

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 20-000831-CP
IN RE: ESTATE OF
DENNIS J. HOWARD
Deceased.

TO: JILLIAN HOWARD, 3218 34th St., Astoria, NY 11106; and Antonio Juan Reyes, New York State Bar Number 4902404, Attorney for JILLIAN HOWARD, 615 Pavonia Ave., Apt. #1602, Jersey City, NJ 07306

YOU ARE NOTIFIED that an ORDER DETERMINING SPOUSES ENTITLEMENT TO ELECTIVE SHARE, PETITION TO DETERMINE AMOUNT OF ELECTIVE SHARE and ELECTIVE ESTATE INVENTORY has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:

Jeffrey R. Kuhns, Esq.
Kuhns Law Firm, PLLC
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
on or before, September 21, 2023, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 15th day of August, 2023.

First publication on August 18, 2023.
Roger D Eaton
As Clerk of the Court
By: Kimberly A Ramey (SEAL)
As Deputy Clerk
Aug. 18, 25; Sept. 1, 8, 2023
23-00832T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23000616CP
Division Probate
IN RE: ESTATE OF
THERESA V. CIMRA
Deceased.

The administration of the estate of Theresa V. Cimra, deceased, whose date of death was June 28, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 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 August 18, 2023.

Personal Representative:
Melissa Cimra
135 Vanderbilt Street
Buffalo, New York 14206
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
August 18, 25, 2023 23-00819T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-765
IN RE: ESTATE OF
MARY STEWART KOHLER
Deceased.

The administration of the estate of Mary Stewart Kohler, deceased, whose date of death was February 18, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 August 18, 2023.

Personal Representative:
Charles S. Ferrell
2304 Newton Ave. S.
Minneapolis, Minnesota 55405
Attorney for
Personal Representative:
Scott Kuhn, Esq.
E-mail Addresses:
pleadings@kuhnlegal.com
Florida Bar No. 555436
Kuhn Law Firm PA
6720 Winkler Rd
Fort Myers, Florida 33919
Telephone: (239) 333-4529
August 18, 25, 2023 23-00820T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
Case No.: 23000744CP
Division: PROBATE
IN RE: ESTATE OF
MARY LOU SIMON,
Deceased.

The administration of the estate of Mary Lou Simon, deceased, whose date of death was October 20, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Justice Center, 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 August 18, 2023.

Personal Representative:
Ellery Earl Simon
29200 S Jones Loop Road
Punta Gorda, Florida 33950
Attorney for Personal Representative:
Theodore Enfield, Attorney
Florida Bar Number: 256005
3107 Stirling Road, 105
Fort Lauderdale, FL 33312
Telephone: 954-983-1443
Fax: (954) 983-1536
E-Mail: t@theodoreenfield.com
August 18, 25, 2023 23-00825T

FIRST INSERTION

Notice is hereby given that MONICA DAWN HANDRICH, OWNER, desiring to engage in business under the fictitious name of VALHALLA MMA located at 218 CAYUGA ST, PORT CHARLOTTE, FLORIDA 33954 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
August 18, 2023 23-00824T

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 Broes services located at 4001 Geary Terrace, in the County of Charlotte, in the City of North Port, Florida 34288 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at North Port, Florida, this 14th day of August, 2023.
Dakota Broes

August 18, 2023 23-00822T

FIRST INSERTION

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

CASE NO.: 2023-002370-CA
SUSTAINABLE L&S LLC, a Florida limited liability company,
Plaintiff, v.
FRANK RITA, SR. and CALISTA RITA,
Defendants.

TO: FRANK RITA, SR., I/k/a 10 Banas Court, Norwich, CT 06360
CALISTA RITA, Vida 10 Banas Court, Norwich, CT 06360

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

PCH 029 2598 0009 PORT CHARLOTTE SEC 29 BLK 2598 LT 9
Parcel Id Number 402110303011
Property Address: 1282 Pocket Ter or 15131 Cannell Ln, Port Charlotte, Florida 33953

has been filed against and you are required to serve a copy of your written defenses, if any, to it on LAW OFFICES OF JORDAN I. WAGNER, P.A., Plaintiff's attorneys, whose address 320 Southeast 18th Street, Fort Lauderdale, Florida 33316, Telephone 954-491-3277, Facsimile: 954-692-9186, jiw@jordanwagnerlaw.com, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, on or before

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE TWENTIETH JUDICIAL
CIRCUIT COURT IN AND FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 23-CP-883
IN RE: ESTATE OF
WALTER FRANK LISEK
deceased.

The administration of the estate of WALTER FRANK LISEK, deceased, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is P.O. Box 511687, Punta Gorda, FL 33951-1687, File Number 23-CP-883. The estate is testate and the date of the decedent's will is November 1, 2018.

