T

SECOND INSERTION

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

Case No. 22000894CA Village Capital & Investment LLC, Plaintiff, vs.

The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of John A. Winch a/k/a John Alexander Winch, Deceased, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 22000894CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Village Capital & Investment LLC is the Plaintiff and The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of John A. Winch a/k/a John Alexander Winch, Deceased; Jacqueline R. Winch a/k/a Jacqueline Winch are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00 AM on the 8th day of May, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 1639, PORT CHARLOTTE SUBDIVISION, SECTION 12, 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.

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 3/29/2023. Roger Eaton As Clerk of the Court By: (SEAL) M. Swafford As Deputy Clerk Brock & Scott PLLC 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Attorney for Plaintiff File # 22-F00305 Mar. 31; Apr. 7, 2023 23-00317T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP000350 IN RE: ESTATE OF PAUL EDWARD ETHIER, Deceased.

The administration of the estate of Paul Edward Ethier, deceased, whose date of death was January 19, 2023, 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 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 March 31, 2023.

Personal Representative: Drew Daddono 1227 North Franklin Street Tampa, Florida 33602 Attorney for Personal Representatives: /s/ Drew Daddono Drew Daddono Esq., Anchor Trust Management Florida Bar Number: 111946 1227 North Franklin Street Tampa, FL 33602 (813) 490-6050 contact@anchortrustmanagement.com March 31; April 7, 2023

23-00310T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23000008CP Division Probate IN RE: ESTATE OF JOHN MANCINI, Deceased.

The administration of the estate of JOHN MANCINI, deceased, whose date of death was January 22, 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 March 31, 2023.

Personal Representative: Donna Segren 3130 Amanda Street Punta Gorda, FL 33950 Attorney for Personal Representative: Katharine W. Payne Florida Bar Number: 0873411 Payne Ryan, PLLC 25073 Marion Avenue Punta Gorda, FL 33950 Telephone: (941) 655-8970/ Fax: (941) 655-8973 E-Mail: kpayne@payneryan.com March 31; April 7, 2023

23-00311T

SECOND INSERTION

NOTICE TO CREDITORS IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23 CP 000152 Division Probate IN RE: ESTATE OF MARY ELLEN WALTERS Deceased.

The administration of the estate of Mary Ellen Walters, deceased, whose date of death was March 29, 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 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 March 31, 2023.

Raymond T. Walters Personal Representative 22 Willow Court Totowa, New Jersey 07512 MICHAEL T. HEIDER, CPA Attorney for Personal Representative Florida Bar Number: 30364 MICHAEL T. HEIDER, P.A. 2629 McCormick Drive, Suite 102 Clearwater, FL 33759 Telephone: (888) 483-5040 Fax: (888) 615-3326 E-Mail: michael@heiderlaw.com Secondary E-Mail: probate@heiderlaw.com March 31; April 7, 2023

23-00307T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2300031CP Division Probate IN RE: ESTATE OF DANIEL PATRICK MULLANEY Deceased.

The administration of the estate of Daniel Patrick Mullaney, deceased, whose date of death was March 7, 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 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 31, 2023.

Personal Representative: Stephen C. Maher 4127 Gardner Drive Port Charlotte, Florida 33952 Attorney for Personal Representative: James W. Mallonee, Attorney Florida Bar Number: 0638048 946 Tamiami Trail, #206 Port Charlotte, FL 33953-3108 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail: jmallonee@jameswmallonee.com E-Mail: hchalmers@jameswmallonee.com March 31; April 7, 2023

23-00306T

SECOND INSERTION

personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 March 31, 2023.

Personal Representative: TERESA WEAVER

7592 S 875 W Clayport, Indiana 46510 Attorney for Personal Representative: JACQUELINE R. BOWDEN GOLD Attorney Florida Bar Number: 109399 RARICK, BESKIN & BOWDEN GOLD 6500 Cowpen Rd., Suite 204 Miami Lakes, FL 33014 Telephone: (305) 556-5209 Fax: (305) 362-9525 E-Mail: JBowden@raricklaw.com Secondary E-Mail: service@raricklaw.com March 31; April 7, 2023

23-00312T

SECOND INSERTION

C; ANDREA M. MCVICHER; MICHAEL C. MORITZ, II; T. MATTHEW MCVICHER; JUSTIN J. SULLIVAN; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF CHARLOTTE COUNTY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated January 10, 2023 and an Order Resetting Sale dated March 16, 2023 and entered in Case No. 22000378CA of the Circuit Court in and for Charlotte County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE, FOR CONSECO FINANCE HOME EQUITY LOAN TRUST 2001-C is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF THEODORA T. MORITZ A/K/A THEODORA TEAGUE MORITZ A/K/A THEODORA L. MORITZ, DECEASED; U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE, FOR CONSECO FINANCE HOME EQUITY LOAN TRUST 2001-

ANDREA M. MCVICHER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF THEODORA T. MORITZ A/K/A THEODORA TEAGUE MORITZ A/K/A THEODORA L. MORITZ, DECEASED; U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE, FOR CONSECO FINANCE HOME EQUITY LOAN TRUST 2001-C; ANDREA M. MCVICHER; MICHAEL C. MORITZ, II; T. MATTHEW MCVICHER; JUSTIN J. SULLIVAN; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF CHARLOTTE COUNTY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash website of www.charlotte.realforeclose.com, 11:00 a.m., on May 15, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

THE WEST ONE-HALF OF LOT 31, AND ALL OF LOTS 32 AND 33, BLOCK 179, HARBOUR HEIGHTS SECTION ELEVEN, PART TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 48A THROUGH 48G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

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

DATED at Punta Gorda, Florida, on 03/28/2023 ROGER D EATON As Clerk, Circuit Court By: (SEAL) B. Lackey As Deputy Clerk Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff P.O. BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Service E-mail: answers@dallelegal.com 1496-177884 / AP3 March 31; April 7, 2023

23-00315T