

**SUBSEQUENT INSERTIONS**

**SECOND INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-002044 IN RE: ESTATE OF LARRY SCOTT LEVESQUE, Deceased.**

The administration of the estate of LARRY SCOTT LEVESQUE, deceased, whose date of death was March 9, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 21, 2023.

**BONNIE CALDEN BURGESS LEVESQUE**

**Personal Representative**  
370 Bailey Hill Road  
Farmington, ME 04938

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 E-Mail:  
jrivera@hnh-law.com  
July 21, 2023 23-01172M

**SECOND INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2023 CP 001253 AX Division PROBATE IN RE: ESTATE OF LAWRENCE RONALD SEIBERT Deceased.**

The administration of the estate of Lawrence Ronald Seibert, deceased, whose date of death was February 15, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1051 Manatee Avenue West, Bradenton, Florida, 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 21, 2023.

**/s/ Candice L. Patterson Personal Representative: Candice L. Patterson**

4440 Friendly Harbor Street  
Bradenton, Florida, 34207

/s/ David S. Band  
Attorney for Personal Representative:  
David S. Band  
Florida Bar No. 3287  
Band, Gates & Dramis, P.L.  
2070 Ringling Blvd.  
Sarasota, FL 34237  
Telephone: (941) 366-8010  
E-Mail Address:  
dband@bandgatesdramis.com  
July 21, 2023 23-01168M

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-000799-CP Division: PROBATE IN RE: ESTATE OF PATRICIA ANN SULLIVAN, Deceased.**

The administration of the estate of Patricia Ann Sullivan, deceased, whose date of death was June 20, 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 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 July 28, 2023.

**Personal Representative: Mark Sullivan**

5559 West Pleasant Hill Road  
Free Soil, MI 49411

Attorney for Personal Representative:  
Cheyenne R. Young  
Florida Bar Number: 0515299  
Wotitzky, Wotitzky, Ross & Young, P.A.  
1107 W. Marion Avenue, #111  
Punta Gorda, FL 33950  
Telephone: (941) 639-2171  
Fax: (941) 639-8617  
E-Mail: cyoung@wotitzkylaw.com  
Secondary E-Mail:  
jackie@wotitzkylaw.com  
July 28; Aug. 4, 2023 23-00751T

**FIRST INSERTION**

**NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 22000540CA REGIONS BANK D/B/A REGIONS MORTGAGE Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ARLENE KIST, DECEASED; UNKNOWN SPOUSE OF ARLENE KIST; UNKNOWN TENANT 2; TERESA M. EDMONDSON; DARLENE J. KIST; RAYMOND L. KIST A/K/A RAY L. KIST; RANDALL S. KIST A/K/A RANDY S. KIST; UNKNOWN TENANT 1; Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 13, 2023, in this cause, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County, Florida, described as:

LOT 48, PALM LAKE ESTATES, SECTION 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 1A, 1B AND 1C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. a/k/a 7190 SAN CASA DR, ENGLEWOOD, FL 34224-8802

at public sale, to the highest and best bidder, for cash, online at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com), on August 30, 2023 beginning at 11:00 AM.

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

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

Dated this day of 07/25/2023.

Roger D. Eaton  
Clerk of the Circuit Court  
By: B. Lacey (SEAL)  
Deputy Clerk

eXL Legal, PLLC  
12425 28TH ST NORTH, STE. 200  
ST. PETERSBURG, FL 33716-1826  
EFILING@EXLLEGAL.COM  
1000007630  
July 28; Aug. 4, 2023 23-00746T

**CHARLOTTE COUNTY LEGAL NOTICES**

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23000834CP Division Probate IN RE: ESTATE OF SUSAN J. ALEXANDER Deceased.**

The administration of the estate of Susan J. Alexander, deceased, whose date of death was May 23, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 July 28, 2023.

**Personal Representative: Hannah B. Christiansen**

8917 Poplar Pike  
Germantown, TN 38138

Attorney for Personal Representative:  
Jeffrey M. Backo  
Attorney  
Florida Bar Number: 0086426  
MELLOR & BACKO LLP  
13801 Tamiami Trail, Suite D  
North Port, FL 34287  
Telephone: (941) 426-1193  
Fax: (941) 426-5413  
E-Mail: jeff@northportlaw.com  
Secondary E-Mail:  
shelly@northportlaw.com  
July 28; Aug. 4, 2023 23-00744T

**FIRST INSERTION**

**NOTICE UNDER FICTITIOUS NAME LAW**

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Chatime, located at 2060 Willow Hammock Cir D#302, in the City of PUNTA GORDA, County of Charlotte, State of FL, 33983, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 25 of July, 2023.  
Free the Dream LLC  
2060 Willow Hammock Cir D#302  
PUNTA GORDA, FL 33983  
July 28, 2023 23-00742T

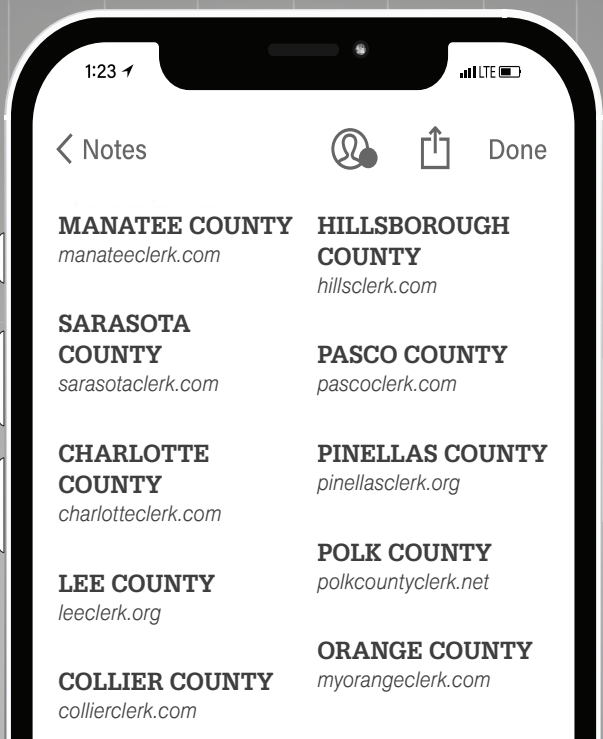
**FIRST INSERTION**

**NOTICE UNDER FICTITIOUS NAME LAW**

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Amazing Photo Booths, located at 494 Hoffer St, in the City of Port Charlotte, County of Charlotte, State of FL, 33953, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