The name and address of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the Notice of Administration is served who challenges the validity of the will or codicils, venue or jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is three (3) months after the date of service of a copy of the Notice of Administration on that person; any objection that challenges the validity of the will, the venue, or the jurisdiction of the court. The three (3) month time period may only be extended for estoppel based upon misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by Section 733.212(3), all objections to the validity of a will, venue, or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final

FIRST INSERTION

Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage in business under the fictitious name of ECO MORTGAGE GROUP located at 3100 W RAY RD, SUITE 201, OFFICE #209, CHANDLER, ARIZONA 85226 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
August 18, 2023 23-00823T

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Pelican's Snoballs located at 4045 Tamiami Trail in the City of Port Charlotte, Charlotte County, FL 33952 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of August, 2023.
ND & JI Holdings, LLC

August 18, 2023 23-00837T

FIRST INSERTION

Sept. 21, 2023; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER

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

WITNESS my hand and the seal of said court in Charlotte County, Florida on DATED ON 8/16/2023

AS CLERK OF THE COURT
By: (Seal) K. Rogers
As Deputy Clerk

LAW OFFICES OF
JORDAN I WAGNER, P.A.,
Plaintiff's attorneys,
320 Southeast 18th Street,
Fort Lauderdale, Florida 33316,
Telephone 954-491-3277,
Facsimile: 954-692-9186,
jiw@jordanwagnerlaw.com
Aug. 18, 25; Sept. 1, 8, 2023
23-00840T

discharge of the personal representative or one (1) year after service of the Notice of Administration.

The persons who may be entitled to exempt property under Section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is four (4) months after the date of service of a copy of the Notice of Administration on such persons or the date that is forty (40) days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property; and

That an election to take an elective share must be filed on or before the earlier of the date that is six (6) months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or guardian of the property of the surviving spouse, an agent under Chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is two (2) years after the date of the decedent's death.

That under certain circumstances, and by failing to contest the will (if any), the recipient of the Notice of Administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

DARLENE M. LISEK,
Personal Representative
42394 Edgewater Drive
Babcock Ranch, FL 33982
KENNETH E. KEMP II, Esquire
Attorney for the
Personal Representative
Florida Bar No. 607401
PATRONE, KEMP,
BENTLEY & MACE, P.A.
12661 New Brittany Blvd.
Fort Myers, FL 33907
Telephone: (239) 278-1800
kenneth@apatronelaw.com
debbie@apatronelaw.com
August 18, 25, 2023 23-00830T

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
Case No.: 23002339CA

LAURA SWEET,
Plaintiff, vs.
FREERPORT HOLDINGS, INC.,
Defendants.
TO: FREERPORT HOLDINGS, INC.
c/o JAMES A. HOWZE, its Registered Agent
1366 WHITFIELD AVE.
SARASOTA, FL 34243

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 1, 2, and 12 Block 13, TROPICAL GULF ACRES, UNIT 1, according to the map or plat thereof as recorded in Plat Book 3, Page(s) 8 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 days of the first date of publication of this Notice, and file the

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
Case No.: 2022-1435-CA

NEW VISTA PROPERTIES, INC.,
a Florida Corporation,
Plaintiff, vs.

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

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Wednesday, October 11, 2023, at 11:00 a.m. at www.charlotte.realforeclose.com, in

accordance with Chapter 45 Florida Statutes, the following-described real property:
Lot 21, Block 3442, Port Charlotte Subdivision, Section 69, according to the map or plat thereof, as recorded in Plat Book 6, Pages 20A through 20H, inclusive, of the Public Records of Charlotte County, Florida
The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2022-001435-CA, New Vista Properties, Inc., v. Baez.

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

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

Dated this day of 08/14/2023.
ROGER D. EATON, Clerk
By: B. Lackey (SEAL)
Deputy Clerk

Albert J. Tiseo, Jr., Esq.,
701 JC Center Court, Suite 3,
Port Charlotte, FL 33954
August 18, 25, 2023 23-00829T

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. 22000804CA

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHER PARTIES CLAIMING AN
INTEREST IN THE ESTATE OF
MAVIS MOORE A/K/A MAVIS
V. MOORE; GLENN WHITE;
UNKNOWN TENANT #1 IN
POSSESSION OF THE PROPERTY;
UNKNOWN TENANT #2 IN
POSSESSION OF THE PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 20, 2023 and entered in Case No. 22000804CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF MAVIS MOORE A/K/A MAVIS V. MOORE; GLENN WHITE; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; 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 September 7, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 2820 PORT CHARLOTTE SUBDIVISION SECTION 45 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5 PAGE 56A THROUGH 56E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

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 16th day of August, 2023.

Clerk of the Circuit Court
By: (Seal) K. Rogers
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
Aug. 18, 25; Sept. 1, 8, 2023
23-00836T

accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 21, Block 3442, Port Charlotte Subdivision, Section 69, according to the map or plat thereof, as recorded in Plat Book 6, Pages 20A through 20H, inclusive, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2022-001435-CA, New Vista Properties, Inc., v. Baez.

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

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

Dated this day of 08/14/2023.
ROGER D. EATON, Clerk
By: B. Lackey (SEAL)
Deputy Clerk

Albert J. Tiseo, Jr., Esq.,
701 JC Center Court, Suite 3,
Port Charlotte, FL 33954
August 18, 25, 2023 23-00829T

COM, at 11:00 A.M., on September 7, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 2820 PORT CHARLOTTE SUBDIVISION SECTION 45 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5 PAGE 56A THROUGH 56E, 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 08/09/2023.
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.: 23-00079 CMS
August 18, 25, 2023 23-00811T

CHECK OUT YOUR
LEGAL
NOTICES



FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the North Loop Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE: September 12, 2023
 TIME: 1:30 p.m.
 LOCATION: Sleep Inn & Suites Port Charlotte- Punta Gorda
 806 Kings Hwy,
 Port Charlotte, FL 33980

The purpose of the public hearings is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, entry roads, perimeter landscape/hardscape, and other infrastructure improvements ("Project"), benefitting certain lands within the District. The Project is described in more detail in the *Engineer's Report*, dated June 2023 ("Engineer's Report").

