

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 6/30/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1982 FLEE HS FLFL2332A & FLFL2332B. Last Tenants: RAYMOND L. MCCLOUD, LELA J. MCCLOUD, LAWRENCE SMYTH, TRACY SMYTH, JOHN DOE, AND JANE DOE and all unknown parties beneficiaries heirs. Sale to be at MHC COLONY COVE, LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925. June 16, 23, 2023 23-00949M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No.

412022CA001490CAAXMA
Trust Bank, successor by merger to SunTrust Bank, Plaintiff, vs. Robert L. Bell, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 412022CA001490CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Trust Bank, successor by merger to SunTrust Bank is the Plaintiff and Robert L. Bell, Cypress Pond Estates Homeowners' Association, Inc. are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 27th day of July, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK 1, CYPRESS POND ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 169, OF THE PUBLIC RECORDS OF MANATEE 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 accommodations in order to participate in this proceeding, you are entitled,

at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 13th day of June, 2023.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
Case No. 412022CA001490CAAXMA
File # 22-F00598
June 16, 23, 2023 23-00968M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 2014CA003907AX
THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE ON BEHALF OF CWABS ASSET-BACKED CERTIFICATES TRUST 2004-5, Plaintiff, v.

EDMUND R. DANZIG; DIANA M. DANZIG; INLAND ASSETS, LLC, A NEW MEXICO LLC, AS TRUSTEE; UNKNOWN TENANT 1; UNKNOWN TENANT 2; and all unknown parties claiming by, through, under or against the above named Defendant(s), who (is/are) not known to be dead or alive, whether said unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees, spouses, or other claimants; COUNTRY CLUB/EDGEWATER VILLAGE, INC. ASSOCIATION, INC., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 1, 2023 entered in Civil Case No. 2014CA003907AX in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE ON BEHALF OF CWABS ASSET-BACKED CERTIFICATES TRUST 2004-5, Plaintiff and EDMUND R. DANZIG; DIANA M. DANZIG; INLAND ASSETS, LLC, A NEW MEXICO LLC, AS TRUSTEE; UNKNOWN TENANT 1 N/K/A ADAM SMITH; COUNTRY CLUB/EDGEWATER VILLAGE, INC. ASSOCIATION, INC. are defendants, Angelina Colonnese, Clerk of Court, will sell the property at public sale at www.manatee.realforeclose.com beginning at 11:00 AM on July 12, 2023 the following described property as set forth in said Final Judgment, to-wit..

LOT 20 OF LAKEWOOD RANCH COUNTRY CLUB VILLAGE, SUBPHASE D UNIT 3A, A/K/A GLENEAGLES, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 177 - 180, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 7724 US Open Loop, Bradenton, FL 34202

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.

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. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: CRF20035-JMV
Case No.: 2014CA003907AX
June 16, 23, 2023 23-00938M

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION **CASE NO. 23000600CP** IN RE: ESTATE OF WALTER ARNOLD SMITH, Deceased.

The administration of the Estate of

WALTER ARNOLD SMITH, deceased, whose date of death was JANUARY 24, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe St., Fort Myers, FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

All creditors of the decedent and

other persons having claims or demands against decedent's estate 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 THE FLORIDA STATUTES WILL BE FOREVER BARRED.

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

The first publication of this notice is June 23, 2023.

KAZUKO SMITH,
Personal Representative
/s/ Richard M. Ricciardi, Jr., Esquire

RICHARD M. RICCIARDI, JR., ESQ. Florida Bar No. 90567
Powell, Jackman, Stevens & Ricciardi, P.A.

12381 S. Cleveland Ave., Suite 200
Fort Myers, FL 33907
Phone: (239) 689-1096
Fax: (239) 791-8132
E-mail:

rricciardi@your-advocates.org
June 23, 30, 2023 23-00647T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION **File No.: 23 CP 696** IN RE: ESTATE OF JANICE C. BALUNAS Deceased.

The administration of the Estate of Janice C. Balunas, deceased, File Number 23 CP 696, 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 June 23, 2023.

Petitioner:
Leiya Rey
591 Corto Andra St.
Punta Gorda, FL 33950
Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
June 23, 30, 2023 23-00640T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION **File No. 23-CP-000681** IN RE: ESTATE OF SELENA MAE PROPES, Deceased.

The administration of the estate of SELENA MAE PROPES, deceased, whose date of death was April 2, 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 de-

mands 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: June 23, 2023.

TABITHA PROPES
Personal Representative
21027 Cornell Avenue
Port Charlotte, FL 33952
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
June 23, 30, 2023 23-00641T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION **File Number: 23000675CP** IN RE: ESTATE OF Kathleen C. Venlos Deceased.

The administration of the estate of Kathleen C. Venlos, deceased, whose date of death was January 21, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands 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 06/23/23.

Personal Representative:
Geraldine M. Oswald
95 Tocopilla Street
Punta Gorda, Florida 33983
Attorney for Personal Representative:
Andrew Ponnock,
Attorney
Florida Bar Number: 195420
1010 West Sample Road, 3rd Fl
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (954) 340-3411
E-Mail: andy@ponnocklaw.com
Secondary E-Mail:
eservice@ponnocklaw.com
June 23, 30, 2023 23-00645T

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. 23000211CA**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. KEVIN PRENTICE; FATOU PRENTICE; THOMAS MEINHART; RUTH MEINHART; FIBERLAY, INC.; DAVID BOGLE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 31, 2023 and entered in Case No. 23000211CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and KEVIN PRENTICE; FATOU PRENTICE; THOMAS MEINHART; RUTH MEINHART; DAVID BOGLE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; FIBERLAY, INC.; are defendants. ROGER D. EATON, the Clerk of the Circuit court, will sell to the highest and best bidder for cash by ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11 A.M., on July 17, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 22, PUNTA GORDA ISLES, SECTION 5, A

SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 60A AND 60B, 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 06/20/2023.
ROGER D. EATON
As Clerk of said Court
By (SEAL) B. Lackey
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 23-00046 JPC
June 23, 30, 2023 23-00643T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION **File No. 23000651CP** Division Probate IN RE: ESTATE OF WILSON R. FRASER, JR. Deceased.

The administration of the estate of WILSON R. FRASER, JR., deceased, whose date of death was April 1, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is June 23, 2023.

Personal Representative:
Robert Fraser
71 Waverly Avenue
Kenmore, New York 14217
Attorney for Personal Representative:
James W. Mallonee, Attorney
Florida Bar Number: 0638048
946 Tamiami Trail, #206
Port Charlotte, FL 33953-3108
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-Mail:
Jmallonee@jameswmallonee.com
E-Mail:
hchalmers@jameswmallonee.com
June 23, 30, 2023 23-00644T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION **File No. 23-000709-CP** IN RE: ESTATE OF KAROL KENNEDY Deceased.

