

## CHARLOTTE COUNTY LEGAL NOTICES

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-341  
Division Probate  
IN RE: ESTATE OF  
BLANCHE C. THUM  
Deceased.

The administration of the estate of Blanche C. Thum, deceased, whose date of death was November 26, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. 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 or

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 14, 2023.

## Personal Representative:

**William Thum**  
2830 Colgate Ave.

Delanco, New Jersey 08075

Attorney for Personal Representative:  
Jennifer J. Hammond, Attorney  
Florida Bar Number: 121531  
GREEN SCHOENFELD & KYLE LLP  
1380 Royal Palm Square  
FORT MYERS, FL 33919

Telephone: (239) 936-7200

Fax: (239) 936-7997

E-Mail:

jenniferhammond@gskattorneys.com

Secondary E-Mail:

carolgani@gskattorneys.com

April 14, 21, 2023 23-00365T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23000382CP  
Division Probate  
IN RE: ESTATE OF  
LEON RUSSELL BARNARD  
Deceased.

The administration of the estate of Leon Russell Barnard, deceased, whose date of death was December 19, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 14, 2023.

## Personal Representative:

**Heather Barnard-Riley**

23278 Harley Avenue  
Port Charlotte, Florida 33954

Attorney for Personal Representative:

James W. Mallonee, Attorney

Florida Bar Number: 0638048

JAMES W MALLONEE PA

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

April 14, 21, 2023 23-00346T

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO 2023 CP 00375  
IN RE: ESTATE OF  
EDWARD THOMAS NEAL,  
Deceased.

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

Your are hereby notified that an Order of Summary Administration has been, or will be, entered in the ESTATE OF EDWARD THOMAS NEAL, Probate File No. 2023-CP-00375, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Court-house, 350 E. Marion Avenue, Punta Gorda, FL 33950; that the total value of the Estate is \$65,000.00, and that the names and address of those to whom it has been assigned by such order are:

Linda Neal

139226 Stonefield Dr.

Clifton, VA 20124

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of 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 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 14, 2023.

Executed this April 6, 2023.

## Petitioner:

/s/ **Linda Neal**

**Linda Neal**

c/o **S. I. Valbh, Esquire**

1000 Legion Place, 10th Floor

Orlando, Florida 32802

Attorney for Petitioner:

s/ **SI Valbh**

**S. I. VALBH, ESQUIRE**

Florida Bar No. 0127949

Bogin Munns & Munns, PA

1000 Legion Place, 10th Floor

Orlando, Florida 32802

Telephone: (407) 578-1334

Facsimile: (407) 578-2181

April 14, 21, 2023 23-00347T

## FIRST INSERTION

Notice is hereby given that EMILY JILL MCGATH, OWNER, desiring to engage in business under the fictitious name of PARADISE MASSAGE located at 26257 ARGENTINA DRIVE, PUNTA GORDA, FLORIDA 33983 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

April 14, 2023

23-00350T

## FIRST INSERTION

Notice is hereby given that RONALD F RIDDLE, OWNER, desiring to engage in business under the fictitious name of T&R INDEPENDENT BOOKS located at 18000 MURDOCK CIR, PORT CHARLOTTE, FLORIDA 33948 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

April 14, 2023

23-00349T

## FIRST INSERTION

Notice is hereby given that J D ROOFING SERVICES INC, OWNER, desiring to engage in business under the fictitious name of EL SALVADOR FLAVOR CAFE located at 268 BARGER DR, PORT CHARLOTTE, FLORIDA 33954 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

April 14, 2023

23-00353T

## FIRST INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CASE NO. 22000047CA  
MIDFIRST BANK  
Plaintiff, v.  
SHANNON MILLER; UNKNOWN  
SPOUSE OF SHANNON MILLER;  
UNKNOWN TENANT 2; UN-  
KNOWN TENANT 1;  
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 09, 2022, and Order Rescheduling Foreclosure Sale entered on April 5, 2023, in this cause, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County, Florida, described as:

LOT 96, BLOCK 3302, PORT CHARLOTTE SUBDIVISION, SECTION 44, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 54A THROUGH 54G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

a/k/a 17016 OHARA DR, PORT CHARLOTTE, FL 33948-2254

at public sale, to the highest and best bidder, for cash, online at www.

charlotte.realforeclose.com, on May 22, 2023 beginning at 11:00 AM.

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 04/11/2023

Roger D. Eaton

Clerk of the Circuit Court

By: (Seal) B. Lackey

Deputy Clerk

eXL Legal, PLLC  
12425 28TH ST NORTH, STE. 200  
ST. PETERSBURG, FL 33716-1826  
EFILING@EXLEGAL.COM  
1000007284

April 14, 21, 2023 23-00370T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2023-CP-000363  
Division: Probate  
IN RE: ESTATE OF  
RUTH E. WAGLEY  
Deceased.