At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider other business.

The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within the District's boundaries, as set forth in the Master Special Assessment Methodology, dated June 23, 2023 ("Assessment Report"). Copies of the Engineer's Report and Assessment Report are attached hereto.

Proposed Debt Assessments

The proposed Debt Assessments for all properties within the District are as follows:

Product Type	EAU	Total Units	Maximum Total Debt Assessment Allocation per Unit**	Maximum Annual Debt Assessment per Unit*
Villas 35'	0.7	114	\$40,000	\$3,124
Single Family 50'	1.0	224	\$57,143	\$4,464

*Includes estimated 7% early payment discount and collection fees, which may vary.
 **Excludes interest and collection costs.

The District's Project is expected to cost approximately \$15,500,000, and the District intends to collect no more than a total revenue of \$18,560,000 (plus interest and collection costs). On an annual basis, the District intends to collect no more than \$1,348,263 per year in debt assessments necessary for the District to make its principal and interest payments on the District's tax-exempt bonds.

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The Debt Assessments constitute a lien against benefited property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. 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.

The District is located within the City of Punta Gorda, Florida and consists of 115.63 acres of land. More specifically, the District consists of two site areas. Site 1 is generally located southwest of Taylor Road, west of Indian Springs Cemetery Road and north of Jones Loop Road. Site 2 is generally located south of Glasgow Avenue, west of Indian Springs Road, and northeast of Tamiami Trail. The lands within the District are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Artemis Connected, LLC d/b/a BREEZE, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, (813)565-4663. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District 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 Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No: 18-001085-CA
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
CATHLEEN WIEDER A/K/A CATHLEEN H. WIEDER, et al.,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated February 12, 2020 and Order Granting Plaintiff's Motion to Amend Amounts Due & Owing dated August 15, 2023 and entered in Case No. 18-001085-CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and CATHLEEN WIEDER A/K/A CATHLEEN H. WIEDER, SECTION 23 PROPERTY OWNERS ASSOCIATION INC., is/are Defendant(s), I, Roger D Eaton, Charlotte County Clerk of Courts will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m. on September 29, 2023 the following described property set forth in said Final Judgment, to wit:

LOT 25, BLOCK 742, PUNTA GORDA ISLES SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 12, PAGES 2-A, THROUGH 2-Z-41, INCLUSIVE, OF THE PUBLIC RECORD OF CHARLOTTE COUNTY,

FLORIDA
 Commonly known as: 1422 Navigator Road, Punta Gorda, Florida 33983

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 the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

DATED in Charlotte, Florida this, day of 08/15/2023

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

Lender Legal PLLC
 1800 Pembroke Drive Suite 250
 Orlando, FL 32810
 LLS08143-Wieder, Cathleen & McLaughlin, Peter
 August 18, 25, 2023 23-00834T

with the District Office within twenty (20) days of issuance 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. If you have any questions, please do not hesitate to contact the District Office.

Patricia Thibault- District Manager
RESOLUTION 2023-27

[DECLARING RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the North Loop Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the District *Engineer's Report*, dated June 2023 ("Project"), which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that *Master Special Assessment Methodology Report*, dated June 2023, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Artemis Connected, LLC d/b/a BREEZE, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, (813)565-4663 ("District Records Office");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT:

Section 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

Section 2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

Section 3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated cost of the Project is \$15,500,000 ("Estimated Cost").
 B. The Assessments will defray approximately \$18,560,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$1,348,263 per year (in addition to collection costs and early payment discounts), again as set forth in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project shall be levied on the lands within the District, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, *Florida Statutes*, there is

FIRST 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. 22-872-CC
SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
LOVE V. MAHTANI, ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 8, 2023, and entered in Case No. 22-872-CC 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 LOVE V. MAHTANI; VASHDEV N. MAHTANI; UNKNOWN TENANT ONE and UNKNOWN TENANT TWO are Defendants, I 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 22nd day of September, 2023 the following described property as set forth in said Final Judgment, to wit:

Lot 1, Block 747, Punta Gorda Isles, Section Twenty-Three, according to the Plat thereof as recorded in Plat Book 12, Pages 2-A through 2-Z-41, of the Public Records of Charlotte County, Florida.

A/K/A: 1479 Neapolitan Road, 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.

DATED this 16 day of August, 2023.