The administration of the estate of Karol Kennedy, deceased, whose date of death was April 23, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court, 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 de-

mands 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 June 23, 2023.

Personal Representative:
Todd Jay Levesque
17264 Pheasant Circle
Port Charlotte, Florida 33948-2317
Attorney for Personal Representative:
Albert Sticklely, III, Esquire
Attorney
Florida Bar Number: 51605
737 S. Indiana Ave., Suite A
Englewood, FL 34223
Telephone: (941) 474-5506
Fax: (941) 474-5507
E-Mail: aj@stickleylaw.com
Secondary E-Mail:
ryan@stickleylaw.com
June 23, 30, 2023 23-00648T

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - Punta Gorda located at 6221 Marlympia Way, Punta Gorda, FL 33950 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an on-line auction via www.storage-treasures.com on 7/12/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Melissa Wright unit #G241. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

June 23, 30, 2023 23-00621T

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 RED BUNNY SOFTWARE : Located at 16440 Palmetto St : Charlotte County in the City of Punta Gorda : Florida, 33982-6034 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 June day of 15, 2023
RODECAP BRIAN

June 23, 2023 23-00620T

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 SW LANAI CURTAINS & SHADE : Located at 1494 Navigator Rd. : Charlotte County in the City of Punta Gorda : Florida, 33983 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 June day of 15, 2023
SPONG HANDYMAN SERVICES "LLC"

June 23, 2023 23-00619T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-000674-CP
Division Probate
IN RE: ESTATE OF GEORGE W. FITZWATER, Deceased.

The administration of the estate of George W. Fitzwater, deceased, whose date of death was December 18, 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 June 23, 2023.

Personal Representative:

Amy Stuckel
306 Grand Isle Ct.
Wildwood, MO 63040

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

June 23, 30, 2023 23-00627T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-686-CP
IN RE: ESTATE OF LEO STANLEY NIEMIEC Deceased.

The administration of the estate of LEO STANLEY NIEMIEC, deceased, whose date of death was May 13, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 23, 2023.

Personal Representative:

Mary L. Perkins
17111 O'hara Drive
Port Charlotte, Florida 33948

Attorney for Personal Representative:

James W. Mallonee, Esq.
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

June 23, 30, 2023 23-00634T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA, PROBATE DIVISION
File No. 23-294-CP
IN RE: ESTATE OF CAROLYN L. ALLEN, Deceased.

The administration of the estate of CAROLYN L. ALLEN, Case No. 23-294-CP, 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 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 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 June 23, 2023.

Personal Representative:

Gregory J. Allen
21214 Chatahoochee Avenue
Venice, FL 34293

Attorney for Personal Representative:

Taso M. Milonas
Florida Bar No. 469858

Taso M. Milonas, P.A.

1348 Fruitville Road, Suite 202
Sarasota, Florida 34236

Telephone: (941) 954-5410
Facsimile: (941) 954-5490

Primary E-mail:
tmilonas@wealthlawgroup.com

Secondary E-mail:
service@wealthlawgroup.com

June 23, 30, 2023 23-00624T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File Number 23000321CP
IN RE: ESTATE OF HERMAN EDWARD BANDY Deceased

The administration of the Estate of HERMAN EDWARD BANDY, deceased, File Number 23000321CP, 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 Estate is Testate and the date of the decedent's Last Will and Testament is July 13th, 2022. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and all 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 SERVICES OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this notice is June 23, 2023.

Personal Representative

Mark Bandy,
100 Nicholas Lane
Driftwood, TX 78619

Attorney for Personal Representative

Andrew Babnik Jr, Esq
Florida Bar No 90873

75 Valencia Avenue, 4th Floor
Port Charlotte, FL 33953-3134

Telephone: (305) 857-5589
E-mail: Andrew@Babniklaw.com

June 23, 30, 2023 23-00637T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE TWENTIETH CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-644-CP
Division Probate
IN RE: ESTATE OF SANDRA LEE PITCHER, 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 Sandra Lee Pitcher, deceased, File Number 2023-644-CP, by 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; that the decedent's date of death was September 28, 2022; that the total value of the estate is \$3,400.00, and that the names and addresses of those to whom it has been assigned by such order are:

Megan Rebecca Pitcher, 13333 Shipwrights Circle, Solomons, MD 20688

Ashley Nichole Pitcher, 29211 Three Notch Rd, Mechanicsville, MD 20658

Robert Merton Pitcher, III, 300 Serenity Ct., Prince Frederick, MD 20678

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY 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 June 23, 2023.

Vicki Revell, Petitioner

7993 Rodman Ct.
Glen Burnie, MD 21061

JAMES W. MALLONEE

Attorney for Petitioner

Florida Bar Number: 0638048

946 Tamiami Trail, #206
Port Charlotte, FL 33953-3108

Telephone: (941) 206-2223
Fax: (941) 206-2224

E-mail:
jmallonee@jameswmallonee.com

June 23, 30, 2023 23-00622T

FIRST INSERTION

NOTICE TO CREDITORS (Ancillary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 23-0000584-CP
IN RE: ESTATE OF CHUNG-ILE HONG Deceased.

The administration of the Estate of Chung-Ile Hong, deceased, whose date of death was April 1, 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 June 23, 2023.

Personal Representative:

Michael Hong
1016 Ruby Circle
Gilbertsville, Pennsylvania 19525

Attorney for Personal Representative:

Elaine N. McGinnis

Florida Bar Number: 725250

324 N. Dale Mabry Highway
Suite 100

Tampa, FL 33609

Telephone: (813) 851-3380

E-Mail: elaine@estatelawtampa.com

June 23, 30, 2023 23-00632T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 23000582CP
Division: Probate
IN RE: ESTATE OF RUTH ROUSSEAU a/k/a RUTH C. ROUSSEAU a/k/a RUTH CAROL ROUSSEAU Deceased.

The administration of the Estate of Ruth Rousseau a/k/a Ruth C. Rousseau a/k/a Ruth Carol Rousseau, deceased, whose date of death was March 18, 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 the decedent's estate upon whom a copy of this Notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE, OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is June 23, 2023.

Personal Representative:

Carol A. Rousseau
34 Union Square, Unit 391
Union City, California 94587

Attorney for Personal Representative:

Will W. Sunter

Florida Bar Number: 011448

Farr, Farr, Emerich, Hackett,
Carr & Holmes, P.A.

99 Nesbit Street
Punta Gorda, Florida 33950

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

E-mail: wsunter@farr.com

Secondary Email: alambert@farr.com and ctout@farr.com

June 23, 30, 2023 23-00623T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 23000637CP
IN RE: ESTATE OF JANET EVELYN LIPPINCOTT A/K/A JANET LIPPINCOTT, Deceased.