The administration of the estate of Ruth E. Wagley, deceased, whose date of death was February 4, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 14, 2023.

## Personal Representative:

**Henry O. Wagley, Jr.**

21532 Seyburn Terrace

Port Charlotte, FL 33954

Attorney for Personal Representative:

Forrest J. Bass, Attorney

Florida Bar No.: 68197

Farr Farr Emerich Hackett Carr &

Holmes, PA

99 Nesbit Street

Punta Gorda, FL 33950

Telephone: (941)639-1158

Fax: (941)639-0028

E-Mail: fbass@farr.com

Secondary E-Mail:

msleeper@farr.com and

probate@farr.com

April 14, 21, 2023 23-00363T

## 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 DIAMOND DOGG ENTERPRISES located at 1316 MONTE CARLO CT. 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 12th day of April, 2023.

DIAMOND DOGG ENTERPRISES,

LLC

April 14, 2023 23-00371T

## FIRST INSERTION

Notice Under Fictitious Name Law  
Pursuant to Section 865.09,  
Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Babcock Ranch Networking located at 17601 Palmetto Pass Lane, in the County of Charlotte, in the City of Punta Gorda, Florida 33982 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Punta Gorda, Florida, this

11th day of April, 2023.

SIMPLE VINNY'S INC.

April 14, 2023 23-00361T

## FIRST INSERTION

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

CASE NO. 08-2022-CA-001542

BERNARD TEYSSIER,

Plaintiff, vs.

JOSEPH H. KIAAINA, IV, JOANN

L.K. AOKI, and THE UKNOWN

SPOUSE, HEIRS, DEVISEES,

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS, TRUSTEE

OR OTHER PARTIES CLAIMING

BY, THROUGH, UNDER, OR

AGAINST LINDA ANN KIAAINA,

DECEASED,

Defendants.

To: JOSEPH H. KIAAINA, IV

Last known address: 8803 S 34th St,

Bellevue NE, 68147

THE UKNOWN SPOUSE, HEIRS,

DEVISEES, GRANTEES, ASSIGN-

EES, LIENORS, CREDITORS,

TRUSTEE OR OTHER PARTIES

CLAIMING BY, THROUGH, UNDER,

OR AGAINST LINDA ANN KIAAINA,

DECEASED

Last known address: 8305 S 34th St,

Bellevue NE, 68147

You are notified of the institution

of this action by Plaintiff, BERNARD

TEYSSIER, against you for a declara-

tory judgment and to quiet title to the

following property in Charlotte County,

Florida:

Lot 1, Block 4967, of PORT

CHARLOTTE SUBDIVISION

SECTION NINETY THREE, a

Subdivision according to the Plat

23-00364T

thereof, recorded in Plat Book 9, Page 1A, of the Public Records of Charlotte County, Florida.

and you are required to serve a copy of your written defenses, if any to it on Brandon M. Henderson, Esq., the Plaintiff's attorney, whose address is 7650 W. Courtney Campbell Causeway, Suite 1150, Tampa, Florida, 33607, by 5-17-23 and file the original with the Clerk of this court either before service upon 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 11th day of April, 2023.

Clerk of The Circuit Court

By: B. Lackey (SEAL)

As Deputy Clerk

Brandon M. Henderson, Esq.,

the Plaintiff's attorney,

7650 W. Courtney Campbell Causeway,

Suite 1150, Tampa, Florida, 33607

April 14, 21, 28; May 5, 2023

23-00364T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-000389  
Division Probate  
IN RE: ESTATE OF  
HARRY K. APPELGETT A/K/A  
HARRY KAY APPELGETT  
Deceased.

The administration of the estate of Harry K. Applegett a/k/a Harry Kay Applegett, deceased, whose date of death was March 8, 2023, 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 4/14/23.

## Personal Representative:

**Mark Applegett**

6074 Hickory Hill Place

Columbus, Ohio 43228

Attorney for Personal Representative

FIRST INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION  
Case No. 2023-CA-001310

In re: LINEMODS, LLC, Assignor, to LARRY S. HYMAN, Assignee.

TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

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.

1. PLEASE TAKE NOTICE that on or about March 29, 2023, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by LINEMODS, LLC, Assignor, with its principal place of business at 21333 Peachland Blvd., Port Charlotte, Florida 33954, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Charlotte County.

2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before July 27, 2023.

April 14, 21, 28; May 5, 2023

23-00362T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
File No. 23000123CP  
Division Probate  
IN RE: ESTATE OF ROSE E. THOMPSON  
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 Rose E. Thompson, deceased, File Number 23000123CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948; that the decedent's date of death was November 9, 2020; that the total value of the estate is less than \$75,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Terese Thompson-Heisler 3737 El Jobean Rd., 50/H4 Port Charlotte, FL 33953

Laurence Thompson 953 Whispering Ridge Ln. Bel Air, Maryland 21015  
Richard Thompson 308 Treetraal Parkway Norcross, Georgia 30093

Estate of Kathryn Agett 3737 El Jobean Rd., 51 Port Charlotte, FL 33953  
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 14, 2023.