ROGER D. EATON,
 as Clerk of said Court
 By: D. Gerace (SEAL)
 As Deputy Clerk

BECKER & POLIAKOFF, P.A.
 Attorneys for Plaintiff
 Carolyn C. Meadows, Esq.
 Six Mile Corporate Park
 12140 Carissa Commerce Court
 Suite 200
 Fort Myers, FL 33966
 Primary:
 cofoservicemail@beckerlawyers.com
 23894784v.1 S13218/410628
 August 18, 25, 2023 23-00839T

on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: September 12, 2023
 TIME: 1:30 p.m.
 LOCATION: Sleep Inn & Suites Port Charlotte- Punta Gorda
 806 Kings Hwy,
 Port Charlotte, FL 33980

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

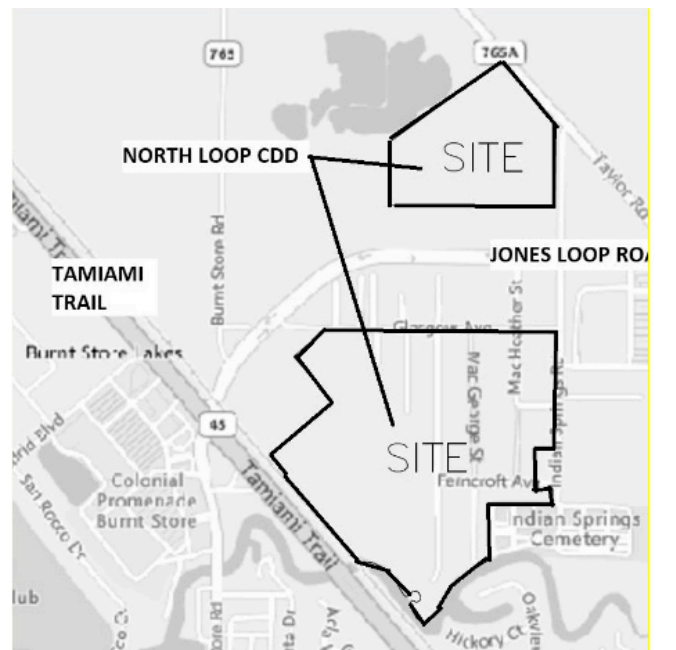
11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption. **PASSED AND ADOPTED** this 23rd day of June, 2023.

ATTEST: **NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Asst. Secretary Chairman
 Exhibit A: *Engineer's Report*, dated June 2023
 Exhibit B: *Master Special Assessment Methodology Report*, dated June 23, 2023

MAP OF DISTRICT BOUNDARIES:



August 18, 25, 2023

23-00807T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-0224
IN RE: ESTATE OF JOSEPHINE C GARRETT,
Deceased.

The administration of the estate of JOSEPHINE C GARRETT, deceased, whose date of death was June 22, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Avenue, Punta Gorda, 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 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: August 18, 2023.

PAUL GARRETT
Personal Representative
 26364 Seminole Lakes Blvd.
 Punta Gorda, FL 33955
 Robert D. Hines, Esquire
 Attorney for Personal Representative
 Florida Bar No. 0413550
 Hines Norman Hines, PL
 1312 W. Fletcher Avenue, Suite B
 Tampa, FL 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email:
 hbhallinger@hnh-law.com
 August 18, 25, 2023 23-00833T

IV20906_V11

SAVE TIME

Email your Legal Notice
 legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

FIRST INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION
Case No. 2023-CA-003029

In re: **CARDIOLOGY ASSOCIATES OF CHARLOTTE COUNTY, P.A., Assignor, to LARRY S. HYMAN, Assignee.**

TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. PLEASE TAKE NOTICE that on or about August 8, 2023, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by CARDIOLOGY ASSOCIATES OF CHARLOTTE COUNTY, P.A., Assignor, with its principal place of business at 2300 Loveland Blvd, Punta Gorda, FL 33980, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Charlotte County.

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

3. YOU ARE HEREBY FURTHER NOTICED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before December 6, 2023.
Aug. 18, 25; Sept. 1, 8, 2023

23-00835T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23000891CP
Division Probate
IN RE: ESTATE OF JEANNETTE MAY DAVENPORT
Deceased.

The administration of the estate of Jeannette May Davenport, deceased, whose date of death was July 12, 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 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 August 18th, 2023.

Personal Representative:
Richard A. Lyons
8442 Nighthawk Drive
Englewood, Florida 34224

Attorney for Personal Representative:
David A. Dunkin, Attorney
Florida Bar Number: 136726
DUNKIN & SHIRLEY PA
170 West Dearborn Street
Englewood, FL 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954

E-Mail: david@dunkinshirley.com
August 18, 25, 2023 23-00827T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 2023-CP-000916
Division: Probate
IN RE: ESTATE OF CAROL COGLEY WATTERS
Deceased.

The administration of the estate of Carol Cogley Watters, deceased, whose date of death was March 24, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 18, 2023.

Personal Representatives:
John Lomnet Watters III
837 Field Club Road
Pittsburgh, PA 15238
Heather Ann Watters
a/k/a Heather Ann Watters Thomas
17238 Russet Street
San Diego, CA 92127

Attorney for Personal Representatives:
Forrest J. Bass, Attorney
Florida Bar No.: 681967
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
August 18, 25, 2023 23-00838T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 22-CP-704
Division Probate
IN RE: ESTATE OF CHRISTIAN W. CHILDERS,
Deceased.

The administration of the estate of CHRISTIAN W. CHILDERS, 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 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate 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 August 18, 2023.

Personal Representative:
ALENA A. CHILDERS
684 Palmetto Dr
Venice, FL 34293

Attorney for Personal Representative:
JORDAN J. RICCARDI, ESQ.
E-Mail Addresses:
jriccardi@icardmerrill.com
kcapp@icardmerrill.com
Florida Bar No. 0100363
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg PA
2033 Main St Ste 600
Sarasota, FL 34237
Telephone: (941) 366-8100
August 18, 25, 2023 23-00809T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 23-65-CP
Division: Probate
IN RE: ESTATE OF DENNIS A. VINTI
A/K/A DENNIS VINTI,
Deceased.