To: Patti Gray

YOU ARE NOTIFIED that a Petition for Summary Administration and Petition for Determination of Homestead Status of Real Property pursuant to Florida Statute §735.203 and §732.401 has been filed in this court. This action involves real property in Charlotte County, Florida (the "Property") more particularly described as:

Lot 4, Block 1426, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY SEVEN, according to the plat thereof, recorded in Plat Book 5, Page 20-A, of the Public Records of Charlotte County, Florida. Property Address: 1521 DeWitt Street, Port Charlotte, Florida 33952
Parcel Identification No. 402210455003

The action was instituted in the Twen-

tieth Judicial Circuit Court, Charlotte County, Florida, and is styled In Re Estate of Janet Evelyn Lippincott a/k/a Janet Lippincott.

You are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, Michele Diglio-Benkiran, Esquire, whose address is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Suite 110, Winter Garden, Florida 34787, on or before 7/26/23 and file the original with the clerk of this court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

This notice shall be published once a week for four consecutive weeks in the Business Observer.

DATED on 6/20/23

Clerk of the Circuit Court

By: G. Colon (Seal)

As Deputy Clerk

Plaintiff's Attorney,

Michele Diglio-Benkiran, Esquire,

C/O Legal Counsel, P.A.,

13330 West Colonial Drive, Suite 110,

Winter Garden, Florida 34787

June 23, 30; July 7, 14, 2023

23-00639T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
File No. 23-305-CP
Division Probate
IN RE: ESTATE OF RONALD A. LOGAN a/k/a RONALD ANTHONY LOGAN a/k/a R. A. LOGAN a/k/a RONALD LOGAN 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 RONALD A. LOGAN a/k/a RONALD ANTHONY LOGAN a/k/a R. A. LOGAN a/k/a RONALD LOGAN, deceased, File Number 23-305-CP, 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 January 3, 2023; that the total value of the estate is \$0.00 (homestead and exempt) and that the names and addresses of those to whom it has been assigned by such order are:

Name & Address
Thichuthaphat Logan 284 Orlando Blvd. Port Charlotte, FL 33954

Marcy Collette Logan 3107 Alledale Cliff League City, Texas 77573

Natalie Christine Hoelscher 431 Center Way St. Lake Jackson, TX 77560

Ronald Anthony Logan 1531 W. 6th Street Freeport, Texas 77541

Forrest G. Miller, Florida Bar No. 1028360
Attorney for Thichuthaphat Logan

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

June 23, 30, 2023 23-00638T

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 ACTION
CASE NO.: 08-2022-CA-001450
WELLS FARGO BANK, N.A., Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, WILLIAM HAUSER AKA WILLIAM HAUSER, JR. AKA WILLIAM J. HAUSER, JR., DECEASED, et al, Defendant(s).

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PORT CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-000621
IN RE: ESTATE OF BARBARA GENE MINARDI Deceased.

The administration of the estate of BARBARA GENE MINARDI, deceased, whose date of death was January 3, 2023, is pending in the Circuit Court for PORT CHARLOTTE County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 June 23, 2023.

Personal Representative:

Deborah Ann Masters

10018 Crested Fringe Drive
 Riverview, Florida 33578

Attorney for Personal Representative:
KARLA MARIE CAROLAN
 Attorney
 Florida Bar Number: 0055321
 ALL LIFE LEGAL PA
 10009 Park Place Ave
 RIVERVIEW, FL 33578
 Telephone: (813) 671-4300
 Fax: (813) 671-4305
 E-Mail: kmcarolan@alllifelegal.com
 Secondary E-Mail:
 courtfiling@alllifelegal.com
 June 23, 30, 2023 23-00636T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-598-CP
Division PROBATE
IN RE: ESTATE OF JOHN P. WHITE
A/K/A JOHN PAUL WHITE Deceased.

The administration of the estate of John P. White a/k/a John Paul White, deceased, whose date of death was March 2, 2023, 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 June 23, 2023.

Personal Representative:

Karen S. White

7547 Coco Plum

Punta Gorda, Florida 33955

Attorney for Personal Representative:
Jeffrey R. Kuhns,
 Florida Bar No. 96026
 Forrest G. Miller,
 Florida Bar No. 1028360
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
 June 23, 30, 2023 23-00630T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Jazmin Gonzalez Howard will engage in business under the fictitious name JAZ CLEANING SERVICES, with a physical address 1356 HINTON ST PORT CHARLOTTE, FL 33952, with a mailing address 1356 HINTON ST PORT CHARLOTTE, FL 33952, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. June 23, 2023 23-00618T

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 23-000203-CC
AURA HOLDINGS, LLC, Plaintiff, v. ANDY JUDNATH; ANDREY JUDNATH; UNKNOWN TENANT #1; AND UNKNOWN TENANT #2; the names being fictitious to account for parties in possession, Defendants.

NOTICE IS GIVEN that, pursuant to that Final Judgment of Foreclosure dated the 9th day of June, 2023, in Case No. 23-000203-CC, of the Circuit Court of Charlotte County, Florida, in which ANDY JUDNATH and ANDRWY JUDNATH, 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, in Charlotte County, Florida at 11:00 A.M. on Friday, July 21, 2023 the following described property set forth in the Order of Final Judgment:

LOT 39 and 40, Block 4, HARBOUR HEIGHTS SECTION 1, according to the map or plat thereof, as recorded in Plat Book 3, Page 21A thru 21G, inclusive, of the Public Records of Charlotte County, Florida. Commonly known as: 2282 Sulstone Dr., Punta Gorda, FL 33983

Parcel ID# 402315302003
 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 19 day of June, 2023
ROGER D. EATON, As Clerk of Court
 By: (SEAL) D. Gerace
 As Deputy Clerk

Attorney for Plaintiff:
Daniel J. Bonardi, Esq.
FBN: 1027977
BROWN & ASSOCIATES LAW & TITLE, P.A.
 4200 4th Street N, Suite F
 Saint Petersburg, FL 33703
 T: (727) 325-2001
 F: (727) 827-2805
 E: courtdocuments@brownalt.com
 June 23, 30, 2023 23-00633T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 23002012CA
BANK OF AMERICA, N.A., Plaintiff, vs. UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF ROSE MARIE RAKITA, DECEASED; et al., Defendant(s).

