

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA... CIVIL DIVISION... CASE NO.: 2021 CC 8315...

NOTICE OF Sale is hereby given pursuant to the Final Judgment as to Count 1 entered in the above noted case that the following properties will be sold in Manatee County, Florida...

At public sale, to the highest and best bidder for cash, via the internet at www.manatee.realforeclose.com, at 11:00 a.m. on the 2nd day of May, 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

Respectfully submitted, Hankin & Hankin 100 Wallace Avenue, Suite 100 Sarasota, FL 34237...

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA... CASE NO. 2020CA000967AX...

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 10, 2023, in this cause, in the Circuit Court of Manatee County, Florida...

At public sale, to the highest and best bidder, for cash, online at www.manatee.realforeclose.com, on May 11, 2023 beginning at 11:00 AM.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Dated: April 12, 2023. Respectfully submitted, Hankin & Hankin 100 Wallace Avenue, Suite 100 Sarasota, FL 34237...

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000641...

The administration of the estate of BETTY S. HENRY, a/k/a BETTY SCHMID HENRY, deceased, whose date of death was November 9, 2022, is pending in the Circuit Court for Manatee County, Florida...

All 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: /s/ Linda R. Milne LINDA R. MILNE, a/k/a LINDA S. MILNE 212 Cityside Drive #50 Montpelier, Vermont 05602...

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-365...

The administration of the estate of RAYMOND HUTCHINSON, also known as RAYMOND HUTCHINSON, JR., deceased, whose date of death was October 24, 2022, is pending in the Circuit Court for MANATEE County, Florida...

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

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

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

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

Wayne Armstrong Personal Representative 2127 La Salle Street Sarasota, FL 34231...

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-0391...

The administration of the estate of LORRAINE A. CHAMPAGNE, deceased, whose date of death was November 5, 2022; is pending in the Circuit Court for Manatee County, Florida...

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

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

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

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

Wayne Armstrong Personal Representative 2127 La Salle Street Sarasota, FL 34231...

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-0712...

The administration of the estate of CAROLE HOPFENZITZ, deceased, whose date of death was October 16, 2022, is pending in the Circuit Court for Manatee County, Florida...

All 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: Sonja J. Hayes 4615 Halls Mill Xing Ellenton, Florida 34222...

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2022 CP 3302...

The administration of the Estate of James W. Saur, deceased, whose date of death was June 30, 2022, is pending in the Circuit Court for Manatee County, Florida...

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

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

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

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

Personal Representative: /s/ Jacob Saur JACOB SAUR (PR) 8015 Shannon Woods Place Nanjemoy, MD 20662...

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2023CP000671AX...

The administration of the estate of CHRISTOPHER C. WILLIAMS, deceased, whose date of death was July 29, 2020, and whose social security number was XXX-XX-8510, is pending in the Circuit Court for Manatee County, Florida...

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE 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 of administration: April 14, 2023.

Personal Representative: PERSONICA G. WILLIAMS, 751 10th Street East, Lot 505 Palmetto, FL 34221...

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000394...

The administration of the estate of ELMER O. STENNES, JR. A/K/A ELMER OSBORNE STENNES, JR., deceased, whose date of death was August 10, 2022, is pending in the Circuit Court for MANATEE County, Florida...

All 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

Cynthia J Ferland (Feb 1 2023 07:29 EST) /S/ CF CYNTHIA FERLAND Personal Representative 211 Rustic Road Waynesville, NC 28786...

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 81...

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 David Everett Thomsen, deceased...

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.

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

Person Giving Notice: Ted Fredric Thomsen Petitioner 7826 Bowsprit Way Bradenton, Florida 34202...

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County name from the menu option OR E-MAIL: legal@businessobserverfl.com

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.