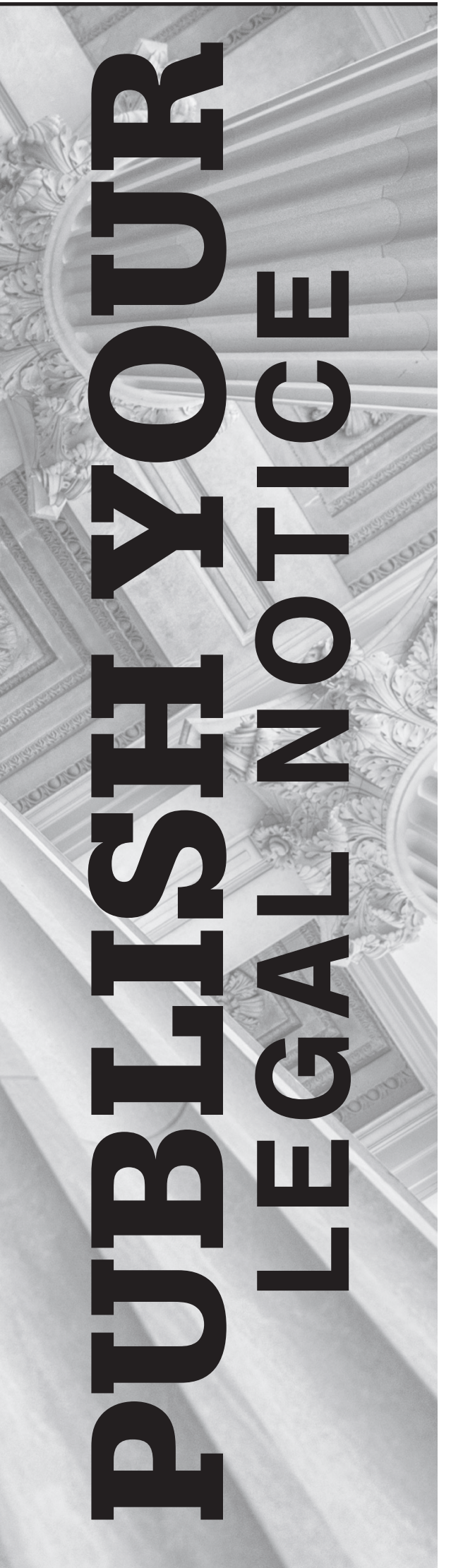
Dated this 21 of July, 2023.  
May-Britt Bakke  
494 Hoffer St  
Port Charlotte, FL 33953  
July 28, 2023 23-00735T

**OFFICIAL COURTHOUSE WEBSITES**



**CHECK OUT YOUR LEGAL NOTICES**

[floridapublicnotices.com](http://floridapublicnotices.com)



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

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

and select the appropriate County name from the menu option

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

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



FIRST INSERTION

NOTICE 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, GRANTEES, 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, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SALLY A. CRAIG FKA SALLY A. WARNKE, DECEASED; WILLIAM A. CRAIG A/K/A WILLIAM ARTHUR CRAIG, SR.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at

11:00 AM, on August 30, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 7 AND LOT 8, BLOCK F, PEACE RIVER SHORES, UNIT 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, AT PAGE 7, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA Property Address: 29436 LILLIS STREET, PUNTA GORDA, FL 33982

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

IMPORTANT

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

Dated this day of 07/25/2023.

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 21-106649 - MaM July 28; Aug. 4, 2023 23-00745T

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION **CASE NO.: 22000401CA** FREEDOM MORTGAGE CORPORATION Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NORMAN P. GREER ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 19th day of July, 2023, and entered in Case No. 22000401CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LISA GREER; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NORMAN P. GREER; KELLY NICOLE GREER; and UNKNOWN TENANTS 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 at 11:00 A.M. on the 18th day of September, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 3, BLOCK 1334, PORT CHARLOTTE SUBDIVISION SECTION ELEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 22A THROUGH 22E, INCLUSIVE,

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

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

Dated this day of 07/25/2023.

Roger D. Eaton Clerk of The Circuit Court By: B. Lackey (SEAL) Deputy Clerk

Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0052 July 28; Aug. 4, 2023 23-00747T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION **Case No.: 23002492CA** BRANDON O'TOOLE, Plaintiff, v. LINDA SCOTT IRWIN, and DENLEY LIMITED A BAHAMIAN CORPORATION, Defendants.

To: DENLEY LIMITED A BAHAMIAN CORPORATION YOU ARE NOTIFIED that an Amended Complaint for Declaratory Judgment with regard to the following-described parcel of property in Charlotte County, Florida:

Lot 1, Block 34, of CHARLOTTE HARBOR, according the PLAT thereof as recorded in Plat Book 1, Page 29, in the Public Records of Charlotte County, Florida. Having a Street address of 4542 Melbourne Street, Port Charlotte, Florida 33982

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on WARREN R. ROSS, Esquire of Wotitzky, Wotitzky, Ross & Young, P.A., the Plaintiff's attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida

33950 on or before the 30th day of August, 2023, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Amended Complaint or Petition.

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

Dated this July 24, 2023. ROGER D. EATON, Clerk of the Court By: /s/ B Lackey (SEAL) Deputy Clerk

Warren R. Ross, Esquire Wotitzky, Wotitzky, Ross & Young, P.A. 1107 West Marion Avenue, Unit 111 Punta Gorda, FL 33950 July 28; Aug. 4, 11, 18, 2023 23-00738T

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 July 5, 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 August 21, 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 07/19/2023. ROGER D. EATON As Clerk of said Court By (SEAL) D. Gerace 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.: 22-00496 JPC July 28; Aug. 4, 2023 23-00732T

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. 23000228CA** FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. JOSEPH GASSERA, SUCCESSOR TRUSTEE OF THE AGNES GASSERA LIVING TRUST DATED MAY 3, 2017; JOANNE M. GASSERA A/K/A JOANNE BROCCIO; PATRICIA F. BROWN; NICHOLAS GASSERA; JOSEPH GASSERA; FREEDOM FOREVER, LLC; ALLIANCE TECHNOLOGY GROUP LLC; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 3, 2023 and entered in Case No. 23000228CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is Plaintiff and JOSEPH GASSERA, SUCCESSOR TRUSTEE OF THE AGNES GASSERA LIVING TRUST DATED MAY 3, 2017; JOANNE M. GASSERA A/K/A JOANNE BROCCIO; PATRICIA F. BROWN; NICHOLAS GASSERA; JOSEPH GASSERA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; FREEDOM FOREVER, LLC; ALLIANCE TECHNOLOGY GROUP LLC; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER; 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 August 17, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 817, PORT CHARLOTTE SUBDIVISION, SECTION 26, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 19A THROUGH 19E, 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 07/19/2023. ROGER D. EATON As Clerk of said Court By (SEAL) D. Gerace 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.: 22-01150 CLNK July 28; Aug. 4, 2023 23-00733T

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Babcock Ranch Community Independent Special District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 24, 2023  
TIME: 1:00 PM  
LOCATION: Babcock Ranch Field House Cafeteria  
43381 Cypress Parkway  
Babcock Ranch, FL 33982

The first public hearing is being held pursuant to Chapter 2007-306, Laws of Florida, as amended, to receive public comment and objections to the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapter 2007-306, Laws of Florida, as amended, and Chapters 189 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the proposed schedule of O&M Assessments, which are subject to change at the hearing:

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Charlotte County and/or Lee County ("County") may impose on assessments that are collected on each County's tax bill. Moreover, pursuant to

Land Use	Total # of Units / Acres	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
<b>Residential (Dwelling Units)</b>			
Current Development Area - Platted/Developed	4,789	1.0000	\$588.56
Current Development Area - Platted/Developed no Bonds	619	0.9610	\$565.63
Current Development Area - Unplatted/Undeveloped	2,542	0.1023	\$60.21
Future Development Area	11,550	0.0620	\$36.47
<b>Non-Residential (Sq. Ft.)</b>			
Commercial			
Current Development Area - Developed	115,957	0.2969	\$174.73
Future Development Area	2,168,398	0.0232	\$13.68
Industrial	634	0.0062	\$3.65
Hotel	360	0.0310	\$18.24
<b>Other (Acres)</b>			
Electric Utility	888	0.0062	\$3.65
Plant Nursery	10	0.0620	\$36.47

Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the Charlotte County Tax Collector and/or the Lee County Tax Collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

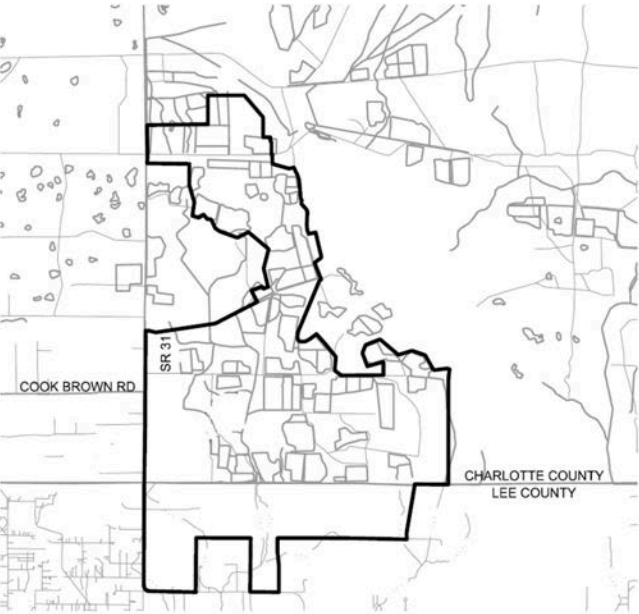
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or on the District's website at https://www.babcockranchliving.com/153/Independent-Special-District. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



July 28; Aug. 4, 2023

23-00737T



FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-000809-CP Division: Probate IN RE: ESTATE OF JACQUELINE DORIS WALTERS, A/K/A JACQUELINE D. WALTERS, Deceased.