TO: Unknown Heirs Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Rose Marie Rakita, Deceased
 Last Known Residence: Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in CHARLOTTE County, Florida:

LOT 30, BLOCK 3778, PORT CHARLOTTE SUBDIVISION, SECTION 65, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 3A THRU 3P, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before July 18, 2023, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on June 12, 2023.
 As Clerk of the Court
 By: (SEAL) B. Lackey
 As Deputy Clerk

ALDRIDGE PITE, LLP,
 Plaintiff's attorney,
 5300 West Atlantic Avenue Suite 303
 Delray Beach, FL 33484
 1092-12434B
 Ref# 4507
 June 23, 30, 2023 23-00631T

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 22000795CA
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. MARSHA L. AGUIAR; ANTONIO M. AGUIAR; DEEP CREEK CIVIC ASSOCIATION, INC.; SECTION 20 PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY N/K/A TONI AGUIAR, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 10, 2023 and entered in Case No. 22000795CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and MARSHA L. AGUIAR; ANTONIO M. AGUIAR; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY N/K/A TONI AGUIAR; DEEP CREEK CIVIC ASSOCIATION, INC.; SECTION 20 PROPERTY OWNERS ASSOCIATION, INC.; are defendants. ROGER D. EATON, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11:00 A.M., on July 10, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 27, BLOCK 606, PUNTA GORDA ISLES SECTION 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 2A THROUGH 2-Z-42, 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 06/15/2023.
ROGER D. EATON
 As Clerk of said Court
 By: (SEAL) B. Lackey
 As Deputy Clerk

Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 22-00496 JPC
 June 23, 30, 2023 23-00625T

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR PROJECT ENGINEERING SERVICES FOR THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

RFQ for Project Engineering Services

The Babcock Ranch Community Independent Special District (the "District"), located in Lee County and Charlotte County, Florida, announces that project engineering ("Project Engineer") services will be required for the District.

The project engineering firm selected will provide engineering services for various public infrastructure improvements within the District (the "Project") in accordance with Section 287.055, Florida Statutes. The firm selected will act in the general capacity of the Project Engineer and will provide the District such services, as required, including engineering services for the Project.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data and qualify a professional engineer pursuant to Section 287.055(2)(a) and (2)(k), Florida Statutes. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience providing professional services for any special districts and past experience with Charlotte County, Lee County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling Project Engineer services.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit eight (8) copies and one (1) electronic copy on a flash drive of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on July 12, 2023, to the attention of Craig Wrathell, District Manager, at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. Furthermore, the Board may choose to enter into continuing contracts with multiple Applicants if tied for highest ranking.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).
 June 23, 2023 23-00646T

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.: 23000398CA
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE CIM TRUST 2019-R3 MORTGAGE-BACKED NOTES, SERIES 2019-R3, Plaintiff, vs. CHARLES R. WELLS; THE ADMINISTRATOR OF THE SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE GOVERNMENT OF AMERICA; UNKNOWN SPOUSE OF JULIA A. VALENTINE; JULIA A. VALENTINE; UNKNOWN SPOUSE OF CHARLES R. WELLS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 14th day of June 2023, and entered in Case No. 23000398CA, of the Circuit Court of the 20TH Judicial Circuit in and for CHARLOTTE County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE CIM TRUST 2019-R3 MORTGAGE-BACKED NOTES, SERIES 2019-R3 is the Plaintiff and CHARLES R.

WELLS THE ADMINISTRATOR OF THE SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNKNOWN SPOUSE OF JULIA A. VALENTINE JULIA A. VALENTINE; and UNKNOWN SPOUSE OF CHARLES R. WELLS 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 28th day of July 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 40, BLOCK 3, CHARLOTTE HIGHLANDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 59, 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 06/20/2023.
ROGER D. EATON
 Clerk Of The Circuit Court
 By: (SEAL) B. Lackey
 Deputy Clerk

Submitted by:
De Cubas & Lewis, P.A.
 PO Box 5026
 Fort Lauderdale, FL 33310
 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
 23-00413
 June 23, 30, 2023 23-00642T

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

Why try to fix something that isn't broken?

2 OUT OF 3
 U.S. adults read a newspaper in print or online during the week.

Keep Public Notices in Newspapers.

NEWS MEDIA ALLIANCE
 www.newsmediaalliance.org

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY,
FLORIDA CIVIL DIVISION
Case No. 23-000225-CC
AURA HOLDINGS, LLC,
Plaintiff, v.
ANDY JUDNATH; ZAHERRA
JUDNATH; et al.,
Defendants.

NOTICE IS GIVEN that, pursuant to that Final Judgment of Foreclosure dated the 9th day of June, 2023, without Hearing, in Case No. 23-000203-CC, of the Circuit Court of Charlotte County, Florida, in which ANDY JUDNATH and ANDRWY JUDNATH, 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, in Charlotte County, Florida at 11:00 A.M. on Friday, July 21, 2023 the following described property set forth in the Order of Final Judgment:

Lot 32, Block 2384, Port Charlotte Subdivision Section 38, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 42A through 42H, inclusive, of the Public Records of Charlotte County, Florida.
Commonly known as: 13093 Harbison Avenue, Port Charlotte, Florida 33953

Parcel ID#4021053560056

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 day of 06/16/2023
ROGER D. EATON, As Clerk of Court
By: (SEAL) D. Gerace As Deputy Clerk
Attorney for Plaintiff:

Daniel J. Bonardi, Esq.
4200 4th Street N, Suite F
Saint Petersburg, FL 33703
T: (727) 325-2001
F: (727) 827-2805
E: courtdocuments@brownalt.com
June 23, 30, 2023 23-00629T

FIRST INSERTION

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

CASE NO. 22001282CA
SPECIALIZED LOAN SERVICING
LLC,
Plaintiff, vs.
ELISABETH B. ONEILL, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure filed May 30, 2023 entered in Civil Case No. 22001282CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Punta Gorda, Florida, wherein SPECIALIZED LOAN SERVICING LLC is Plaintiff and ELISABETH B. ONEILL, et al., are Defendants, the Clerk of Court, ROGER D. EATON, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes at 11:00 AM on the 14th day of July, 2023 on the following described property as set forth in said Summary Final Judgment:

LOT 27 AND 28, PALM LAKE ESTATES SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 1A THROUGH 1C, OF THE PUB-

LIC 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 06/16/2023.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: (SEAL) B. Lackey
Deputy Clerk

MCCALLA RAYMER LEIBERT
PIERCE, LLC
ATTORNEY FOR PLAINTIFF
110 SE 6TH STREET
FORT LAUDERDALE, FL 33301
MRSERVICE@MCCALLA.COM
7167117
22-00800-1
June 23, 30, 2023 23-00628T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT
OF THE 20TH JUDICIAL
CIRCUIT, IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 23001963CA

U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
MARIAH JONES, et al.,
Defendants.

TO:
MARIAH JONES
Current Residence Unknown
TRAIGE MCCLARY
Current Residence Unknown

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 22, BLOCK 2182, PORT CHARLOTTE SUBDIVISION SECTION THIRTY SEVEN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 41-A, 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 PO BOX 5026, CORAL SPRINGS, FL 33310 on or before July 25, 2023, 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 19th day of June, 2023.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
23-01257
June 23, 30, 2023 23-00635T

SUBSEQUENT INSERTIONS

THIRD INSERTION

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

Case No.: 23001858CA

JEFFREY W KOCH,
Plaintiff, vs.
ABEER M KH H BORESLLI,
Defendant.