The administration of the estate of DENNIS A. VINTI A/K/A DENNIS VINTI, deceased, whose date of death was November 25, 2022, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue. 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 August 18, 2023.

Personal Representative:
Apyrl Vinti

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@elderlegalfi.com
Secondary E-Mail:
maggies@elderlegalfi.com
August 18, 25, 2023 23-00818T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
File No.: 23000520CP
Division: Probate
IN RE: ESTATE OF DENISE A. MURPHY
Deceased

The administration of the estate of DENISE A. MURPHY, deceased, whose date of death was August 23, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 11 Elmwood Park, Quincy, Massachusetts 02170. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 18, 2023.

Personal Representative:
Joseph R. Hajjar,
156 White Street
Weymouth, MA 02190

s/ Brad H. Milhauser
Brad H. Milhauser, Esq.
(brad@hpmilawyers.com)
Florida Bar No. 28146
HUTH, PRATT & MILHAUSER
Attorneys for
Personal Representative
2500 North Military Trail, Ste. 460
Boca Raton, Florida 33431-7343
Telephone: (561) 392-1800
Facsimile: (561) 392-3535
August 18, 25, 2023 23-00810T

FIRST INSERTION

NOTICE TO CREDITORS IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 23-CP-883
IN RE: ESTATE OF WALTER FRANK LISEK
deceased

The administration of the estate of WALTER FRANK LISEK, deceased, whose date of death was November 10, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is P.O. Box 511687, Punta Gorda, FL 33951-1687; File Number 23-CP-883. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: August 18, 2023.

DARLENE M. LISEK, Personal Representative

42394 Edgewater Drive
Babcock Ranch, FL 33982
KENNETH E. KEMP II, Esquire
Attorney for the
Personal Representative
Florida Bar No. 607401
PATRONE, KEMP,
BENTLEY & MACE, P.A.
12661 New Brittany Blvd.
Fort Myers, FL 33907
Telephone: (239) 278-1800
kenneth@apatronelaw.com
debbie@apatronelaw.com
August 18, 25, 2023 23-00831T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
Case No.: 23-CP-304
IN RE: ESTATE OF JOHN BOGUSZ,
Deceased.

The ancillary administration of the estate of John Bogusz, deceased, whose date of death was October 20, 2019, 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 ancillary personal representative and the ancillary 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 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 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 August 18, 2023.

Jeffrey Bogusz, Ancillary Personal Representative

s/ Douglas T. Gould
Douglas T. Gould, Esq.
FL Bar No.: 1013520
LINDE LAW GROUP
12693 New Brittany Blvd.
Fort Myers, FL 33907
(239) 939-7100 - Telephone
(239) 939-7104 - Facsimile
dgould@lindelawgroup.com
courtfillings@lindelawgroup.com
Attorney for Ancillary
Personal Representative
August 18, 25, 2023 23-00808T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-000896-CP
Division: PROBATE
IN RE: ESTATE OF LOUIS RAY SMITH,
Deceased.

The administration of the estate of Louis Ray Smith, deceased, whose date of death was December 5, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 18, 2023.

Personal Representative:
Amy LeeAnn Spencer

620 Pinnacle View Road
Charleston, AR 72933
Attorney for Personal Representative:
Cheyenne R. Young
Florida Bar Number: 0515299
WOTITZKY WOTITZKY ROSS & YOUNG, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzkylaw.com
Secondary E-Mail:
jackie@wotitzkylaw.com
August 18, 25, 2023 23-00817T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23000837CP
Division: Probate
IN RE: ESTATE OF RAYMOND CHARLES STENDER
Deceased.

The administration of the estate of Raymond Charles Stender, deceased, whose date of death was October 30, 2022, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 18, 2023.

Personal Representative:
/s Eric Raymond Stender

1821 Okolona Street
North Port, Florida 34287
Attorney for Personal Representative:
/s W. Kevin Russell
Attorney
Florida Bar Number: 398462
14295 S. Tamiami Trail
North Port, Florida 34287
Telephone: (941) 429-1871
Fax: (941) 429-8961
E-Mail: service@wkevinrussell.com
August 18, 25, 2023 23-00816T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-833-CP
Division Probate
IN RE: ESTATE OF GLENDA DAVIS
a/k/a GLENDA E. DAVIS
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 Glenda Davis, deceased, File Number 23-833-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was April 23, 2023; that the total value of the estate is \$25,142.14 and that the names and addresses of those to whom it has been assigned by such order are: Darlene Kay Madsen, Trustee of the Glenda E. Davis Revocable Living Trust, dated July 22, 2019, 1440 Pine Island Court, Punta Gorda, FL 33950.

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 August 18, 2023.

Personal Giving Notice:
Darlene Kay Madsen

1440 Pine Island Court
Punta Gorda, FL 33950
Attorney for Person Giving Notice:
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, FL 33950
Telephone: (941) 205-8000/
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Secondary E-Mail:
forrest@kuhnslawfirm.com
August 18, 25, 2023 23-00812T

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE (PROPERTY) IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO. 2023-002993-CA
ADD VALUE DEVELOPMENT, LLC,
Plaintiff, vs.
BARBARA MALO SALAZAR,
Defendant.