The administration of the estate of Jacqueline Doris Walters, a/k/a Jacqueline D. Walters, deceased, whose date of death was May 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 28, 2023.

**Personal Representatives:**  
**John Walters III**  
4105 Ditchford Court  
Myrtle Beach, SC 29577  
**Lisa Hamilton**  
160 Lodge Avenue  
Huntington Station, NY 11746  
Attorney for Personal Representatives:  
Cheyenne R. Young  
Florida Bar Number: 0515299  
Wotitzky, Wotitzky, Ross & Young, P.A.  
1107 W. Marion Avenue, #111  
Punta Gorda, FL 33950  
Telephone: (941) 639-2171  
Fax: (941) 639-8617  
E-Mail: cyoung@wotitzkylaw.com  
Secondary E-Mail:  
jackie@wotitzkylaw.com  
July 28; Aug. 4, 2023 23-00750T

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 Michael Rimkus located at 22441 Lacombe Ave, in the County of Charlotte, Florida 33952 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Port Charlotte, Florida, this 24th day of July, 2023.  
IGNITE EXTERIORS LLC  
July 28, 2023 23-00734T

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case #: 22001049CA

**Truist Bank, successor by merger to SunTrust Bank Plaintiff, -vs.- Thea Romano a/k/a Thea Rose Romano f/k/a Thea Puglia; Gaetano Puglia a/k/a Gaetano Puglia Jr.; Unknown Spouse of Thea Romano a/k/a Thea Rose Romano f/k/a Thea Puglia; Unknown Spouse of Gaetano Puglia a/k/a Gaetano Puglia Jr.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22001049CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Truist Bank, successor by merger to SunTrust Bank, Plaintiff and Thea Romano a/k/a Thea Rose Romano a/k/a Thea Puglia are defendant(s), I, Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash AT WWW.CHARLOTTE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES at 11:00AM on September 6, 2023, the following described property as set forth in said Final Judgment, to-wit: LOTS 10 AND 11, BLOCK 1887,

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-729-CP Division: Probate IN RE: ESTATE OF BARBARA J. BAUN Deceased.

The administration of the estate of BARBARA J. BAUN, deceased, whose date of death was May 10, 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 July 28, 2023.

**Personal Representative:**  
**Robert J. Baun**  
41 Lincoln Ave  
Dover, New Jersey 07801-3502  
Attorney for Personal Representative:  
Ellie K. Harris, Attorney  
Florida Bar Number: 0021671  
Schwarz & Harris, P.A.  
17841 Murdock Circle  
Port Charlotte, Florida 33948  
Telephone: (941) 625-4158  
Fax: (941) 625-5460  
E-Mail: e-service@schwarzlaw.net  
Secondary E-Mail:  
mackenzie@schwarzlaw.net  
July 28; Aug. 4, 2023 23-00743T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Radiant Aesthetics & Permanent Makeup, located at 14113 Monserrate Ln, in the City of Port Charlotte, County of Charlotte, State of FL, 33981, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 20 of July, 2023.  
Traci Lopes  
14113 Monserrate Ln  
Port Charlotte, FL 33981  
July 28, 2023 23-00726T

FIRST INSERTION

PORT CHARLOTTE SUBDIVISION SECTION FIFTY SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 70A THROUGH 70H, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.  
07/24/2023

Roger D. Eaton  
CLERK OF THE CIRCUIT COURT  
Charlotte County, Florida  
/s/ B Lackey (SEAL)  
DEPUTY CLERK OF COURT  
Submitted By:  
ATTORNEY FOR PLAINTIFF:  
LOGS LEGAL GROUP LLP  
2424 North Federal Highway,  
Suite 360  
Boca Raton, Florida 33431  
(561) 998-6700  
(561) 998-6707  
July 28; Aug. 4, 2023 23-00739T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-739-CP Division: Probate IN RE: ESTATE OF DONALD J. JOHNSON Deceased.

The administration of the estate of DONALD J. JOHNSON, deceased, whose date of death was August 11, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 28, 2023.

**Personal Representatives:**  
**Lori A. Wellbaum**  
Attorney for Personal Representative:  
Lori A. Wellbaum  
Attorney  
Florida Bar Number: 071110  
686 N. Indiana Avenue  
ENGLEWOOD, FL 34223  
Telephone: (941) 474-3241  
Fax: (941) 475-2927  
E-Mail: lori@wellbaumlaw.com  
July 28; Aug. 4, 2023 23-00729T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-802-CP Division: Probate IN RE: ESTATE OF KARLA BROWN a/k/a KARLA S. BROWN a/k/a KARLA SUE WOODBURY a/k/a KARLA WOODBURY Deceased.

The administration of the estate of Karla Brown a/k/a Karla S. Brown a/k/a Karla Sue Woodbury a/k/a Karla Woodbury, deceased, whose date of death was June 21, 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 July 28, 2023.

**Personal Representative:**  
**Judith Ann Pocaan**  
3323 Casaloma Dr., #49  
Appleton, Wisconsin 54913  
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  
July 28; Aug. 4, 2023 23-00728T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File Number 2023CP00731 IN RE: ESTATE OF DENNIS JAMES VENO a/k/a DENNIS J. VENO Deceased

The administration of the Estate of DENNIS JAMES VENO a/k/a DENNIS J. VENO, deceased, File Number 2023CP00731, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave Punta Gorda FL. The Estate is Intestate. 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 the 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 DEATH IS BARRED.

The date of the first publication of this notice is July 28, 2023.

**Personal Representative:**  
**JEANNETTE L. VENO,**  
126 Island Court  
Rotonda West, Florida 33947  
Attorney for Personal Representative:  
ROBERT D. SCHWARTZ, ESQ.  
Florida Bar No. 028525  
1901 S. Congress Avenue, Suite 215  
Boynton Beach, Florida 33426  
Telephone: (561) 736-3440  
E-mail: robert@schwartzpa.com  
July 28; Aug. 4, 2023 23-00749T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 23-467-CP Division: Probate IN RE: ESTATE OF SUSAN JEANETTE WILSON, Deceased.

The administration of the estate of SUSAN JEANETTE WILSON, deceased, whose date of death was January 29, 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 July 28, 2023.

**Personal Representative:**  
**Lisa R. Wallace**  
1253 Veronica Street  
Port Charlotte, Florida 33952  
Attorney for Personal Representative:  
John Ferrari, Jr., Esquire  
Florida Bar Number: 111132  
John Ferrari, P.A., a member of  
Ferrari, Butler & Moneymaker, PLLC  
2520 Tamiami Trail North, Suite 11  
Nokomis, Florida 34275  
Telephone: (941) 960-1676  
Fax: (941) 296-8656  
E-Mail: johnf@elderlegalfirm.com  
Secondary E-Mail:  
maggies@elderlegalfirm.com  
July 28; Aug. 4, 2023 23-00731T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23000779CP Division: Probate IN RE: ESTATE OF Linda Marie Kimmel Deceased.