TO: ABEER M KH H BORESLLI
Al Sarraf Tower Floor 6
Ahmed Al Jaber St, Safat
P.O. Box 214

13003, Sharq, Kuwait

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:

Legal Description: Lots 1470 and 1471, South Punta Gorda Heights, Fifth Addition, a subdivision of the South Half of Section 33, Township 41 South, Range 23 East, according to the plat thereof, recorded in Plat Book 3, Pages 96A through 96F, inclusive, of the Public Records of Charlotte County, Florida.

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 18th day of May, 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
June 9, 16, 23, 30, 2023

23-00560T

SECOND INSERTION

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

CASE No. 2021CA001083

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION
TRUST,
PLAINTIFF, VS.
UNKNOWN SUCCESSOR
TRUSTEE OF THE VIVIAN
DECENSO TRUST AGREEMENT
DATED 10/12/02, ET AL.
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 7, 2023, in the above action, I will sell to the highest bidder for cash at Charlotte County, Florida, on JULY 24, 2023 at 11:00 AM, at WWW.CHARLOTTE.REALFORECLOSE.COM for the following described property:

LOT 24, BLOCK 3037, PORT CHARLOTTE SUBDIVISION, SECTION SIXTY ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 75A THROUGH 75C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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.

Date: 06/09/2023
Clerk of the Circuit Court
By: B. Lackey (SEAL)
Deputy Clerk of the Court
Tromberg, Morris & Poulin, PLLC
1515 South Federal Highway,
Suite 100
Boca Raton, FL 33432
Our Case 21-000285-FST\
2021 CA001 083\SELENE
June 16, 23, 2023 23-00597T

SECOND INSERTION

NOTICE OF TERMINATION OF GUARDIANSHIP PURSUANT TO FLA. STAT. §744.524

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION

CASE NO.: 2020-000059-GA
IN RE: GUARDIANSHIP OF
MARIA KALYBATAS,
the Ward.

MARIA ALEJANDRA IBANEZ, as plenary guardian of the person and property of MARIA KALYBATAS, by and through undersigned counsel, hereby notifies the public that she or has filed her accounting and will apply for discharge on July 31, 2023 and that jurisdiction of the Ward will be transferred to Argentina, a country of foreign jurisdiction.

Guardian:

Maria Alejandra Ibanez

Attorney for Guardian

Harris W. Gilbert, Esq.

FBN: 0674060

3475 Sheridan Street, Suite 301

Hollywood, FL 33021

hwgilbertlaw@gmail.com

(954) 251-3106

June 16, 23, 2023

23-00587T

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA,
PROBATE DIVISION
CASE NO. 23000564CP
IN RE: ESTATE OF
KENNETH J. SURDELL,
Deceased.

You are hereby notified that an order of Summary Administration has been entered in the estate of Kenneth J. Surdell, deceased, File Number 23000564CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was January 6, 2022; that the total value of the estate is approximately \$17,500, and the names and addresses of those to whom it has been assigned by such order are: Carolyn McGowan, 1500 Tonti Street, LaSalle, IL 61301.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or

demands against decedent's estate 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 the first publication of this Notice is: June 16, 2023.

Person Giving Notice:

Carolyn McGowan

1500 Tonti Street

LaSalle, IL 61301

Attorney for Person Giving Notice:

Jason Daniel Quick, Esquire

Florida Bar No. 99951

JASON QUICK LAW, PLLC

871 Venetia Bay Blvd., Ste. 226

Venice, FL 34285

Telephone: 941-541-1987

E-Mail: jason@jasonquicklaw.com

June 16, 23, 2023 23-00605T

SECOND INSERTION

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

CASE NO: 22-000841CC
ROTONDA SANDS
CONSERVATION ASSOCIATION,
INC., a Florida not for profit
Corporation,
Plaintiff, v.
CORINNE JEAN BAPTISTE,
Defendant.

TO: CORINNE JEAN BAPTISTE
42 RUE BRANLY
ARCEUIL, 94110 FRANCE
and
25 BRIG CIR N.
Placida, FL 33946 USA

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in Charlotte County, Florida:

ROTONDA SANDS UN1 BLK2
LT72 1259/853 1569/1949
1758/690 3642/989, AS RECORDED IN OFFICIAL RECORDS BOOK 4053, PAGE 656 IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Which has the address of 25 BRIG CIR N. Placida FL 33946 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association

Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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 the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED on June 12, 2023.

As Clerk of the Court
By: D. Gerace (SEAL)

As Deputy Clerk
Association Legal Services, LLC
Plaintiff's attorney

12600 World Plaza Lane. Build.#63
Fort Myers, FL 33907
(239-887-4276)
leland@associationlegalservices.com
June 16, 23, 2023 23-00606T

SECOND INSERTION

Notice of Public Sale

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999

Sale Date July 21, 2023 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V12981 1990 CDR FL0563PW Hull ID#: CDRH6069J990 inboard gas fiberglass 27ft R/O Robin Lean Mickey Lienor: Burnt Store Marina 3192 Matecumbe Key Rd Punta Gorda

V12983 1970 Bertram FL0048JT Hull ID#: PR312170 inboard pleasure diesel wood/fiberglass 31ft R/O Austen David Letrick Lienor: Charlotte Harbor Boat Storage 13101 Appleton Blvd Pt Charlotte

Licensed Auctioneers FLAB422 FLAU765 & 1911

June 16, 23, 2023

23-00610T

FOURTH INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 2022-CA-1529

MORVIN MESQUITA,
Plaintiff, v.

JOHN EWARTT TRASTER,
INDIVIDUALLY AND AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF MARY LOU
TRASTER; ET AL.
Defendants.

To THE UNKNOWN SUCCESSOR TRUSTEE OF THE FERN L. TRASTER AND MARY LOU TRASTER TRUST DATED DECEMBER 17TH, 1992; LOIS K. SMITH:

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

CORAL RIDGE UN 1 LT 124 125 126 More commonly known as: 1300 Edmund Street, Punta Gorda, FL 33950 AND/OR PORT CHARLOTTE SEC59 BLK2964 LT 16 More commonly known as: 2417 MacLachlan Street, Port Charlotte, FL 33953 has been filed by Plaintiff, MORVIN MESQUITA, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sut-

ton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before July 6, 2023 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

Witness my hand and the seal of this court on this 31st day of May, 2023.

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

Alisa Wilkes, Esq.
Wilkes & Mee, PLLC
13400 Sutton Park Dr., S, Suite 1204
Jacksonville, FL 32224

June 2, 9, 16, 23, 2023 23-00558T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 23002012CA

BANK OF AMERICA, N.A.,
Plaintiff, vs.