Person Giving Notice:  
/s/ Terese Thompson-Heisler  
Terese Thompson-Heisler  
3737 El Jobean Rd., 50/H4  
Port Charlotte, Florida 33953

Attorney for Person Giving Notice  
Ledbetter Law Group  
Attorney for Terese Thompson-Heisler  
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  
Tel: (941) 256-3965  
Fax: (941) 866-7514  
2nd Email:  
probate@LedbetterLawFL.com  
April 14, 21, 2023 23-00352T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
File No. 23-000421-CP  
Division: Probate  
IN RE: ESTATE OF KIMBERLY JANE THUDIN,  
Deceased.

The administration of the estate of KIMBERLY JANE THUDIN, deceased, whose date of death was January 28, 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 April 14, 2023.

Personal Representative:  
EMILY THOM  
12986 Nightingale St. NW  
Coon Rapids, MN 55448

Attorney for Personal Representative:  
CHEYENNE R. YOUNG  
Florida Bar Number: 0515299  
Wotitzky, Wotitzky, Ross & Young, P.A.  
Attorneys at Law  
1107 W. Marion Avenue, Unit #111  
Punta Gorda, FL 33950  
Telephone: (941) 639-2171  
Fax: (941) 639-8617  
E-Mail: cyoung@wotitzkylaw.com  
Secondary E-Mail:  
jackie@wotitzkylaw.com  
April 14, 21, 2023 23-00373T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
File No. 23-000360-CP  
Division Probate  
IN RE: ESTATE OF SHIRLEY R. COCHRAN,  
Deceased.

The administration of the estate of Shirley R. Cochran, deceased, whose date of death was February 5, 2023, 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 14, 2023.

Personal Representative:  
James L. Cochran  
18827 Ayrshire Circle  
Port Charlotte, FL 33948

Attorney for Personal Representative:  
Guy S. Emerich, Esq.  
Florida Bar Number: 126991  
Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
E-Mail: gemerich@farr.com  
Secondary E-Mail:  
sziegler@farr.com and  
probate@farr.com  
April 14, 21, 2023 23-00366T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
File NO 2023 CP 00374  
IN RE: ESTATE OF JOSEPH ROBERT NEAL,  
Deceased.

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

Your are hereby notified that an Order of Summary Administration has been, or will be, entered in the ESTATE OF JOSEPH ROBERT NEAL, Probate File No. 2023-CP-00374, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Courthouse, 350 E. Marion Avenue, Punta Gorda, FL 33950; that the total value of the Estate is \$00.00, and that the names and address of those to whom it has been assigned by such order are:

Barbara A Neal  
12315 Cruxbury Dr  
Windermere, FL 34786  
Denise J. Klingsten  
29260 Taralane Dr  
Punta Gorda, FL 33982  
David M. Neal  
5972 Brickell Drive  
Nort Port, FL 34286  
Edward Thomas Neal  
c/o Linda Neal, spouse  
13926 Stonefield Dr.  
Clifton, VA 20124

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of 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 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 14, 2023.

Executed this April 6, 2023.

Petitioner:  
/s/ Denise Klingsten  
Denise J. Klingsten  
c/o S. I. Valbh, Esquire  
1000 Legion Place, 10th Floor  
Orlando, Florida 32802

Attorney for Petitioner:  
s/ SI Valbh  
S. I. VALBH, ESQUIRE  
Florida Bar No. 0127949  
Bogin Munns & Munns, PA  
1000 Legion Place, 10th Floor  
Orlando, Florida 32802  
Telephone: (407) 578-1334  
Facsimile: (407) 578-2181  
April 14, 21, 2023 23-00348T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
File No. 23000388CP  
Division Probate  
IN RE: ESTATE OF DARRELL F. LATREMOUILLE  
a/k/a D.F. LATREMOUILLE,  
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 DARRELL F. LATREMOUILLE a/k/a D.F. LATREMOUILLE deceased, File Number 23000388CP 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 October 11, 2022; that the total value of the estate is \$3,908.58 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:  
NANNETTE LATREMOUILLE  
23112 Central Ave.,  
Port Charlotte, FL 33980  
MICHELLE LATREMOUILLE  
8281 4th St. Rear,  
Buena Park, CA 90621  
JOSEPH LATREMOUILLE