The administration of the estate of Linda Marie Kimmel, deceased, whose date of death was January 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, 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 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: July 28, 2023.

Signed on this 19th day of July, 2023.  
/s/ Spencer Lynn Kimmel  
Spencer Lynn Kimmel  
Personal Representative

/s/ Mark Martella  
Mark Martella, Esq.  
Florida Bar No. 0024021  
Martella Law Firm, PLLC  
18245 Paulson Drive  
Port Charlotte, FL 33954  
Telephone: 941-867-6865  
Fax: 941-867-8949  
E-mail: mark@martellalaw.com  
Secondary: tara@martellalaw.com  
Attorney for Petitioner  
July 28; Aug. 4, 2023 23-00730T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 23-0764 CP Division: Probate IN RE: ESTATE OF CHARLES A. LOCKWOOD Deceased.

The administration of the estate of CHARLES A. LOCKWOOD, deceased, whose date of death was June 12, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 28, 2023.

**Personal Representative:**  
**CHARLES ROBERT LOCKWOOD**  
8470 South Grange Road  
Rochelle, Illinois 61068  
Attorney for Personal Representative:  
DOROTHY L. KORSZEN, ESQUIRE  
Florida Bar Number: 765317  
Farr, Farr, Emerich, Hackett,  
Carr & Holmes, P.A.  
2520 Nokomis Avenue South  
Venice, FL 34285  
Telephone: (941) 484-1996  
Fax: (941) 497-7636  
E-Mail: dkorszen@farr.com  
Secondary E-Mail:  
jpainchaud@farr.com  
July 28; Aug. 4, 2023 23-00727T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-000750-CP Division: Probate IN RE: ESTATE OF THOMAS HUGH JONES Deceased.

The administration of the estate of Thomas Hugh Jones, deceased, whose date of death was June 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, Florida 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 28, 2023.

**Personal Representatives:**  
**Timothy R. Jones**  
73 Belem Street  
Punta Gorda, Florida 33983  
**Gary A. Jones**  
922 Avenida Presidio  
San Clemente, California 92672  
Attorney for Personal Representatives:  
Brett H. Sifrit, Esq., Attorney  
Florida Bar Number: 105564  
Farr, Farr, Emerich, Hackett,  
Carr & Holmes, P.A.  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
E-Mail: bsifrit@farr.com  
Secondary E-Mail:  
probate@farr.com  
July 28; Aug. 4, 2023 23-00748T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23000784CP Division: Probate IN RE: ESTATE OF MARCELLA BOCCIO, 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 MARCELLA BOCCIO, deceased, File Number 23000784CP 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 May 2, 2023; that the total value of the estate is \$5,000.00 and that the names and addresses of those to whom it has been assigned by such order are:  
Name: Address:  
Vincent Boccio 6121 George Rd.,  
Punta Gorda, FL 33982  
Jo Ann Caiazzo 29 Spruce St.,  
Long Island, NY 11530

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 July 28, 2023.

**Personal Giving Notice:**  
**Vincent Boccio**  
6121 George Rd.  
Punta Gorda, FL 33982  
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  
July 28; Aug. 4, 2023 23-00736T



## FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 23001937CA  
Land Home Financial Services, Inc. Plaintiff, vs. Scott Clark; Unknown Spouse of Scott Clark Defendants.

TO: Scott Clark and Unknown Spouse of Scott Clark  
Last Known Address: 2246 Aaron Street Port Charlotte, FL 33952

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

LOT 1, BLOCK 2807, PORT CHARLOTTE SUBDIVISION, SECTION FORTY-FIVE, AC-

CORDED TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 56A THROUGH 56E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before August 31, 2023, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,

to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.

DATED on July 25, 2023.

Roger Eaton  
As Clerk of the Court  
By (SEAL) B. Lackey  
As Deputy Clerk

Julie York, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
2001 NW 64th St,  
Suite 130,  
Ft. Lauderdale, FL 33309  
File # 23-F00759

July 28; Aug. 4, 2023 23-00740T

## FIRST INSERTION

Florida: LOT 9, BLOCK 618, PORT CHARLOTTE SUBDIVISION, SECTION 41, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 51A THROUGH 51K, 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 Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before August 31, 2023, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on July 25, 2023.

Roger Eaton  
As Clerk of the Court  
By (SEAL) B. Lackey  
As Deputy Clerk

Amanda Driscole, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
2001 NW 64th St, Suite 130,  
Ft. Lauderdale, FL 33309  
File # 23-F00621

July 28; Aug. 4, 2023 23-00741T

## SUBSEQUENT INSERTIONS

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION  
File No. 23000690CP

Division Probate  
IN RE: ESTATE OF James Edward Smith, Jr., a/k/a James E. Smith Deceased.

The administration of the estate of James Edward Smith, Jr., a/k/a James E. Smith, deceased, whose date of death was May 14, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East 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 WITH-

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

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

NOTWITHSTANDING THE TIME 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: July 21, 2023.

Signed on this 17th day of July, 2023.

/s/ Patricia Elizabeth Smith  
Patricia Elizabeth Smith, a/k/a Patricia Elizabeth Kizilay -  
Personal Representative  
25310 Tether Lane,  
Punta Gorda, FL 33983

/s/ Mark Martella

Mark Martella, Esq.  
Florida Bar No. 0024021  
Martella Law Firm, PLLC  
18245 Paulson Drive  
Port Charlotte, FL 33954  
Telephone: 941-867-6865  
Fax: 941-867-8949  
E-mail: mark@martellalaw.com  
Secondary: tara@martellalaw.com  
Attorney for Petitioner  
July 21, 28, 2023 23-00713T

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
Case No.: 22000881CA

LATANYA HUTTON,  
Plaintiff, vs.

RAYMOND S. CHMIELEWSKI;  
ESTATE OF RAYMOND S. CHMIELEWSKI; HEIRS OF RAYMOND S. CHMIELEWSKI; THERESA PAULINE CHMIELEWSKI; KB HOME FORT MYERS, LLC, a Delaware Limited Liability Company; ERIC JAGER; RAYMOND PENNYPACKER; MYRIAM VISOT FERNANDEZ; ESTATE OF MYRIAM VISOT FERNANDEZ; and HEIRS OF MYRIAM VISOT FERNANDEZ Defendants.

TO: ERIC JAGER  
1028 SW 49TH TERRACE  
MARGATE, FLORIDA 33068  
MYRIAM VISOT FERNANDEZ  
URB EL COMMANDANTE  
776 AVE PONCE DE LEON CASA 3, APT. 1  
SAN JUAN, PR 00925  
ESTATE OF MYRIAM VISOT FERNANDEZ  
URB EL COMMANDANTE  
776 AVE PONCE DE LEON CASA 3, APT. 1  
SAN JUAN, PR 00925  
HEIRS OF MYRIAM VISOT FER-

NANDEZ  
URB EL COMMANDANTE  
776 AVE PONCE DE LEON CASA 3, APT. 1  
SAN JUAN, PR 00925  
RAYMOND S. CHMIELEWSKI  
2488 S. ORANGE BLOSSOM TRAIL  
APOPKA, FLORIDA 32703  
ESTATE OF RAYMOND S. CHMIELEWSKI  
2488 S. ORANGE BLOSSOM TRAIL  
APOPKA, FLORIDA 32703  
HEIRS OF RAYMOND S. CHMIELEWSKI  
2488 S. ORANGE BLOSSOM TRAIL  
APOPKA, FLORIDA 32703  
RAYMOND PENNYPACKER  
1300 COMMONWEALTH BOULEVARD  
READING, PA 19607

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:  
Lot 12, Block 2, PEACE RIVER SHORES, UNIT 10, according to the plat thereof, recorded in Plat Book 7, Pages 43A thru 43D, of the Public Records of Charlotte County, Florida.  
Lot 18, Block 2047, PORT CHARLOTTE SUBDIVISION, SECTION 24, according to the plat thereof, recorded in Plat Book 5,

Pages 16A thru 16E, of the Public Records of Charlotte County, Florida.