TO: Barbara Malo Salazar was Calle Manuel Gonzalez Olachen 428, San Isidro, Lima, Peru

YOU ARE HEREBY NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida: Lots 1415 and 1416, of South Punta Gorda Heights 1st Addition, according to the Plat thereof, as recorded in Plat Book 5, Page 17, 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 Dane T. Stanish, Esq., attorney for Add Value Development, LLC, whose address is 3475 Sheridan St., Suite 209, Hollywood, FL 33021, and file the original with the Clerk of the above-styled Court on or before September 18, 2023, otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

This notice shall be published once a week for four consecutive weeks in the Business Observer, a newspaper of general circulation in Charlotte County.

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

WITNESS my hand and seal of said Court at Punta Gorda, Florida, on this August 11, 2023.

ROGER D. EATON
As Clerk of said Court
(SEAL) By: D. Gerace
Deputy Clerk

Dane T. Stanish, Esq.,
3475 Sheridan St., Suite 209,
Hollywood, FL 33021
(954-923-0524,
stanishd@gmail.com)
Aug. 18, 25; Sept. 1, 8, 2023

23-00814T

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

To publish your legal notice Email: legal@businessobserverfl.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-863-CP IN RE: ESTATE OF GEORGIA LEE POGGI Deceased.

The administration of the estate of Georgia Lee Poggi, deceased, whose date of death was July 7, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is August 18, 2023.

Personal Representative

Gloria E. Poggi

2455 Pellam Blvd

Port Charlotte, Florida 33948

Attorney for Personal Representative

James W. Mallonee, Esq.

Florida Bar Number: 0638048

JAMES W MALLONEE PA

946 Tamiami Trail, #206

Port Charlotte, FL 33953-3108

Telephone: (941) 206-2223

Fax: (941) 206-2224

E-Mail:

jmallonee@jameswmallonee.com

August 18, 25, 2023 23-00828T

FIRST INSERTION

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

CASE NO. 2022-CA-001660 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER

TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST SERIES VI-B,

Plaintiff, vs.

ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH THE ESTATE OF LUCY A. BURNS, DECEASED; et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 10, 2023 entered in Civil Case No. 2022-CA-001660 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST SERIES VI-B, is Plaintiff and ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH THE ESTATE OF LUCY A. BURNS, DECEASED; et al., are Defendant(s).

The Clerk, ROGER D. EATON, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on September 27, 2023 at 11:00 am at www.charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

Lots 4 and 5, Block 118, TROPICAL GULF ACRES, UNIT 7,

according to the Plat thereof, as Recorded in Plat Book 3, Page 99A through 99I, inclusive, of the Public Records of Charlotte County, Florida.

Property address: 12416 Espanol Drive, Punta Gorda, Florida 33955

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

The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

DATED this 08/10/2023 day of August, 2023.

ROGER D. EATON

Clerk of Circuit Court

(Court Seal) BY: D. Gerace

Deputy Clerk

Matthew B. Leider, Esq.

MANDEL, MANGANELLI & LEIDER, P.A.

Attorneys for Plaintiff

1900 N.W. Corporate Blvd., Ste. 305W

Boca Raton, FL 33431

Tel: (561) 826-1740

Email: service@mml-pa.com

August 18, 25, 2023 23-00813T

FIRST INSERTION

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

CIVIL DIVISION

CASE NO. 22000692CA

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

Plaintiff, vs.

AIDA FUENTES; APEX ROOFING AND RESTORATION, LLC;

UNKNOWN TENANT NO. 1;

UNKNOWN TENANT NO. 2;

and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated April 10, 2023 and an Order Resetting Sale dated August 8, 2023, and entered in Case No. 22000692CA of the Circuit Court in and for Charlotte County, Florida, wherein U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST is Plaintiff and AIDA FUENTES; APEX ROOFING AND RESTORATION, LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 a.m., on September 22, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 13, BLOCK 201, PORT

CHARLOTTE SUBDIVISION SECTION EIGHT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 16-A THROUGH 16-Z, 7, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

DATED at Punta Gorda, Florida, on 08/11/2023.

ROGER D. EATON

As Clerk, Circuit Court

By: (SEAL) D. Gerace

As Deputy Clerk

Diaz Anselmo & Associates, P.A.

Attorneys for Plaintiff

P.O. BOX 19519

Fort Lauderdale, FL 33318

Telephone: (954) 564-0071

Service E-mail: answers@dallegal.com

1460-180114 / TM1

August 18, 25, 2023 23-00821T

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

PROBATE DIVISION

FILE NO. 082023CP000850

IN RE: ESTATE OF KATHLEEN WAGNER, Deceased.

The administration of the estate of Kathleen Wagner, deceased, whose date of death was March 7, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 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

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

CIVIL ACTION

CASE NO. 2023-002600CA

ROBERT RICE, Plaintiff, vs.

ERIC BRINER, ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC.; CHARLOTTE COUNTY, FLORIDA; STATE OF FLORIDA and CHARLOTTE COUNTY TAX COLLECTOR, Defendants.