UNKNOWN HEIRS,
BENEFICIARIES, DEVEISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY THROUGH
UNDER OR AGAINST THE
ESTATE OF ROSE MARIE RAKITA,
DECEASED; et al.,
Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devises, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Rose Marie Rakits, Deceased

Last Known Residence: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in CHARLOTTE County, Florida:

LOT 30, BLOCK 3778, PORT CHARLOTTE SUBDIVISION, SECTION 65, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 3A THRU 3P, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before July 18, 2023, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on June 12, 2023.

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

As Deputy Clerk
ALDRIDGE PITE, LLP
Plaintiff's attorney

5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1092-12434B
Ref# 4507
June 16, 23, 2023 23-00603T

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

Business Observer

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-000647-CP
Division: Probate
IN RE: ESTATE OF
GUY J. MAGLIOZZI,
Deceased.

The administration of the estate of Guy J. Magliozzi, deceased, whose date of death was March 9, 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 June 16, 2023.

Personal Representative:
Deborah J. Bionelli
23 Richards Street
Billerica, MA 01821

Cheyenne R. Young, Esq.
Attorney for Personal Representative
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@wotitzkiy.com
Secondary E-Mail:
jackie@wotitzkiy.com
June 16, 23, 2023 23-00586T

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23000654CP
Division Probate
IN RE: ESTATE OF
VICKIE V. DAY a/k/a
VICKIE VALLIE DAY
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 VICKIE V. DAY a/k/a VICKIE VALLIE DAY, deceased, File Number 23000654CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was February 23, 2023; that the total value of the estate is \$22,472.50; and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Aaron Vallie Day as Trustee of the
Vickie V. Day Trust Agreement
dated June 14, 2021
9175 Swiss Boulevard
Punta Gorda, FL 33982
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 June 16, 2023.

Personal Giving Notice
Aaron Vallie Day
9175 Swiss Boulevard
Punta Gorda, FL 33982
Attorney for Person Giving Notice:
Katharine W. Payne
Florida Bar Number: 0873411
Payne Ryan, PLLC
25073 Marion Avenue
Punta Gorda, FL 33950
Telephone: (941) 655-8970/
Fax: (941) 655-8973
E-Mail: kpayne@payneryan.com
June 16, 23, 2023 23-00613T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 22-1360-CP
Division: PROBATE
IN RE: ESTATE OF
THOMAS P. RICKERT A/K/A
THOMAS PAUL RICKERT
Deceased.

The administration of the estate of Thomas P. Rickert a/k/a Thomas Paul Rickert, deceased, whose date of death was September 14, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion 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 June 16, 2023.

Personal Representative:
Donna Hillman
153 Random Road
Douglassville, PA 19518
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@schwarzlaw.net
June 16, 23, 2023 23-00594T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 23000653CP
Division Probate
IN RE: ESTATE OF
JAMES RUSSEL SMITH
A/K/A JAMES R. SMITH
Deceased.

The administration of the estate of James Russell Smith a/k/a James R. Smith, deceased, whose date of death was March 13, 2023, 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 Friday, June 16, 2023.

Personal Representative:
Timothy L. Smith a/k/a
Timothy E. Smith
7603 Sea Mist Drive
Port Charlotte, Florida 33981
Attorney for Personal Representative:
Lori A. Wellbaum
Attorney for Personal Representative
Florida Bar Number: 071110
WELLBAUM LAW, PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
karen@wellbaumlaw.com
June 16, 23, 2023 23-00602T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 23-0640-CP
Division: PROBATE
IN RE: ESTATE OF
HARRY F. PAYTON, JR.
Deceased.

The administration of the estate of HARRY F. PAYTON, JR., deceased, whose date of death was May 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 June 16, 2023.

Personal Representative:
THERESA DULIN
25048 Purple Emperor Way
Punta Gorda, Florida 33955
Attorney for Personal Representative:
MARY A. BYRSKI, Attorney
Florida Bar Number: 0166413
MARY A. BYRSKI
25086 Olympia Ave., Suite 310
Punta Gorda, Florida 33950
Telephone: (941) 833-9262
Fax: (941) 833-9264
E-Mail: mary@byrskilaw.com
Secondary E-Mail:
kaye@byrskilaw.com
June 16, 23, 2023 23-00596T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-473-CP
Division Probate
IN RE: ESTATE OF
HELENJANE W. COUGAN
A/K/A HELENJANE COUGAN
Deceased.

The administration of the estate of HELENJANE W. COUGAN a/k/a HELENJANE COUGAN, deceased, whose date of death was August 7, 2021, 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 June 16, 2023.

Personal Representative:
Miranda Middleton
PO Box 511143
Punta Gorda, Florida 33951
Attorney for Personal Representative:
Ellie K. Harris, Attorney
Florida Bar Number: 0021671
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625
Fax: (941) 625-5460
E-Mail: ellie@schwarzlaw.net
Secondary E-Mail:
joy@schwarzlaw.net
June 16, 23, 2023 23-00581T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23000649CP
Division Probate
IN RE: ESTATE OF
GINA R. YOUNG a/k/a
GINA RAE YOUNG,
Deceased.

The administration of the estate of GINA R. YOUNG a/k/a GINA RAE YOUNG, deceased, whose date of death was April 4, 2023, and the last four digits of whose social security number is 8210, 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 June 16, 2023.

Personal Representative:
Danielle Clagett
6024 Rumford St.
Punta Gorda, FL 33950
Attorney for Personal Representative:
Ariana R. Fileman
Ariana R. Fileman
Florida Bar No. 0990612
Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950
Telephone: 941-833-5560
Email address:
afileman@filemanlaw.com
June 16, 23, 2023 23-00584T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-457CP
Division Probate
IN RE: ESTATE OF
GIANG CHAU,
Deceased.

The administration of the estate of Giang Chau, deceased, whose date of death was November 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, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 16, 2023.

Personal Representative:
Kaitlinh Vu
200 Abbey Gardens Lane
Simpsonville, SC 29681
Attorney for Personal Representative:
Pamela D. Keller, Esquire
Attorney for Personal Representative
Florida Bar Number: 082627
Keller Law Office, P.A.
425 Cross Street, Ste. 213
Punta Gorda, Florida 33950
Telephone: (941) 505-2555
Fax: (941) 505-2355
E-Mail: Administrator@kellerlaw.biz
June 16, 23, 2023 23-00595T

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23000627CP
Division Probate
IN RE: ESTATE OF
ARTHUR TOWNSON,
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 ARTHUR TOWNSON, deceased, File Number 23000627CP 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 June 27, 2022; that the total value of the estate is 24,951.60 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:
Donald M. Townson and David H. Townson, Successor Trustees of the Townson Family Revocable Trust dated April 10, 2007
2100 Kings Hwy., Unit 519
Port Charlotte, FL 33980

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 June 16, 2023.

Personal Giving Notice:
Donald M. Townson
2100 Kings Hwy., Unit 519
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
June 16, 23, 2023 23-00585T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-602-CP
Division: PROBATE
IN RE: ESTATE OF
MARTHA LOU LEIGHTY
Deceased.