175 Dennison Dr.,  
Whitesburg, TN 37891  
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.

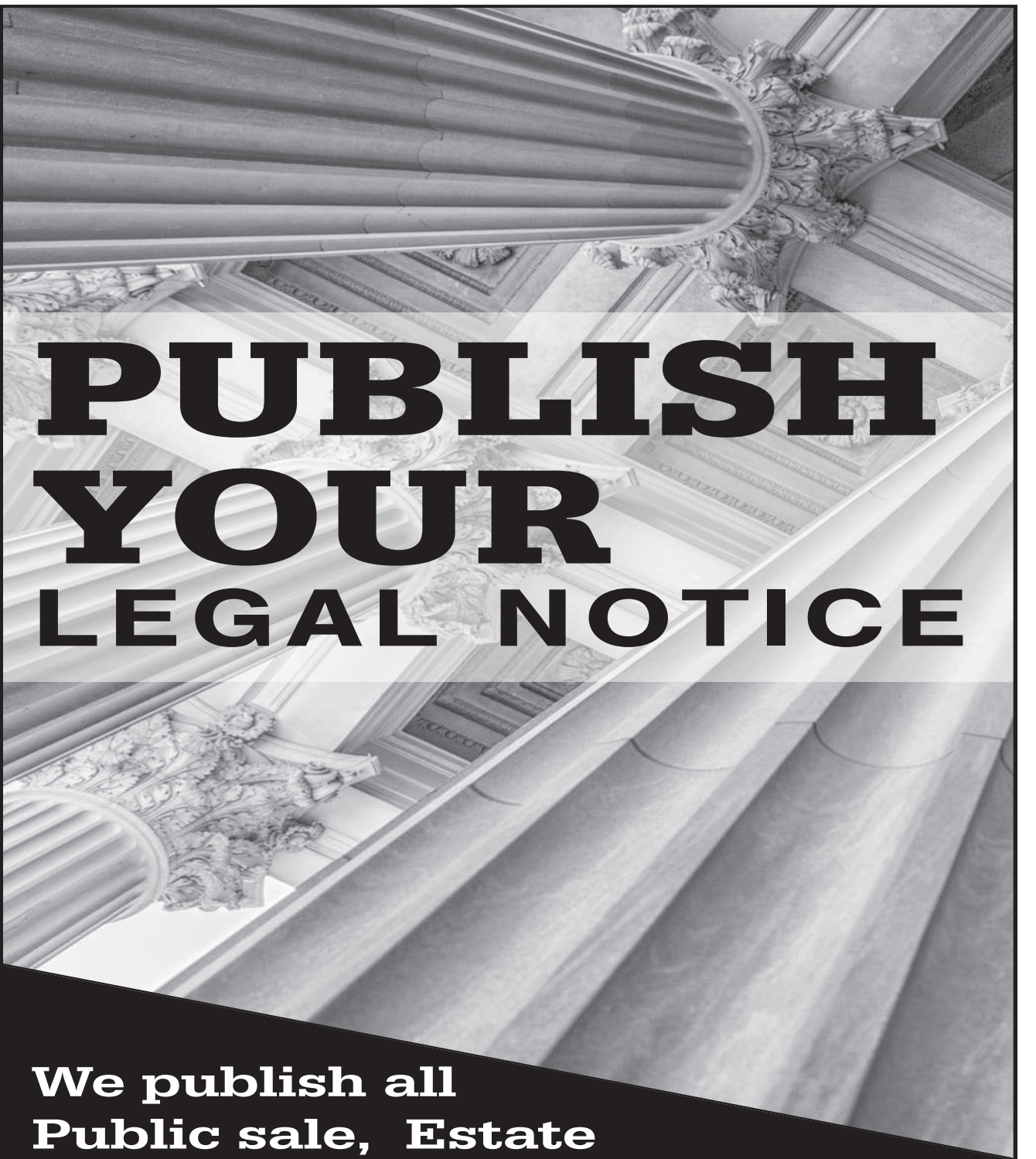
ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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 14, 2023.

Person Giving Notice:  
Nanette LaTremouille  
23112 Central Ave.  
Port Charlotte, FL 33980

Attorney for  
Person Giving Notice:  
Ariana R. Fileman, Esq.  
Florida Bar No. 0990612  
Fileman Law Firm, P.A.  
201 W. Marion Ave.,  
Suite 1208  
Punta Gorda, FL 33950  
Tel. (941) 833-5560  
April 14, 21, 2023 23-00358T



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Observer**

## FIRST INSERTION

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

Case No: 22000900CA  
WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST, Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST, INGE J. PETTERSON, DECEASED; et al., Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Amended Final Judgment of Foreclosure dated April 10, 2023 and entered in Case No. 22000900CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST, is the Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST, INGE J. PETTERSON, DECEASED; DONALD PETTERSON and CHRISTOPHER ENGLISH, are Defendants, Roger D. Eaton, the Charlotte County Clerk of Court, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 A.M. on June 5, 2023 the following described property set forth in said Final Judgment, to wit:

LOT 10, BLOCK 538, PORT

CHARLOTTE SUBDIVISION, SECTION SEVEN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 11A THROUGH 11G OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

More Commonly Known as: 3239 Scotia St., Port Charlotte, FL 33952

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

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

DATED in Charlotte, Florida this, day of 04/11/2023

As Clerk of Circuit Court  
Charlotte County, Florida  
(Seal) B. Lackey  
Deputy Clerk

J. Bennett Kitterman, Esq.  
Lender Legal PLLC  
2807 Edgewater Drive  
Orlando, Florida 32804  
eservice@lenderlegal.com  
bkitterman@lenderlegal.com  
Attorney for Plaintiff  
LLS10693-Petterson

April 14, 21, 2023 23-00368T

## FIRST INSERTION

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

Case No: 22000923CA  
WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST, Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST, HELEN IRENE HUGHEY, DECEASED, et al., Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Amended Final Judgment of Foreclosure dated April 10, 2023 and entered in Case No. 22000923CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST, is the Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST, HELEN IRENE HUGHEY, DECEASED; MARIA MANOR ASSOCIATION, INC.; NATALIE DEWEESE; TRACY DEWEESE; KENDRA TRUMBULL; ERICA CUTCHER; ANDREA DEWEESE; CORRINA DEWEESE; STEPHEN DEWEESE A/K/A STEPHEN PAUL DEWEESE and SHIRLEY DEWEESE A/K/A SHIRLEY WAYNE DEWEESE, are Defendants, Roger D. Eaton, the Charlotte County Clerk of Court, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 A.M. on June 5, 2023 the following described property set forth in said Final Judgment, to wit:

UNIT 2-B, MARIA MANOR, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 333, PAGES 331,

AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 1, PAGES 11A THROUGH 11C, AND THE AMENDMENTS THERE-TO RECORDED IN O.R. BOOK 391, PAGE 912; O.R. BOOK 471, PAGE 721; O.R. BOOK 501, PAGE 202; O.R. BOOK 501, PAGE 206 AND O.R. BOOK 526, PAGE 281, AS AMENDED, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, INCLUDING ALL APPURTENANCES TO THE UNIT, INCLUDING THE UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

More Commonly Known as: 4158 Tamiami Trl, Unit 2B, Port Charlotte, FL 33952

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

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

DATED in Charlotte, Florida this, day of 04/11/2023

As Clerk of Circuit Court  
Charlotte County, Florida  
(Seal) B. Lackey  
Deputy Clerk

J. Bennett Kitterman, Esq.  
Lender Legal PLLC  
2807 Edgewater Drive  
Orlando, Florida 32804  
eservice@lenderlegal.com  
bkitterman@lenderlegal.com  
Attorney for Plaintiff  
LLS10687-Hughey

April 14, 21, 2023 23-00367T

## FIRST INSERTION

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

Case No. 22000400CA  
NAVY FEDERAL CREDIT UNION Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF HUGH H STRICKLAND A/K/A HUGH HAMBY STRICKLAND, DECEASED; THOMAS DENNIS STRICKLAND III, AS KNOWN HEIR OF HUGH H STRICKLAND A/K/A HUGH HAMBY STRICKLAND, DECEASED, CHARLOTTE COUNTY, FLORIDA, UNKNOWN SPOUSE OF HUGH H STRICKLAND A/K/A HUGH HAMBY STRICKLAND; UNKNOWN SPOUSE OF THOMAS DENNIS STRICKLAND III, AND UNKNOWN TENANTS/ OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 5, 2023, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as:

LOT 19, BLOCK 399, PORT CHARLOTTE SUBDIVISION, SECTION 23 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 14A THRU 14E, OF THE PUBLIC REOCRDS OF CHAR-

LOTTE COUNTY, FLORIDA. and commonly known as: 861 MENSHER NW, PORT CHARLOTTE, FL 33948; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on May 22, 2023 at 11:00 A.M..

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

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

Dated this day of 04/10/2023.

Clerk of the Circuit Court  
Roger D. Eaton  
By: (Seal) B. Lackey  
Deputy Clerk

Jennifer M. Scott  
(813) 229-0900 x  
Kass Shuler, P.A.  
1505 N. Florida Ave.  
Tampa, FL 33602-2613  
ForeclosureService@kasslaw.com  
110650/2217705/CMP  
April 14, 21, 2023 23-00356T

## FIRST INSERTION

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

CIVIL DIVISION:

CASE NO.: 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. EHRENBERG; UNKNOWN SPOUSE OF JOANN R. EHRENBERG; JOANN R. EHRENBERG, AS TRUSTEE OF THE JOANN R. EHRENBERG REVOCABLE TRUST DATED JANUARY 17, 2006; UNKNOWN BENEFICIARIES OF THE JOANN R. EHRENBERG REVOCABLE TRUST DATED JANUARY 17, 2006; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 10th day of April 2023, and entered in Case No. 23000032CA, of the Circuit Court of the 20TH Judicial Circuit in and for CHARLOTTE County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3 is the Plaintiff and UNKNOWN SPOUSE OF JOANN R. EHRENBERG UNKNOWN BENEFICIARIES OF THE JOANN R. EHRENBERG REVOCABLE TRUST DATED JANUARY 17, 2006; and UNKNOWN SUCCESSOR TRUSTEE OF THE JOANN R. EHRENBERG REVOCABLE TRUST DATED JANUARY 17, 2006 UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes at, 11:00 AM on the 7th day of August 2023,

the following described property as set forth in said Final Judgment, to wit:

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

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

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

Dated this day of 04/11/2023

ROGER D. EATON  
Clerk Of The Circuit Court  
By: (Seal) B. Lackey  
Deputy Clerk

Submitted by:  
De Cubas & Lewis, P.A.  
P.O. Box 771270  
Coral Springs, FL 33077  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
22-00857  
April 14, 21, 2023 23-00357T

## FIRST INSERTION

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

CASE NO:  
082022CA001534XXXXXX

DOMINION FINANCIAL SERVICES, L.L.C, A MARYLAND LIMITED LIABILITY COMPANY Plaintiff, vs.  
LMD GROUP INVESTMENTS CORP., LUCRECIA DELMONTE, BLUE INTERNATIONAL GROUP, LLC AND THE UNKNOWN PERSON(S) IN POSSESSION OF THE MORTGAGED PROPERTY Defendants.

Notice is hereby given that, pursuant to the Final Summary Judgment of Foreclosure and on Breach of Guaranty entered on April 11, 2023, in this cause, The Clerk of Courts, Roger D. Eaton, will sell the property situated in Charlotte County, Florida, described as:

LOT 67, GROVE CITY SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. a/k/a 1924 PENNSYLVANIA AVENUE, ENGLEWOOD, FL 34224

at public sale, to the highest and best bidder, for cash, via online auction

at www.charlotte.realforeclose.com beginning at 11:00 a.m., on May 26, 2023.

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 11th day of April, 2022.

LAMCHICK LAW GROUP, P.A.

Attorneys for Plaintiff  
6910 N. Kendall Drive  
Miami, Florida 33156  
(305) 670-4455 Phone  
(305) 670-4422 Fax  
/s/ Ronald Pereira  
RONALD PEREIRA, ESQ.  
F.B.N. 597872  
April 14, 21, 2023 23-00374T

## FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2300022ICA

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs.

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOHN A. MINCHAK DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEEES OR OTHER CLAIMANT, et al, Defendants/

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOHN A. MINCHAK DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEEES OR OTHER CLAIMANT WHOSE ADDRESS IS UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property, to-wit:

Lot 30, Block E, Seminole Lakes Phase II, according to the map or plat thereof as recorded in Plat Book 17, Pages 33A through 33H, of the public records of Charlotte

County, Florida.. more commonly known as 26159 Stillwater Cir, Punta Gorda, FL 33955.

This action has been filed against you, and you are required to serve a copy of your written defense, if any, to the Plaintiff's attorney, GILBERT GARCIA GROUP, P.A., whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before May 17, 2023 30 days after date of first publication and file the original with the Clerk of the Circuit 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 on the 11th day of April, 2023.

CHARLOTTE COUNTY, FLORIDA

By: B. Lackey (SEAL)  
Deputy Clerk

GILBERT GARCIA GROUP, P.A.  
2313 W. Violet St.  
Tampa, Florida 33603  
630282.33785/JC  
April 14, 21, 2023 23-00359T

## FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA. CIVIL DIVISION

CASE NO. 22000692CA

U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, Plaintiff, vs.

AIDA FUENTES; APEX ROOFING AND RESTORATION, LLC; 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 April 10, 2023, and entered in Case No. 22000692CA of the Circuit Court in and for Charlotte County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST is Plaintiff and AIDA FUENTES; APEX ROOFING AND RESTORATION, LLC; 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 June 7, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 13, BLOCK 201, PORT

CHARLOTTE SUBDIVISION SECTION EIGHT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 16-A THROUGH 16-Z 7, 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 04/11/2023

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@dallegal.com  
1460-180114 / AP3  
April 14, 21, 2023 23-00369T

# OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

pinellasclerk.org

polkcountyclerk.net

myorangeclerk.com

## FIRST INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
Case No. 18-CA-000118  
GULF STATES CAPITAL, a Texas  
Partnership,  
Plaintiff, v.  
SUZIN AGUIRRE, et al,  
Defendants.