Lot 1, Block 187D, HARBOUR HEIGHTS, SECTION 11, a Replat of a Portion of Part 2, according to the plat thereof, recorded in Plat Book 6, Pages 13A thru 13D, of the Public Records of Charlotte County, Florida.

Lot 7, Block 2328, PORT CHARLOTTE SUBDIVISION, SECTION 38, according to the plat thereof, recorded in Plat Book 5, Pages 42A thru 42H of the Public Records of Charlotte County, Florida.

Lot 10, Block 2961, PORT CHARLOTTE SUBDIVISION, SECTION 59, according to the plat thereof, recorded in Plat Book 5, Pages 73A thru 73F, of the Public Records of Charlotte County, Florida.

Lot 28, Block 187C, HARBOUR HEIGHTS, SECTION 11, a Replat of a Portion of Part 2, according to the plat thereof, recorded in Plat Book 6, Pages 13A thru 13D, 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 14th day of July, 2023.

Clerk of the Circuit Court  
By: (Seal) B. Lackey 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  
July 21, 28; Aug. 4, 11, 2023  
23-00715T

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION  
File No. 2023CP000679

Probate Division  
IN RE: ESTATE OF ROBERT GRANDT Deceased.

The administration of the estate of ROBERT GRANDT, deceased, whose date of death was April 9, 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 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 July 21, 2023.

Personal Representative:  
RICHARD GRANDT  
1100 Challis Lane,  
Sandston, VA 23150  
Attorney for Personal Representative:  
THOMAS R. WALSER, ESQ.  
Email Address:  
trwals@floridaprobatefirm.com  
Florida Bar No. 116596  
Florida Probate Law Firm, PLLC  
4800 N. Federal Highway, Suite 106D  
Boca Raton, Florida 33431  
July 21, 28, 2023 23-00698T

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION  
File No. 23-000730-CP

Division: Probate  
IN RE: ESTATE OF KAREN K. EVRRARD Deceased.

The administration of the estate of Karen K. Evrard, deceased, whose date of death was May 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 name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 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 July 21, 2023.

Personal Representative:  
Jerry D. Evrard  
539 Canada Court  
Punta Gorda, Florida 33950  
Attorney for  
Personal Representative:  
Jeffrey Briscoe  
Florida Bar No. 127501  
3440 Conway Blvd., Suite 1-A  
Port Charlotte, Florida 33952  
Telephone: (941) 625-4189  
Facsimile: (941) 237-4126  
Email: jeff@jeffbriscoe.com  
July 21, 28, 2023 23-00709T

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION  
File No. 23000723CP

IN RE: ESTATE OF JOYCE L. STONE, a/k/a LEOTA JOYCE STONE Deceased.

The administration of the estate of Joyce L. Stone, deceased, whose date of death was May 15, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 July 21, 2023.

Personal Representative:  
Linda F. Wolven  
23339 Rosewood Avenue  
Port Charlotte, FL 33980  
Attorney for  
Personal Representative:  
Alicia K. Henry, Esq.,  
Attorney  
Florida Bar Number: 1016619  
The Law Office of Alicia K. Henry, P.A.  
19700 Cochran Blvd., Unit B  
Port Charlotte, FL 33948  
Telephone: (941) 740-4842  
E-Mail: Alicia@HenryLawOffice.net  
July 21, 28, 2023 23-00718T

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION  
CASE NO. 23-000682CP

IN RE: ESTATE OF Elizabeth Carol Morales, Deceased.

The administration of the estate of Elizabeth Carol Morales, deceased, whose date of death was April 13, 2023, and whose social security number is xxx-xx-xxxx, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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 July 21, 2023.

Personal Representative:  
William Henry Morales  
Attorney for  
Personal Representative:  
ALLAN T. GRIFFITH P.A.  
2100 McGregor Boulevard  
Fort Myers, FL 33901  
(239) 334-9199  
allan@allantgriffith.com  
Allan T. Griffith, Esquire  
Florida Bar #173669  
July 21, 28, 2023 23-00721T

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION  
File No. 23000526CP

Division Probate  
IN RE: ESTATE OF BONNIE M. BARTLETT Deceased.

The administration of the estate of Bonnie M. Bartlett, deceased, whose date of death was April 3, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 July 21st, 2023.

Personal Representative:  
David A. Dunkin  
170 West Dearborn Street  
Englewood, Florida 34223  
Attorney for Personal Representative:  
T. Thomas Shirley, Attorney  
Florida Bar Number: 154581  
DUNKIN & SHIRLEY PA  
170 West Dearborn Street  
Englewood, Florida 34223  
Telephone: (941) 474-7753  
Fax: (941) 475-1954  
E-Mail: tom@dunkinshirley.com  
July 21, 28, 2023 23-00702T

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon  
Friday Publication

SARASOTA • MANATEE  
HILLSBOROUGH • PASCO  
PINELLAS • POLK • LEE  
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
Business Observer  
LV20906\_V9



SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2023-CP-0565  
Division Probate  
IN RE: ESTATE OF  
JOHN A. MINCHAK Deceased.

The administration of the estate of JOHN A. MINCHAK, deceased, whose date of death was November 10, 2020, and whose social security number is XXX-XX-2052, 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 name and address of the personal representative and 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 July 21, 2023.  
Attorney and Personal Representative:  
Aaron J. Tracy, Esq.  
Florida Bar Number: 0940151  
P.O. Box 2759  
Sarasota, Florida 34230  
Telephone: (941) 405-9156  
Fax: (941) 296-7657  
E-Mail: aaron@tracy-law.com  
July 21, 28, 2023 23-00710T

SECOND INSERTION

NOTICE OF SALE PURSUANT TO  
CHAPTER 45  
IN THE COUNTY COURT  
OF THE TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR  
CHARLOTTE COUNTY,  
FLORIDA GENERAL  
JURISDICTION DIVISION  
CASE NO. 22-CC-859

SECTION 23 PROPERTY  
OWNER'S ASSOCIATION, INC.,  
A FLORIDA NOT FOR PROFIT  
CORPORATION, PLAINTIFF, V.  
IBRAHIM ABDULAH I  
ALBAWARDI, ET AL.,  
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 29, 2023, and entered July 10, 2023 in Case No. 22-CC-859 of the COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Florida, wherein SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC. is Plaintiff, and IBRAHIM ABDULAH I ALBAWARDI; UNKNOWN SPOUSE OF IBRAHIM ABDULAH I ALBAWARDI; UNKNOWN TENANT ONE and UNKNOWN TENANT TWO are Defendants, Roger D. Eaton as Clerk of said Court, Charlotte County Clerk of Court, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM, on the 11th day of September, 2023 the following described property as set forth in said Final Judgment, to wit:

Lot 9, Block 748, Punta Gorda Isles, Section 23, according to the plat thereof, as recorded in Plat Book 12, Pages 2A through 2Z41, of the Public Records of Charlotte County, Florida.

A/K/A: 26091 Dolman Court, Punta Gorda, FL 33983

A 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 SIXTY (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.