The administration of the estate of Martha Lou Leighty, deceased, whose date of death was April 25, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion 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 June 16, 2023.

Personal Representative:
Peter M. Leighty
420 Brookridge Drive
Gallatin, Tennessee 37066
Attorney for Personal Representative:
Ellie K. Harris, Esq.
Florida Bar Number: 0021671
Elise V. Bouchard, Esq.
Florida Bar Number: 0109033
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail:
e-service@schwarzlaw.net
Secondary E-Mail:
mackenzie@schwarzlaw.net
June 16, 23, 2023 23-00580T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT
COURT IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-652-CP
Division Probate
IN RE: ESTATE OF
GARY WILLIAM VINCENT,
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 GARY WILLIAM VINCENT, deceased, file number 2023-652-CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33951; that the decedent's date of death was July 4, 2022; that the total estimated value of the estate is \$15,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
KAREN KNOWLES
549 Chester Rd, Auburn, NH 03032
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY 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 June 16, 2023.

Personal Representative:
Laura Rios
11098 McFadden Ave.
Englewood, FL 34224
Attorney for Personal Representative:
Andrew J. Britton, Esq.
Florida Bar Number: 213500
871 Venetia Bay Blvd., Suite 111
Venice, Florida 34285
Telephone: (941) 408-8008
Fax: (941) 408-0722
E-Mail:
legal@andrewbrittonlaw.com
June 16, 23, 2023 23-00582T

June 16, 23, 2023 23-00608T

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 22-CC-000137 **FLEET HOMES INCORPORATED, a Florida corporation, Plaintiff, v. NATHAN ENGEL, Defendant.**

Notice is hereby given pursuant to a Final Summary Judgment of Foreclosure filed on or about the 5th day of June, 2023, in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein **FLEET HOMES INCORPORATED** is the Plaintiff and **NATHAN ENGEL** is the Defendant. That I will sell to the highest and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes, on August 28, 2023 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit:

Lot 3, Block 3046, of PORT CHARLOTTE SUBDIVISION, SECTION 61, according to the plat thereof as recorded in Plat Book 5, pages 75A through 75C, inclusive, of the Public Records of Charlotte County, Florida.
Strap No. 402117283004
Site Address: 2218 Beurket Street, Port Charlotte, FL 33953
Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031 before the Clerk reports the surplus as unclaimed.

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

DATED on this day of 06/14/2023.
Roger D. Eaton
Clerk of the Circuit Court
By: (SEAL) D. Gerace
Deputy Clerk

PAVESE LAW FIRM
Attorney for Plaintiff
Chené M. Thompson, Esq.
Florida Bar No. 541540
P.O. Box 1507
Fort Myers, FL 33902-1507
Phone No.: 239.334.2195
Email:
CheneThompson@paveselaw.com
Secondary:
KellyGermanis@paveselaw.com
June 16, 23, 2023 23-00617T

SECOND INSERTION

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

CASE NO.: 2022-1438-CA
NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.

FABIO J. SOARES DA CRUZ, 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, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF FABIO J. SOARES DA CRUZ, Defendants.

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 26, 2023, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida

Statutes, the following-described real property:

Lot 7, Block 2055, Port Charlotte Subdivision, Section 24, according to the map or plat thereof, as recorded in Plat Book 5, Pages 16A through 16E, inclusive, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2022-001438-CA, New Vista Properties, Inc., v. DaCruz.

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 06/09/2023 day of June, 2023.

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

Albert J. Tiseo, Jr., Esq.,
701 JC Center Court, Suite 3,
Port Charlotte, FL 33954
June 16, 23, 2023 23-00599T

SECOND INSERTION

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

CASE NO.: 22001173CA
NEWREZ, LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.

LYNDA JO FRANZ A/K/A LYNDA J. FRANZ; UNKNOWN SPOUSE OF LYNDA JO FRANZ A/K/A LYNDA J. FRANZ; TODD R. FRANZ; UNKNOWN SPOUSE OF TODD R. FRANZ; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated May 25, 2023 entered in Civil Case No. 22001173CA in Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, Civil Division, wherein **NEWREZ, LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff** and **LYNDA JO FRANZ A/K/A LYNDA J. FRANZ; TODD R. FRANZ, are Defendant(s)**, Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on September 22, 2023 the following described property as set forth in said Final Judgment, to-wit:

LOT 37, BLOCK 3251, A REPLAT OF PORTIONS OF PORT CHARLOTTE SUBDIVISION, SECTION FIFTY-ONE, A SUBDIVISION, ACCORDING TO

THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE(S) 29A THRU 29C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FL. Property Address: 1652 Hayworth Road, 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.

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.

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.

06/08/2023
Roger D. Eaton
CLERK OF THE CIRCUIT COURT
Charlotte County, Florida
B. Lackey (SEAL)
DEPUTY CLERK OF COURT
Jordan Shealy, Esq.
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: M2000082-JMV
June 16, 23, 2023 23-00598T

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 19001096CA **LOANDEPOT.COM, LLC; Plaintiff, vs. TED CLIFTON JOHNSTON A/K/A TED C. JOHNSTON A/K/A TED JOHNSTON, ET AL; Defendants**

NOTICE IS GIVEN that, in accordance with the Amended Order on Plaintiff's Motion to Reschedule Foreclosure Sale dated May 26, 2023, in the above-styled cause, I will sell to the highest and best bidder for cash at <https://www.charlotte.realforeclose.com>, on July 10, 2023 at 11:00 AM the following described property:

LOT 7, BLOCK 86, PORT CHARLOTTE SUBDIVISION, SECTION 6, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE (S) 7, 7A THROUGH 7F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA..
Property Address: 21105 HIGGS DRIVE, 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. 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.

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 on day of 06/14/2023.

(COURT SEAL) B. Lackey
Deputy Clerk of Court,
Charlotte County

19-09210
June 16, 23, 2023 23-00615T

SECOND INSERTION

AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 2023-CA-000114 **MAPLE LEAF ESTATES HOMEOWNERS' CORPORATION, a Florida not-for-profit corporation, Plaintiff, v. JOEL McLEAN, DENISE McLEAN, UNKNOWN TENANT(S) IN POSSESSION, the unknown heirs and creditors of GEORGE B. McLEAN, and all other persons who have or may claim an interest in the property, Defendants.**

NOTICE is hereby given that, pursuant to the Final Summary Judgment of Foreclosure entered on March 17, 2023 and the Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale entered on June 6, 2023 in the above-referenced matter pending in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of the Circuit Court will sell to the highest and best bidder for cash via the internet at www.charlotte.realforeclose.com at 11:00 a.m. on July 21, 2023 the following property described below, situated in Charlotte County, Florida, as set forth in the Final Summary Judgment of Foreclosure:

THE PHYSICAL ADDRESS IS: 2100 Kings Highway, Unit 1092 Port Charlotte, Florida 33980
DESCRIPTION OF THE REAL PROPERTY:
Certificate No. 1092 of MAPLE LEAF ESTATES HOMEOWNERS' CORPORATION, a Florida not-for-profit corporation, together with the double-wide mobile home (1981 IMPE, VIN 316456A and 316456B) situated on Lot #1092 in MAPLE LEAF GOLF & COUNTRY CLUB, 2100 Kings Highway, Port Charlotte, Charlotte County, Florida 33980.