TO: ERIC BRINER (Address unknown)

COMES NOW, the Plaintiff, ROBERT RICE, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Charlotte, on July 10, 2023,

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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

and 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

SECOND INSERTION

NOTICE OF PUBLIC SALE

Charlotte Harbor Yacht Club, Inc gives notice & intent to sell, the following vessel for non-payment of storage fees FL Statute 328.17 by Trask Pierre Telesmanich at 4400 Lister Street Slip #9, Port Charlotte, FL 33952 on 08/31/2023 at 8:30 AM. Said company reserves the right to accept or reject any and all bids.

1981 HUNTER HIN#HUN54910M81D

August 11, 18, 2023

23-00799T

SECOND INSERTION

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

PROBATE DIVISION

File No. 23-864-CP

Division Probate

IN RE: ESTATE OF DAVID A. WEST A/K/A DAVID ALLEN WEST Deceased.

The administration of the estate of David A. West a/k/a David Allen West, deceased, whose date of death was May 28, 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 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 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 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

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 19000725CA

DITECH FINANCIAL LLC, Plaintiff, vs.

THOMAS A. YAMASHITA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 09, 2021, and entered in 19000725CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein DITECH FINANCIAL LLC is the Plaintiff and THOMAS A. YAMASHITA; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; MARY YAMASHITA 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 September 11, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 49, PORT CHARLOTTE SUBDIVISION, SECTION 4, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 87 A THROUGH 87D, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 755 FLORAL LN, PORT CHARLOTTE, FL 33952

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 08/02/2023.

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

19-279129 - MaM

August 11, 18, 2023 23-00793T

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 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 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.

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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.

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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.

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and addresses of the personal representative and the personal representative's attorney are set forth below.

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and addresses of the personal representative and the personal representative's attorney are set forth below.

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and addresses of the personal representative and the personal representative's attorney are set forth below.

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All other creditors of the decedent

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 addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the dec

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 8/25/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1987 SPEC HS FLSEIAG477012623 . Last Tenants: DAVID W TROUT and all unknown parties beneficiaries heirs . Sale to be at COLONY MOBILE HOME PARK LP TROPICAL DULL LLC AND 1440 AMSTERDAM REALTY CO LLC, 17100 TAMIAMI TRAIL #147, PUNTA GORDA, FL 33955. 813-282-5925.
August 11, 18, 2023 23-00798T

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 8/25/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1983 FEST HS FLFLIAD037904435 . Last Tenants: MARY HELEN DEWAR and all unknown parties beneficiaries heirs . Sale to be at NHC-FL 118 LLC DBA SHELL CREEK RV RESORT AND MARINA, 35711 WASHINGTON LOOP ROAD, PUNTA GORDA, FL 33982. 813-241-8269.
August 11, 18, 2023 23-00797T

SECOND INSERTION

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

CASE NO. 22001560CA BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. SUEANN SANDERS, AS PLENARY GUARDIAN OF THE PERSON AND PROPERTY OF BEVERLY A. HARRAR, THE WARD, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 13, 2023, and entered in 22001560CA 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 SUEANN SANDERS, AS PLENARY GUARDIAN OF THE PERSON AND PROPERTY OF BEVERLY A. HARRAR, THE WARD; UNKNOWN SPOUSE OF BEVERLY A. HARRAR; SANDPIPER KEY CONDOMINIUM ASSOCIATION, INC. 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 September 11, 2023, the following described property as set forth in said Final Judgment, to wit:

UNIT 404, BUILDING 8, SANDPIPER KEY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM

RECORDED IN OFFICIAL RECORDS BOOK 685, PAGE 49, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 3, PAGE 42A - X, AS AMENDED PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 1751 BEACH RD. UNIT 404, ENGLEWOOD, FL 34223

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 08/02/2023.

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
22-072557 - MaM
August 11, 18, 2023 23-00794T

SECOND INSERTION

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

CASE NO. 08-2022-CA-000060 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DONALD E. BRODA, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 26, 2023, and entered in 08-2022-CA-000060 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DONALD E. BRODA, DECEASED; TERESA MARIE LAUER; ANN M. RANGEL; MATTHEW BRODA; MICHELLE LITAKER; MARIA GAMEZ; KRISTINA BRODA; AQUA GARDENS TOWNHOUSE ASSOCIATION, INC. 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 September 11, 2023, the following described property as set forth in said Final Judgment, to wit:

UNIT 8, BUILDING C, AQUA GARDENS TOWNHOUSE, A CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 2, PAGE 45A, AS AMENDED IN CONDOMINIUM BOOK 2, PAGE 47A, AND AS REVISED INTO A PHASED PROJECT IN CONDOMINIUM BOOK 3, PAGE 50A, AND BEING FURTHER DESCRIBED IN DECLARATION OF CONDOMINIUM RECORD-

ED IN OFFICIAL RECORDS BOOK 620, PAGE 164, AND AMENDED BY AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 649, PAGE 93, AND REVISED AND AMENDED TO A PHASE PROJECT IN SECOND AMENDED DECLARATION OF CONDOMINIUM OF AQUA GARDENS TOWNHOUSE, A CONDOMINIUM, FILED MAY 7, 1982 IN OFFICIAL RECORDS BOOK 698, PAGE 113, AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED 1/40TH SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. Property Address: 2000 FORREST NELSON BLVD C8, PORT CHARLOTTE, FL 33952

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 08/02/2023.