BECKER & POLIAKOFF, P.A.  
Attorneys for Plaintiff  
Six Mile Corporate Park  
12140 Carissa Commerce Court  
Suite 200 Fort Myers, FL 33966  
Primary:  
cofoservice@mail@beckerlawyers.com  
BY: Carolyn C. Meadows  
Florida Bar #92888  
23598752v.1 S13218/410662  
July 21, 28, 2023 23-00723T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number 2023CP000752  
IN RE: ESTATE OF  
JOHN WILLIAM LAMON  
a/k/a JOHN LAMON  
Deceased

The administration of the Estate of JOHN WILLIAM LAMON a/k/a JOHN LAMON, deceased, File Number 2023CP000752, 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 23, 2016. 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 the 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 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 July 21, 2023.  
Personal Representative:  
JOHN LAMON,  
1137 State Rt 903  
Jim Thorpe, Pennsylvania 18229  
Attorney for Personal Representative:  
ROBERT D. SCHWARTZ, ESQ.  
Florida Bar No. 028525  
1901 S. Congress Avenue, Suite 215  
Boynton Beach, Florida 33426  
Telephone: (561) 736-3440  
E-mail: robert@schwartzpa.com  
July 21, 28, 2023 23-00697T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-787-CP  
Division PROBATE  
IN RE: ESTATE OF  
YVONNE A. VANSICKLE A/K/A  
YVONNE ANN VANSICKLE  
Deceased.

The administration of the estate of Yvonne A. VanSickle a/k/a Yvonne Ann VanSickle, deceased, whose date of death was June 23, 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 July 21, 2023.

Personal Representative:  
Chadwick C. VanSickle  
4513 Dover Zoar Road NE  
Dover, Ohio 44622  
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  
July 21, 28, 2023 23-00717T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-000758  
IN RE: ESTATE OF  
MARGOT M. FARR  
Deceased.

The administration of the estate of Margot M. Farr, deceased, whose date of death was June 15, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 21, 2023.

Personal Representative:  
Vanessa De Armas  
1206 Royal Tern Drive  
Punta Gorda, Florida 33950  
Attorney for Personal Representative:  
Jenny C. Hazel, Esquire  
Attorney  
Florida Bar Number: 0163562  
MCCRORY LAW FIRM  
309 Tamiami Trail  
Punta Gorda, FL 33950  
Telephone: (941) 205-1122  
Fax: (941) 205-1133  
E-Mail: jenny@mccrorylaw.com  
Secondary E-Mail:  
debbie@mccrorylaw.com  
July 21, 28, 2023 23-00722T

SECOND INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-000793-CP  
IN RE: ESTATE OF  
TIMOTHY ROBIN HANELY  
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 Timothy Robin Hanely, deceased, File Number 2023, 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 May 15, 2023; that the total value of the estate is less than \$75,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Joessette Witter	45 Liberty Street, Milan, OH 44846
Jake Trent	708 E. 5th Street, Port Clinton, OH 43452

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 July 21, 2023.

Person Giving Notice:  
Joessette Witter  
45 Liberty Street  
Milan, Ohio 44846  
Attorney for Person Giving Notice  
Albert Stickley 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  
July 21, 28, 2023 23-00703T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 2023-CP-000667  
Division: Probate  
IN RE: ESTATE OF  
CLAIRE T. MAILHOTT Deceased.

The administration of the estate of Claire T. Mailhott, deceased, whose date of death was May 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 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 July 21, 2023.

Personal Representative:  
Linda C. Swenson  
52 Access Road  
Chicopee, MA 01020  
Attorney for Personal Representative:  
Forrest J. Bass, Attorney  
Florida Bar Number: 68197  
Farr Farr Emerich Hackett Carr & Holmes, PA  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941)639-1158  
Fax: (941)639-0028  
E-Mail: fbass@farr.com  
Secondary E-Mail:  
msleeper@farr.com  
and probate@farr.com  
July 21, 28, 2023 23-00701T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-000747-CP  
Division Probate  
IN RE: ESTATE OF  
WILLIAM PARKER SCOTT, JR.  
Deceased.

The administration of the estate of William Parker Scott, Jr., deceased, whose date of death was January 11, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST 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 July 21, 2023.

Personal Representative:  
Carla Scott  
927 West Olympia Avenue  
Punta Gorda, Florida 33950  
Attorney for Personal Representative:  
Brett H. Sifrit, Esq. Attorney  
Florida Bar Number: 105564  
Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
E-Mail: bsifrit@farr.com  
Secondary E-Mail:  
probate@farr.com  
July 21, 28, 2023 23-00724T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-000661 Division CP  
IN RE: ESTATE OF  
STEVEN D. OYER Deceased.

The administration of the estate of STEVEN D. OYER, deceased, whose date of death was April 21, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 21, 2023.

Personal Representative:  
JENNIFER ANN OYER  
17538 Brighton Lake Rd.  
Land O' Lakes, Florida 34638  
Attorney for Personal Representative:  
/s/ Tiffany M. Cerniglio  
Tiffany M. Cerniglio, Esq.  
Attorney  
Florida Bar Number: 121791  
HARRIS BARRETT MANN & DEW  
7309 First Avenue South  
St. Petersburg, FL 33707  
Telephone: (727) 892-3100  
Fax: (727) 898-0227  
E-Mail: tiffany@hbmldlaw.com  
Secondary E-Mail:  
denise@hbmldlaw.com  
July 21, 28, 2023 23-00699T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-000743  
Division Probate  
IN RE: ESTATE OF  
DEBORAH E. TJIN THAM SJIN  
Deceased.

The administration of the estate of Deborah E. Tjin Tham Sjin, deceased, whose date of death was May 16, 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 7/21/2023.

Personal Representative:  
Robert M. Tjin Tham Sjin  
1012 Edgell Road  
Framingham, Massachusetts 01701  
Attorney for Personal Representative:  
Brett H. Sifrit, Attorney  
Florida Bar Number: 105564  
Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
E-Mail: bsifrit@farr.com  
Secondary E-Mail:  
probate@farr.com  
July 21, 28, 2023 23-00712T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 23000733CP  
Division: Probate  
IN RE: ESTATE OF  
FRED ALEXANDER BAITY, JR.  
Deceased.

The administration of the estate of Fred Alexander Baity, Jr., deceased, whose date of death was January 28, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is Friday, July 21, 2023.

Personal Representative:  
Julie Carol Baity Kern  
3327 Shingle Oak Terrace  
Sarasota, Florida 34237  
Attorney for Personal Representative:  
Lori 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  
July 21, 28, 2023 23-00725T

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-728-CP  
Division PROBATE  
IN RE: ESTATE OF  
GEORGE M. LEASK Deceased.

The administration of the estate of GEORGE M. LEASK, deceased, whose date of death was May 29, 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 July 21, 2023.