NOTICE IS GIVEN that, pursuant to an Amended Final Judgment of Foreclosure dated the 28th day of February, 2023, and pursuant to that Consent and Stipulation of Summary Final Judgment of Foreclosure without Hearing dated April 23, 2019, in Case No. 18-CA-000118, of the Circuit Court of Charlotte County, Florida, in which SUZIN AGUIRRE, a single woman, and KNOWN AND UNKNOWN TENANTS / OWNERS are the Defendants, will sell to the highest and best bidder in an online sale at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com), in Charlotte County, Florida at 11:00 A.M. on Wednesday, May 3, 2023 the following described property set forth in the Order of Final Judgment:

Lot 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34, Block F, of RIVERSIDE PARK, according to the plat thereof, as recorded in Plat Book 1, Page(s) 94, of the Public Records of Charlotte County, Florida.  
Commonly known as: 7929 Hill-

man Avenue, Punta Gorda, FL 33982

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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 10th day of April, 2023  
ROGER D. EATON,  
As Clerk of Court  
By: (Seal) B. Lackey  
As Deputy Clerk

Attorney for Plaintiff:  
Barbara M. Brown, Esquire  
BROWN & ASSOCIATES LAW & TITLE, P.A.  
11373 Countryway Blvd.  
Tampa, FL 33626  
courtdocuments@brownalt.com  
(813) 289 - 8485  
FBN: 641863  
April 14, 21, 2023 23-00355T

## FIRST 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. 21000180CA  
Santander Bank, N.A.,  
Plaintiff, vs.  
John Ibarra,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 21000180CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Santander Bank, N.A. is the Plaintiff and John Ibarra; Candice Ibarra-Ostermann; John F. Ibarra, as Co-Personal Representative of the Estate of John Ibarra, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of John Ibarra, Deceased; Candice Ibarra-Ostermann, as Co-Personal Representative of the Estate of John Ibarra, Deceased are the Defendants, that I will sell to the highest and best bidder for cash at, [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com), beginning at 11:00 AM on the 15th day of May, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 119, PUNTA GORDA ISLES, SECTION 12, A

SUBDIVISION ACCORDING  
TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK  
8, PAGES 6A THROUGH 6T,  
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.  
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 04/11/2023  
Roger Eaton  
As Clerk of the Court  
By: (Seal) B. Lackey  
As Deputy Clerk

Brock & Scott PLLC  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Attorney for Plaintiff  
File # 21-F00019  
April 14, 21, 2023 23-00360T

## FIRST INSERTION

NOTICE OF SALE  
IN THE CIRCUIT CIVIL COURT OF  
THE TWENTIETH JUDICIAL  
CIRCUIT OF FLORIDA, IN AND  
FOR CHARLOTTE COUNTY  
CIVIL DIVISION  
Case No. 08-2022-ca-000865  
CARDINAL FINANCIAL  
COMPANY, LIMITED  
PARTNERSHIP  
Plaintiff, vs.  
CLIFTON R. FOX, UNKNOWN  
SPOUSE OF CLIFTON R. FOX,  
STATE OF FLORIDA,  
DEPARTMENT OF REVENUE,  
CLERK OF CHARLOTTE  
COUNTY, FLORIDA, AND  
UNKNOWN  
TENANTS/OWNERS,  
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 5, 2023, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as:

EAST 1/2 OF LOT 1, BLOCK L, N.H. DECOSTERS ADDITION TO HARBOR VIEW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 24, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 1925 BANANA ST, PUNTA GORDA, FL 33980; including the building,

appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at [www.Charlotte.realforeclose.com](http://www.Charlotte.realforeclose.com) in accordance with Chapter 45 Florida Statutes, on May 26, 2023 at 11:00 A.M..

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

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

Dated this day of 04/12/2023  
Clerk of the Circuit Court  
Roger D. Eaton  
By: (Seal) B. Lackey  
Deputy Clerk

Kass Shuler, P.A.  
1505 N. Florida Ave.  
Tampa, FL 33602-2613  
ForeclosureService@kasslaw.com  
327486/2218381/wvl  
April 14, 21, 2023 23-00372T

## SUBSEQUENT INSERTIONS

## THIRD INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
Case No.:

082023CA000335XXXXXX  
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

## FOURTH 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 Carousel Dr, Punta Gorda, FL 33955  
Parcel Identification Number: 422310454001

## FOURTH 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 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

## SECOND 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



# SAVE TIME

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

W/0177

## SECOND 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 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 April 7, 2023.

**Personal Representative:**  
**CLIFFORD L. BIRNBAUM,**  
**Personal Representative**

2237 Foothill Drive  
Phoenix, AZ 85024

Attorney for Personal Representative:  
Katherine S. Dely, Esquire  
Attorney for Personal Representative  
Florida Bar No. 0520871  
Law Offices of Katherine S. Dely, P.L.  
Post Office Box 5032  
Lighthouse Point, Florida 33074-5032  
Telephone: (954) 804-1365  
April 7, 14, 2023 23-00333T

## SECOND 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

## SECOND 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 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 April 7, 2023.