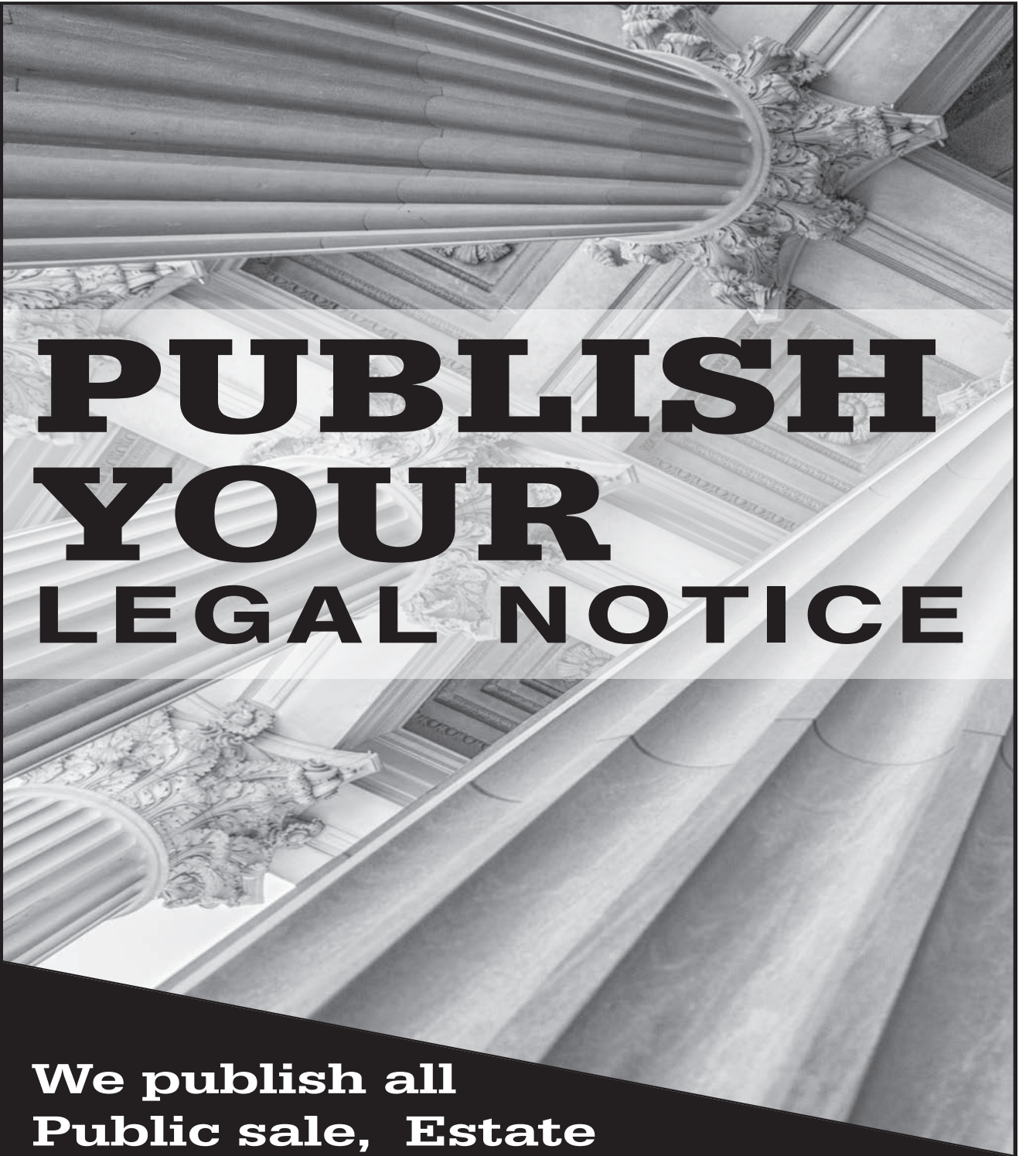
ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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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FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA... Case No: 22000900CA... WILLMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST, INGE J. PETTERSON, DECEASED; et al., Defendants.

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... Plaintiff 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.

DATED in Charlotte, Florida this, day of 04/11/2023... As Clerk of Circuit Court Charlotte County, Florida (Seal) B. Lackey Deputy Clerk

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA... Case No: 22000923CA... WILLMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST, HELEN IRENE HUGHEY, DECEASED, et al., Defendants.

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... Plaintiff 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.

DATED in Charlotte, Florida this, day of 04/11/2023... As Clerk of Circuit Court Charlotte County, Florida (Seal) B. Lackey Deputy Clerk

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, GRANTEES, 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.

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.

Dated this day of 04/10/2023... Clerk of the Circuit Court Roger D. Eaton By: (Seal) B. Lackey Deputy Clerk

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, LLC, 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.