Personal Representative:  
Robin Vazquez  
6230 Scott Street, Suite 211  
Punta Gorda, Florida 33950  
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  
July 21, 28, 2023 23-00707T



## SECOND 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 online auction via [www.storage-treasures.com](http://www.storage-treasures.com) on 8/9/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Elizabeth Finnegan unit #E361; Daniell Bass unit #F291. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

July 21, 28, 2023

23-00696T

## FOURTH INSERTION

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

**CASE NO.: 2023-CA-000125**  
**WHELESS PROPERTIES, LLC,**  
**Plaintiff, vs.**  
**EDGAR O. PESQUERA, THE**  
**UNKNOWN SPOUSE OF EDGAR**  
**O. PESQUERA, MARION C.**  
**PESQUERA, THE UNKNOWN**  
**SPOUSE OF MARION C.**  
**PESQUERA and ANY AND ALL**  
**KNOWN OR UNKNOWN PARTIES**  
**CLAIMING BY, THROUGH,**  
**UNDER OR AGAINST ANY**  
**OF THE HEREIN NAMED**  
**INDIVIDUAL DEFENDANTS,**  
**Defendants.**  
TO: EDGAR O. PESQUERA  
90 Doris Street  
Manchester, NH 03103  
and  
MARION C. PESQUERA  
90 Doris Street  
Manchester, NH 03103  
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:  
Lot 38, Block 29, Unit No. 2 of TROPICAL GULF ACRES, as per Plat found of record in Plat Book 3, page 41, Charlotte County Records.

a/k/a: 27498 Sunset Drive, Punta Gorda, FL 33955  
Parcel ID Number  
422303480032

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Florida Consumer Lawyers, Plaintiffs attorney, at PO Box 341499, Tampa, FL 33694, Phone Number: (813) 282-9330, 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 Avenue, Punta Gorda, FL 33950, with service on Plaintiff or immediately thereafter. If you fail to do so a default may be en-

tered 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 19th day of June, 2023.  
Clerk of Circuit Court  
(SEAL) B. Lackey  
As Deputy Clerk

Florida Consumer Lawyers,  
Plaintiffs attorney,  
PO Box 341499,  
Tampa, FL 33694,  
Phone Number: (813) 282-9330  
July 7, 14, 21, 28, 2023 23-00674T

## SECOND INSERTION

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

**Case No. 22-000345-CA**  
**Wells Fargo Bank, N.A.,**  
**Plaintiff, vs.**  
**The Unknown Heirs, Devisees,**  
**Grantees, Assignees, Lienors,**  
**Creditors, Trustees, and all other**  
**parties claiming interest by, through,**  
**under or against the Estate of Stuart**  
**Lynn Powell a/k/a Stuart L. Powell,**  
**Deceased, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 22-000345-CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest

by, through, under or against the Estate of Stuart Lynn Powell a/k/a Stuart L. Powell, Deceased; Justin Cameron Powell a/k/a Justin C. Powell; Adrienne L. Longfellow a/k/a Adrienne L. Longfellow f/k/a Adrienne L. Powell; B. L. P., a minor child, in the care of his mother and natural guardian, Amber M. Deem; Clerk of the Court, Charlotte County, Florida; Rotonda West Association, Inc. are the Defendants, that I will sell to the highest and best bidder for cash at, [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com), beginning at 11:00 AM on the 24th day of August, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 924, ROTONDA WEST, PINEHURST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 12-A THROUGH 12-K 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 07/13/2023.  
Roger Eaton  
As Clerk of the Court  
By: (Seal) C. Colon  
As Deputy Clerk

Brock & Scott PLLC  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Attorney for Plaintiff  
File # 22-P00169  
July 21, 28, 2023 23-00708T

## SECOND 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. 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 an Order Rescheduling Foreclosure Sale filed July 13, 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 11:00 A.M., on August 2, 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 proceed-

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

Dated this day of 07/14/2023.  
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](mailto:notice@kahaneandassociates.com)  
File No.: 23-00046 JPC  
July 21, 28, 2023 23-00714T

## SECOND INSERTION

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

**CASE NO.: 23002198CA**  
**U.S. BANK TRUST COMPANY,**  
**NATIONAL ASSOCIATION, AS**  
**TRUSTEE, AS**  
**SUCCESSOR-IN-INTEREST**  
**TO U.S. BANK NATIONAL**  
**ASSOCIATION AS TRUSTEE FOR**  
**ADJUSTABLE RATE MORTGAGE**  
**TRUST 2005-5, ADJUSTABLE**  
**RATE MORTGAGE-BACKED**  
**PASS-THROUGH CERTIFICATES,**  
**SERIES 2005-5,**  
**Plaintiff, vs.**  
**CECIL JAMES A/K/A C. JAMES;**  
**UNKNOWN HEIRS, DEVISEES,**  
**GRANTEES, ASSIGNEES,**  
**LIENORS, CREDITORS,**  
**TRUSTEES, AND ALL OTHER**  
**PARTIES CLAIMING AN**  
**INTEREST BY, THROUGH,**  
**UNDER OR AGAINST THE**  
**ESTATE OF PRIMROSE JAMES**  
**A/K/A P. JAMES A/K/A PRIMROSE**  
**FLORINA JAMES, DECEASED,**  
**Defendant(s).**  
TO: Unknown Heirs, Devisees, Grant-ees, Assignees, Lienors, Creditors,

Trustees, and all other parties claiming an interest by, through, under or against the Estate of Primrose James a/k/a P. James a/k/a Primrose Florina James, deceased

25332 Rampart Boulevard  
Port Charlotte, Florida 33983

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

LOT 10, BLOCK 708, PUNTA GORDA ISLES, SECTION 23, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 2A THROUGH 2-Z-41, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Street Address: 25332 Rampart Boulevard, Port Charlotte, Florida 33983

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this

Court, 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 July 18, 2023.

Roger D. Eaton  
Clerk of said Court  
By: B. Lackey (SEAL)  
As Deputy Clerk

McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, FL 33407  
Telephone: (561) 713-1400  
[FLpleadings@MWC-law.com](mailto:FLpleadings@MWC-law.com)  
File#:15-445495  
July 21, 28, 2023 23-00719T

## FOURTH INSERTION

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

**CASE NO.: 2023-CA-000120**  
**WHELESS PROPERTIES, LLC,**  
**Plaintiff, vs.**  
**PHILLIP TURRELL and ANY AND**  
**ALL KNOWN OR UNKNOWN**  
**PARTIES CLAIMING BY,**  
**THROUGH, UNDER OR AGAINST**  
**ANY OF THE HEREIN NAMED**  
**INDIVIDUAL DEFENDANTS,**  
**Defendants.**  
TO: PHILLIP TURRELL  
3584 Exchange Avenue  
Naples, FL 34101

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:

Lot 12, Block 247, TROPICAL GULF ACRES, UNIT NO. 10, according to the plat thereof, as recorded in Plat Book 4, Pages 76A through 76N, inclusive, of the Public Records of Charlotte County, Florida.  
a/k/a: 27461 Nassau Dr, Punta Gorda, FL 33955

Parcel ID Number 422310277011 has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Florida Consumer Lawyers, Plaintiffs attorney, at PO Box 341499, Tampa, FL 33694, Phone Number: (813) 282-9330, 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 Avenue, Punta Gorda, FL 33950, with 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 19th day of June, 2023.  
Clerk of Circuit Court  
(SEAL) B. Lackey  
As Deputy Clerk

Florida Consumer Lawyers,  
Plaintiffs attorney,  
PO Box 341499,  
Tampa, FL 33694,  
Phone Number: (813) 282-9330  
July 7, 14, 21, 28, 2023 23-00673T

## SECOND INSERTION

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

**Case Number: 23001992CA**

**In Re: The Forfeiture of:**  
**2014 Black BMW 650I**  
**VIN #: WBAYP9C55ED169227**  
**Claimant: TINA MARIE WEST:**  
**THE UNKNOWN PERSONAL**  
**REPRESENTATIVE OF THE**  
**ESTATE OF TINA MARIE WEST:**  
**UNKNOWN HEIRS,**  
**BENEFICIARIES, AND DEVISEES**  
**OF THE ESTATE OF TINA MARIE**  
**WEST.**

TO: Tina Marie West: The Unknown Personal Representative of the Estate of Tina Marie West: Unknown Heirs, Beneficiaries, and Devisees of the Estate of Tina Marie West  
4128 Durant Street  
Port Charlotte, FL 33948  
AND ALL OTHERS WHOSE NAMES ARE PRESENTLY UNKNOWN but may claim an interest in the

motor vehicle described as One (1) 2014 Black BMW 650I, VIN# WBAYP9C55ED169227.