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
21-107545 - MaM
August 11, 18, 2023 23-00795T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-698-CP
Division Probate
IN RE: ESTATE OF MATTHEW R. BELL A/K/A MATTHEW ROBERT BELL
Deceased.

The administration of the estate of Matthew R. Bell a/k/a Matthew Robert Bell, deceased, whose date of death was April 14, 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 August 11, 2023.

Personal Representative:
Charity A. Bell
5028 San Massimo
Punta Gorda, Florida 33950
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
August 11, 18, 2023 23-00805T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-830
Division Probate
IN RE: ESTATE OF TYRUS HARTLEY
Deceased.

The administration of the estate of Tyrus Hartley, deceased, whose date of death was April 25, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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 August 11, 2023.

Personal Representative:
Christopher Scheidler
1073 24th Street, Ogden, UT 84401
Attorney for Personal Representative:
/s/ R. Kevin Sharbaugh
R. Kevin Sharbaugh, Attorney
Florida Bar Number: 86240
DOUGLAS LAW FIRM
117 N. 2nd Street
Palatka, FL 32177
Telephone: (386) 530-2955
Fax: (386) 385-5914
E-Mail: Kevin@dhclawyers.com
Secondary E-Mail:
AmandaH@dhclawyers.com
August 11, 18, 2023 23-00791T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-00881CP
Division Probate
IN RE: ESTATE OF EILEEN MAE GLOWACKI
Deceased.

The administration of the estate of Eileen Mae Glowacki, deceased, whose date of death was June 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 August 11, 2023.

Personal Representative:
Ellie K. Harris
17841 Murdock Circle
Port Charlotte, Florida 33948
Attorney for Personal Representative:
Ellie K. Harris, Attorney
Florida Bar Number: 0021671
Schwarz & Harris
17841 Murdock Circle
Port Charlotte, FL 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
Secondary E-Mail:
stacie@schwarzlaw.net
August 11, 18, 2023 23-00804T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23000851CP
Division Probate
IN RE: ESTATE OF ROBERT LEE ONSTOTT, JR.
Deceased.

The administration of the estate of ROBERT LEE ONSTOTT, JR., deceased, whose date of death was April 7, 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 August 11, 2023.

Personal Representative:
Julie Ann Shepherd
10079 Berridge Rd.
Greenville, Michigan 48838
Attorney for Personal Representative:
Bryan K. Tippen, Esq.,
Attorney for P.R.
Florida Bar Number: 113421
TIPPEN LAW FIRM, PLLC
315 E. Olympia Ave, STE 224
Punta Gorda, Florida 33950
Telephone: (941) 888-4260
Fax: (239) 214-6080
E-Mail: info@tippenlaw.com
Secondary E-Mail:
Bryan@TippenLaw.com
August 11, 18, 2023 23-00788T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23000881CP
Division Probate
IN RE: ESTATE OF JAY ROBERT VAUGHN,
Deceased.

The administration of the estate of Jay Robert Vaughn, 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 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 August 11, 2023.

Personal Representative:
Allison Deptola
100 Blackburns Ford Drive
Stephens City, VA 22655
Attorney for Personal Representative:
Mary Vlasak Snell
Attorney
Florida Bar Number: 516988
PAVESE LAW FIRM
P.O. Box 1507
Fort Myers, FL 33902-1507
Telephone: (239) 334-2195
Fax: (239) 332-2243
E-Mail: mvs@paveselaw.com
Secondary E-Mail: lja@paveselaw.com
August 11, 18, 2023 23-00801T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-000888-CP
IN RE: ESTATE OF CHARLES HERMAN HOLSINGER
a/k/a Charles H. Holsinger
Deceased.

The administration of the estate of Charles Herman Holsinger, deceased, whose date of death was January 17, 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 August 11, 2023.

Personal Representatives:
Sandra J. Holsinger
5200 Latham Terrace
Port Charlotte, Florida 33981
Cassandra Sydney Edic
5200 Latham Terrace
Port Charlotte, Florida 33981
Attorney for Personal Representatives:
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
August 11, 18, 2023 23-00787T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-832-CP
Division Probate
IN RE: ESTATE OF LILLIAN T. JOHNSON
Deceased.

The administration of the estate of LILLIAN T. JOHNSON, deceased, whose date of death was February 26, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 11, 2023.

Personal Representative:
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
August 11, 18, 2023 23-00789T

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-721-CP
Division Probate
IN RE: ESTATE OF BEVERLY SCURALLI
A/K/A BEVERLY LANA SCURALLI
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 Beverly Scuralli a/k/a Beverly Lana Scuralli, deceased, File Number 23-721-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was July 12, 2022; that the total value of the estate is \$4,166.85 and that the names and addresses of those to whom it has been assigned by such order are:

Thomas Scuralli
207 Dover Chester Road
Randolph, NJ 07869-1817
Nicholas Ferdinand Scuralli
18435 Inwood Avenue
Port Charlotte, FL 33948

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 August 11, 2023.

Personal Giving Notice:
Thomas Scuralli
207 Dover Chester Road
Randolph, NJ 07869-1817
Attorney for Personal Giving Notice:
Jeffrey R. Kuhns,
Florida Bar No. 96026
Forrest G. Miller,
Florida Bar No. 1028360
Attorney for Thomas Scuralli
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
August 11, 18, 2023 23-00790T