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

1574 Wood Rose Street  
North Port, Florida 34288

Email: jrcweb2@gmail.com  
Attorney for Personal Representative:  
Neil T. Lyons, Esq.  
Florida Bar No. 91826  
Luhren Goldberg, LLC  
6954 Professional Parkway  
Lakewood Ranch, Florida 34240  
Email Address:  
ntl@lawpoweredbywomen.com  
April 7, 14, 2023 23-00326T

## SECOND 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 & 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

## SECOND 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:**  
**Ilona M. Lawery**

5258 Montego Lane  
Port Charlotte, Florida 33981

Attorney for Personal Representative:  
Ellie K. Harris  
Florida Bar Number: 0021671  
Schwarz & Harris, P.A.  
17841 Murdock Circle  
Port Charlotte, Florida 33948  
Telephone: (941) 625-4158  
Fax: (941) 625-5460  
E-Mail: elise@schwarzlaw.net  
Secondary: e-service@shwarzlaw.net  
April 7, 14, 2023 23-00325T

## SECOND 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 unmatured, 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 unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT 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

## SECOND 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 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:

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  
KUHNS LAW FIRM, PLLC

425 Cross Street, Ste. #312  
Punta Gorda, Florida 33950

Telephone: (941) 205-8000/  
Fax: (941) 205-8001

E-Mail: jeff@kuhnslawfirm.com

Secondary E-Mail:  
forrest@kuhnslawfirm.com

April 7, 14, 2023 23-00340T

## SECOND 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 unmatured, 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 unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT 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

## SECOND 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. Ka-  
lamazoo, 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

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23000332CP  
Division Probate  
IN RE: ESTATE OF  
BONNIE SAMUEL  
Deceased.

The administration of the estate of Bonnie Samuel, deceased, whose date of death was January 23, 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 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:**  
**William Arroyo**

1430 Maracaibo Street  
Port Charlotte, Florida 33980

Attorney for Personal Representative:  
T. Thomas Shirley, Attorney  
Florida Bar Number: 154581  
DUNKIN & SHIRLEY PA  
170 West Dearborn Street  
Englewood, Florida 34223  
Telephone: (941) 474-7753  
Fax: (941) 475-1954  
E-Mail: tom@dunkinshirley.com  
April 7, 14, 2023 23-00323T

## SECOND 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  
DUNWODY WHITE &  
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

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 23000364CP  
Division: Probate  
IN RE: ESTATE OF  
FRANKLIN W. BROWNLOW  
Deceased.

The administration of the estate of Franklin W. Brownlow, deceased, whose date of death was January 10, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is Friday, April 7, 2023.

SECOND 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

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

SECOND 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.: 23243CA NAJMI REALTY, LLC, a Florida limited liability company, Plaintiff, vs. HORIZON TRUST COMPANY, as Custodian FBO ABDOOL W. SHAKUR IRA; and AURELIA A. RODRIGUEZ; if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against him, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein described, Defendants. TO: AURELIA A. RODRIGUEZ if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against him, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein described: YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described property in Charlotte County, Florida: Lot 6, Block 4616, Port Charlotte Subdivision, Section 85, according to the map or plat thereof, as recorded in Plat Book 6, Pages 60A through 60Q, inclusive, of the Public Records of Charlotte

County, Florida. Commonly Known As: 10117 Amicola Street, Port Charlotte, FL 33981 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court March 31, 2023. ROGER D. EATON CLERK OF THE COURT By B. Lackey (SEAL) Deputy Clerk

SECOND 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, and ROTONDA SANDS TRUST, 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 HARBOR HEIGHTS SEC 11 BLK 235-A LT 18 HBH 011 235A 0019 HARBOR 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

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. EHRENBERG, et al., Defendants. TO: UNKNOWN SPOUSE OF JOANN R. EHRENBERG Last Known Address: 22257 YONKERS AVE, PORT CHARLOTTE, FL 33952 Current Residence Unknown UNKNOWN BENEFICIARIES OF

THE JOANN R. EHRENBERG 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. EHRENBERG 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

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, GRANTEEES, 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, GRANTEEES, 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,

SECOND 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 him and all 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 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 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

SECOND INSERTION

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

SECOND INSERTION

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

SECOND 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 him and all 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, Defendants. TO: 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 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 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

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

SECOND 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

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:

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.

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, YOAKLEY & 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.

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.

SCHEDULE A

Table with 2 columns: Parcel 6 details and Charlotte County Official Records Book and Page where interest is recorded.

Table with 2 columns: Parcel 7 details and Charlotte County Official Records Book and Page where interest is recorded.

Table with 2 columns: Parcel 8 details and Charlotte County Official Records Book and Page where interest is recorded.

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 110.30 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

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