Notice is hereby given that WILLIAM PRUMMELL, Sheriff of Charlotte County, Florida, has filed a forfeiture proceeding in the Twentieth Judicial Circuit of the State of Florida in and for Charlotte County, Florida, requesting that the said motor vehicle described above, be forfeited to the Petitioner, WILLIAM PRUMMELL, Sheriff of Charlotte County, Florida, for the use and benefit of the Charlotte County Sheriff's Office.

On July 13, 2023, Petitioner, WILLIAM PRUMMELL, Sheriff of Charlotte County, Florida, obtained an ORDER DETERMINING PROBABLE CAUSE AND REQUIRING CLAIMANTS DESIRING TO CONTEST FORFEITURE TO FILE AND SERVE RESPONSIVE PLEADINGS AND AFFIRMATIVE DEFENSES from the Court determining that probable cause existed for seizure of the subject motor vehicle, for violation of Florida Statutes §932.701, et seq., in that the subject motor vehicle, were used as an instru-

mentality in the commission of a violation of Florida Statutes §893.13 and is subject to forfeiture to the Charlotte County Sheriff's Office under Chapter 932 Florida Statutes. Petitioner will further seek a Final Order of Forfeiture forfeiting the subject motor vehicle to the Charlotte County Sheriff's Office.

The property was seized by Officers of the Charlotte County Sheriff's Office on or about May 10, 2023, at or near 1750 Tamiami Trail, Port Charlotte, Charlotte County, Florida, and is being held by the Charlotte County Sheriff's Office.

Dated this 18th day of July, 2023.  
FARR, FARR, EMERICH, HACKETT, CARR and HOLMES, P.A.  
By: /s/ Will W. Sunter  
WILL W. SUNTER, ESQUIRE  
Florida Bar No. 0011448  
Attorney for Petitioner  
99 Nesbit Street  
Punta Gorda, FL 33950  
(941) 639-1158  
[wsunter@farr.com](mailto:wsunter@farr.com)  
[alambert@farr.com](mailto:alambert@farr.com)  
July 21, 28, 2023 23-00720T

## FOURTH INSERTION

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

**Case No. 23-002336-CA**  
**FREDERICK M. PETERS; and**  
**CHRIS A. PETERS,**  
**Plaintiffs, vs.**

**SILVER COVE CONDOMINIUM**  
**II DEVELOPERS, INC., a dissolved**  
**Florida corporation; and the**  
**respective unknown assigns,**  
**successors in interest, trustees, or**  
**any other party claiming by, through,**  
**under or against the above-named**  
**Defendant, and any other persons or**  
**entities claiming to have any right,**  
**title or interest in and to the res**  
**which constitutes the subject matter**  
**of this action, Defendants.**

To: The respective unknown assigns, successors in interest, trustees, or any other party claiming by, through, under or against the Defendant, SILVER COVE CONDOMINIUM II DEVELOPERS, INC., a dissolved Florida corporation, and any other persons or entities claiming to have any right, title or interest in and to the res which constitutes the subject matter of this action,  
YOU ARE NOTIFIED that an ac-

tion seeking declaratory judgment and reformation of deed to the following-described parcel of property in Charlotte County, Florida:

Unit 6, Building #2, SILVER COVE CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in O.R. Book 759, Page 491, as amended by an Amendment to Declaration recorded in O.R. Book 1058, Page 615, the Survey, Plot Plan and Graphic Depiction of Improvements thereof, recorded in Condominium Book 4, Pages 45A through 45D, inclusive, and Condominium Book 9, Pages 12A through 12C, inclusive, recorded in the Public Records of Charlotte County, Florida, together with an undivided interest in and to the common elements appurtenant thereto.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on TAMSEN HAYS, Esq. of Wotitzky, Wotitzky, Ross & Young, P.A., the Plaintiffs' attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 7th day of August, 2023, and file the original with

the Clerk of this Court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint or Petition.

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

Dated this June 30, 2023.

ROGER D. EATON  
Clerk of the Court  
By: /s/ B Lackey (SEAL)  
Deputy Clerk

TAMSEN HAYS, Esq.  
Wotitzky, Wotitzky, Ross & Young, P.A.  
1107 West Marion Avenue, Unit 111  
Punta Gorda, Florida 33950  
July 7, 14, 21, 28, 2023

23-00675T

## THIRD INSERTION

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

**Case No.: 08-2023-CA-000465**  
**JAMES HARPER,**  
**Plaintiff, v.**  
**PHILIP R. BICKHAM a/k/a**  
**PHILIP R. BICKHAM; et al.,**  
**Defendants.**

TO: Alice Crocker a/k/a Alice K. Crocker C/O of Paul Bowling f/k/a/ Paul Crocker and The Estate of Alice Crocker C/O Paul Bowling f/k/a Paul Crocker.

YOU ARE NOTIFIED that an action for Quiet Title for the following property in Charlotte County, Florida:

Legal Description:

PARCEL A:  
Lot 10 and the South five feet of Lot 3, Allison's Subdivision: also the South 70 feet of the West 10 feet of Lot 9 in Allison's Subdivision, being in the NE1/4 of the NW1/4 of the SW1/4 of Section 5, Township 41 South, Range 23 East, as per plat recorded in the Public Records of Charlotte County, Florida.

AND  
PARCEL B:  
Begin at the Southwest corner of Lot 2, Allison's Subdivision, Section 5, Township 41 South, Range 23 East, Charlotte County, Florida, for point of beginning; thence run Northerly and parallel to the West line of said Lot 2, 8 feet to an iron stake, thence run Easterly and parallel to the South line of Lot 2, 37 feet to an

iron stake; thence run South-easterly 8 feet more or less to an iron stake; thence run Westerly along the South line of said Lot 2 to the Point of Beginning.

AND  
Lot 11, less beginning at the Northeast corner of Lot 11, Allison's Subdivision, Section 5, Township 41 South, Range 23 East, Charlotte County, Florida, for Point of Beginning; thence run Southerly along the East line of said Lot 11, 6 feet to an iron stake; thence run Westerly approximately 6 feet to an iron stake; thence run Northwesterly approximately 6 feet to an iron stake; thence run Easterly along the North line of said Lot 11, to the Point of Beginning.

AND  
The East 10 feet of Lot 12, Allison's Subdivision, according to the Plat thereof, recorded in Plat Book 1, Page 96, of the Public Records of Charlotte County, Florida.

AND  
PARCEL C:  
Lot 12 less 10 feet off the East side thereof, in Allison's Subdivision, according to the Plat thereof, recorded in Plat Book 1, Page 96, of the Public Records of Charlotte County, Florida.  
Parcel ID: 412305305002  
A/K/A: 1010 Ruth Avenue, Punta Gorda, FL 33950

has been filed against you and you are required to serve a copy of your written defenses, if any, to Neha Patel, Es-

quire, the Plaintiff's attorney, whose address is Brown & Associates Law & Title, P.A. 4200 4th Street, N., Suite F, St. Petersburg, FL 33703, on or before, 30 days from first publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition

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

Dated 7/11/2023

Roger D. Eaton  
As Clerk of the Court  
By: B. Lackey  
As Deputy Clerk

BROWN & ASSOCIATES  
LAW & TITLE, P.A.  
/s/ Neha Patel, Esq  
Attorney for Plaintiff  
4200 4th Street, N., Suite F  
St. Petersburg, FL 33703  
(727) 325-2001  
[CourtDocuments@BrownALT.com](mailto:CourtDocuments@BrownALT.com)  
July 14, 21, 28; Aug. 4, 2023  
23-00692T