Any person who is claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim on same with the Clerk of Court within 60 days after the foreclosure sale.

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

DATED on 06/13/2023.

ROGER D. EATON
CLERK OF CIRCUIT COURT
& COMPTROLLER
By: (SEAL) B. Lackey
Deputy Clerk

David L. Boyette, Esquire
Adams and Reese LLP
1515 Ringling Boulevard, Suite 700
Sarasota, Florida 34236
Florida Bar No. 0813140
Counsel for Plaintiff
Phone: (941) 316-7600
June 16, 23, 2023 23-00607T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 22000113CA **BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SALLY A. CRAIG FKA SALLY A. WARNKE, DECEASED, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 10, 2023, and entered in 22000113CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein **BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST** is the Plaintiff and **THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SALLY A. CRAIG FKA SALLY A. WARNKE, DECEASED, et al.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 10, 2023, and entered in 22000113CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein **BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST** is the Plaintiff and **THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SALLY A. CRAIG FKA SALLY A. WARNKE, DECEASED, et al.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 10, 2023, and entered in 22000113CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein **BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST** is the Plaintiff and **THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SALLY A. CRAIG FKA SALLY A. WARNKE, DECEASED, et al.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 10, 2023, and entered in 22000113CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein **BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST** is the Plaintiff and **THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SALLY A. CRAIG FKA SALLY A. WARNKE, DECEASED, et al.**

ERS' CORPORATION, a Florida not-for-profit corporation, together with the double-wide mobile home (1981 IMPE, VIN 316456A and 316456B) situated on Lot #1092 in MAPLE LEAF GOLF & COUNTRY CLUB, 2100 Kings Highway, Port Charlotte, Charlotte County, Florida 33980.

Any person who is claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim on same with the Clerk of Court within 60 days after the foreclosure sale.

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

DATED on 06/13/2023.

ROGER D. EATON
CLERK OF CIRCUIT COURT
& COMPTROLLER
By: (SEAL) B. Lackey
Deputy Clerk

David L. Boyette, Esquire
Adams and Reese LLP
1515 Ringling Boulevard, Suite 700
Sarasota, Florida 34236
Florida Bar No. 0813140
Counsel for Plaintiff
Phone: (941) 316-7600
June 16, 23, 2023 23-00607T

THIRD INSERTION

AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2022-CA-1261 **NHU TRAN, Plaintiff, v. ROBERT S. ST. MIKLOSSY; ROBERTA M. ST. MIKLOSSY; MICHAEL S. ST. MIKLOSSY; ROBERT ST. MIKLOSSY; SHERRI LYNN ST. MIKLOSSY SAINT-MARROW; GRANT ALEXANDER MORROW and BROOK L. MORROW, Defendants.**

To ROBERT ST. MIKLOSSY; SHERRI LYNN ST. MIKLOSSY SAINT-MARROW; BROOK L. MORROW: YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

PORT CHARLOTTE SEC71 BLK4369 LT25 More commonly known as: 14258 Keystone Boulevard, Port Charlotte, FL 33981 has been filed by Plaintiff, NHU TRAN, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before July 12,

2023 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

Witness my hand and the seal of this court on this 6th day of June, 2023.

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

Alisa Wilkes, Esq.,
Wilkes & Mee, PLLC
13400 Sutton Park Dr., S, Suite 1204
Jacksonville, FL 32224
June 9, 16, 23, 30, 2023

23-00574T

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 22000329CA **FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNED, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARACELIS SERRANO RIVERA A/K/A ARACELIS MOTALVO, ET AL., DEFENDANTS.**

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNED, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARACELIS SERRANO RIVERA A/K/A ARACELIS MOTALVO Last Known Address: 1237 HARBOR BLVD, PORT CHARLOTTE, FL 33952 Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 29, BLOCK 1439, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY-SEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 20A THROUGH 20F, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900 Coral Springs, FL 33071 on or before June 26, 2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in The 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 5-19-2023.

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

As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900
Coral Springs, FL 33071
June 16, 23, 2023 23-00583T

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 23001335CA **BMO HARRIS BANK, N.A. Plaintiff(s), vs. PAUL N WILLIAMS; THE UNKNOWN SPOUSE OF PAUL N. WILLIAMS; THE UNKNOWN TRUSTEES AND BENEFICIARIES OF THE SARAH E. FACEY TRUST DATED THE 24TH DAY OF JULY, 2012; CHARLOTTE COUNTY, FLORIDA; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).**

TO: PAUL N WILLIAMS
LAST KNOWN ADDRESS: 20570 TAPPAN ZEE DRIVE, PORT CHARLOTTE, FL 33952
CURRENT ADDRESS: 20570 TAPPAN ZEE DRIVE, PORT CHARLOTTE, FL 33952
TO: THE UNKNOWN SPOUSE OF PAUL N. WILLIAMS
LAST KNOWN ADDRESS: 20570 TAPPAN ZEE DRIVE, PORT CHARLOTTE, FL 33952
CURRENT ADDRESS: 20570 TAPPAN ZEE DRIVE, PORT CHARLOTTE, FL 33952
TO: THE UNKNOWN TRUSTEES AND BENEFICIARIES OF THE SARAH E. FACEY TRUST DATED THE 24TH DAY OF JULY, 2012 FLORIDA
LAST KNOWN ADDRESS: 20570 TAPPAN ZEE DRIVE, PORT CHARLOTTE, FL 33952
CURRENT ADDRESS: UNKNOWN
TO THE UNKNOWN TENANT IN POSSESSION
LAST KNOWN ADDRESS: 20570 TAPPAN ZEE DRIVE, PORT CHARLOTTE, FL 33952
CURRENT ADDRESS: 20570 TAPPAN ZEE DRIVE, PORT CHARLOTTE, FL 33952

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Charlotte County, Florida, to foreclose certain real

property described as follows:

LOT 5A, BLOCK 817, PORT CHARLOTTE SUBDIVISION, SECTION 26, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 19A THRU 19E OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Property address: 20570 Tappan Zee Drive, Port Charlotte, FL 33952

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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 the 9th day of June, 2023.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: B. Lackey (Seal)
Deputy Clerk

Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 22-008312-1
June 16, 23, 2023 23-00600T