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.

Dated this day of 04/10/2023... Clerk of the Circuit Court Roger D. Eaton By: (Seal) B. Lackey Deputy Clerk

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, GRANTEES OR OTHER CLAIMANT, et al, Defendants.

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 our 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.

Dated this day of 04/11/2023... ROGER D. EATON Clerk Of The Circuit Court By: (Seal) B. Lackey Deputy Clerk

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).

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.

Dated this day of 04/11/2023... ROGER D EATON As Clerk, Circuit Court By: (Seal) B. Lackey As Deputy Clerk

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com
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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 ABDOL 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 Albert J. Tiseo, Jr., Esq., Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 atiseo@gtslawfirm.com lbaird@gtslawfirm.com 941-625-6666 April 7, 14, 21, 28, 2023 23-00322T

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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 23000032CA FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3, Plaintiff, vs. JOANN R. 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

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

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,

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 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 the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein 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 his or her estate or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any

right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF DANIEL FELIPE AMADOR BAEZ: YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Charlotte County, Florida: Lot 21, Block 3442, Port Charlotte Subdivision, Section 69, according to the map or plat thereof, as recorded in Plat Book 6, Pages 20A through 20H, inclusive, of the Public Records of Charlotte County, Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court March 31, 2023. ROGER D. EATON CLERK OF THE COURT By B. Lackey (SEAL) Deputy Clerk Albert J. Tiseo, Jr., Esq. Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 atiseo@gtslawfirm.com lbaird@gtslawfirm.com 941-625-6666 April 7, 14, 2023 23-00321T

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY 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 the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein 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 his or her estate or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or

interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF JUAN P. AJO: YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Charlotte County, Florida: Lot 10, Block 3572, Port Charlotte Subdivision, Section 62, according to the map or plat thereof, as recorded in Plat Book 5, Pages 76A through 76E, inclusive, of the Public Records of Charlotte County, Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court March 31, 2023. ROGER D. EATON CLERK OF THE COURT By B. Lackey (SEAL) Deputy Clerk Albert J. Tiseo, Jr., Esq. Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 atiseo@gtslawfirm.com lbaird@gtslawfirm.com 941-625-6666 April 7, 14, 2023 23-00320T

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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:

Table with 2 columns: Parcel 6 and Parcel 7. Each row contains details about the nature of interests, owner information, and other interests.

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 8 and Parcel 9. Each row contains details about the nature of interests, owner information, and other interests.

SCHEDULE B

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

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

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

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

NER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 25 EAST, SAME BEING THE SOUTHEAST CORNER OF SECTION 13 AS CONVEYED TO PROBITAS ENTERPRISES, LLC, AS RECORDED IN BOOK 3661, PAGE 910, P.R.C.C.F., BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 25 EAST, FROM WHICH A MAG NAIL WITH A DISC STAMPED "LB 7917" FOUND AT THE SOUTHEAST QUARTER OF SAID SECTION 24 BEARS S 89°38'21" E, A DISTANCE OF 49.45 FEET; THENCE, N 89°38'21" W, ALONG THE SOUTH LINE OF SAID SECTION 24, SAME BEING THE NORTH LINE OF SAID SANDRA W. WELLES RANCH, LLC TRACT, A DISTANCE OF 15.03 FEET TO A CALCULATED POINT; THENCE, OVER AND ACROSS SAID SECTION 24, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: 1. N 04°07'30" E, A DISTANCE OF 80.59 FEET TO A CALCULATED POINT; 2. N 00°09'42" E, A DISTANCE OF 267.28 FEET TO A CALCULATED POINT; 3. N 00°09'25" E, A DISTANCE OF 500.00 FEET TO A CALCULATED POINT; 4. N 00°08'53" E, A DISTANCE OF 500.02 FEET TO A CALCULATED POINT; 5. N 00°12'20" E, A DISTANCE OF 500.01 FEET TO A CALCULATED POINT; 6. N 00°13'43" E, A DISTANCE OF 499.99 FEET TO A CALCULATED POINT; 7. N 00°10'58" E, A DISTANCE OF 500.00 FEET TO A CALCULATED POINT; 8. N 00°11'39" E, A DISTANCE OF 500.00 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 500.00 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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