CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage in business under the fictitious name of CENTRAL FLORIDA REVERSE 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. 23-00860T

August 25, 2023

FIRST INSERTION

Notice is hereby given that NEXA MORTGAGE, engage in business fictitious name of LLC, OWNER. desiring to under the MANUFACTUREDHOMELOANS. COM located at 3100 W RAY 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 25, 2023 23-00859T

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 (The) Blanchard House Museum of African American History & Culture of Charlotte County located at 406 Dr. Martin Luther King Jr. Blvd in the City of Punta Gorda, Charlotte County, FL 33950 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of August, 2023. Bernice A. Russell Community Development Corporation, Inc. Jaha Cummings, President

August 25, 2023 23-00842T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA File No. 23-853-CP **Division Probate** IN RE: ESTATE OF ANDREAS JUNGERT

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 Andreas Jungert, deceased, File Number 23-853-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 March 9. 2023; that the total value of the estate is \$6,660.00 and that the names and addresses of those to whom it has been assigned by such order are:

Kirsten Jungert 2344 West Ct. Belvidere, IL 61008 Andrea Jungert P.O. Box 1644 Yucca Valley, CA 92286 Angie Newman-Smith 207 E. Boyd St. Dixon, IL 61021 Michael Bennett 1312 Adams St.

Lake in the Hills, IL 60156 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 ${\tt SECTION\,733.702.\,ALL\,CLAIMS\,AND}$ DEMANDS NOT SO FILED WILL BE FOREVER BARRED NOTWITH-STANDING ANY OTHER APPLI-CABLE 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 25, 2023.

Person Giving Notice: Kirsten Jungert

2344 West Ct. Belvidere, IL 61008 Attorney for Person Giving Notice: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller. Florida Bar No. 1028360 Attorney for Kirsten Jungert 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 Aug. 25; Sept. 1, 2023 23-00855T

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 Finishing Touches and Design located at 16860 Cayo Key Drive, in the County of Charlotte, in the City of Port Charlotte, Florida 33953 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Charlotte, Florida, this 17th day of August, 2023. Quality Bookkeepers LLC August 25, 2023 23-00841T

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of True Love Tattoo, located at 318 Tamiami Trl, $\,$ in the City of Punta Gorda. County of Charlotte, State of FL, 33950, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 18 of August, 2023. THOMAS CHISHOLM 318 Tamiami Trl Punta Gorda, FL 33950 August 25, 2023 23-00846T

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Roaming Roots Cuisine, located at 3475 Melissa ct, in the City of Port Charlotte, County of Charlotte, State of FL, 33980, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida Dated this 23 of August, 2023.

Nicholas Carl Kowalewski 3475 Melissa ct Port Charlotte, FL 33980 August 25, 2023 23-00868T

FIRST INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage - Punta Gorda located at 6221 Marlympia Way, Punta Gorda, FL 33950 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 9/13/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Ramsey Jackson unit #C164; Matthew Weisspfennig unit #E317; Thomas McLauglin unit #E338. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Aug. 25; Sept. 1, 2023 23-00845T

FIRST INSERTION

FLORIDA SOUTHWESTERN STATE COLLEGE (FSW) Request for Qualifications (RFQ) #23-03

Project Name: Construction Services College Wide: Annual/2024 Prequalification for Projects of all Dollar Levels

RFQ Submittal: PRIOR to 2:00 PM ET Tuesday 9/26/23; Electronic submission

via: https://www.bidnetdirect.com/florida/floridasouthwestern
Public Evaluation Team Meeting: Monday 10/9/23 at 10am ET; Recommendation for intended award to be posted on or about 10/10/23; Prequalification period effective 1/1/24-12/31/24; Vendors interested must possess a minimum of \$1M in current bonding capacity and \$1M in general liability and property damage insurance; Vendors interested in this project may obtain detailed information for RFQ #23-03 at https://www.bidnetdirect.com/florida/floridasouthwestern. Aug. 25; Sept. 1, 8, 15, 2023

23-00844T

FIRST INSERTION

Notice To Creditors: IN THE CIRCUIT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 23000539CP IN RE: THE ESTATE OF: DAVID WILLIAM JAMES Deceased.

NOTICE TO CREDITORS
The administration of the estate of DAVID WILLIAM JAMES, deceased, whose date of death was December 16, 2022, is pending in the Circuit Court of 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

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served, must file their claims with this Court WITHIN THE LATER OF THREE 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 this decedent and other persons having claims or demands against the decedent's estate must file their claims with the court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE.

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

NOT WITHSTANDING 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 25, 2023.

Personal Representatives: Elizabeth Megan James Studenski

460 Coronado Dr, Punta Gorda, FL 33950; and Joshua Gregory James 5413 Wentworth Ave, Minneapolis, MN 55419

Attorney for Personal Representative: WESLEY T. MATHIEU, ESQ. sklawyers, pllc 1314 Cape Coral Pkwy E. Ste. 320, Cape Coral, FL 33904 Telephone: (239) 772-1993 Email: wmathieu@sklawyers.net Florida Bar No. 116222 Aug. 25; Sept. 1, 2023 23-00852T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-0911 CP **Division Probate** IN RE: ESTATE OF

SHIRLEY BETH MUIR A/K/A SHIRLEY MUIR Deceased.

The administration of the estate of Shirley Beth Muir a/k/a Shirley Muir, deceased, whose date of death was June 19, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 25, 2023.

Personal Representative: **Heather Davis**

2001 Millcreek Circle North Little Rock, Arkansas 72116 Attorney for Personal Representative: Nicole S. Peet, Attorney Florida Bar Number: 1025612 Farr, Farr, Emerich, Hackett Carr & Holmes, P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: npeet@farr.com Secondary E-Mail: probate@farr.com

23-00851T

Aug. 25; Sept. 1, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23000907CP IN RE: ESTATE OF IMOGENE M. SPRENGER

Deceased.

The administration of the estate of Imogene M. Sprenger, deceased, whose date of death was July 5, 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

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

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

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

NOTWITHSTANDING THE TIME 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 25, 2023.

Personal Representative: John C. Sprenger 965 Hood Avenue Port Charlotte, FL 33948

Attorney for Personal Representative: Alicia K. Henry, Esq., Attorney Florida Bar Number: 1016619 The Law Office of Alicia K. Henry, P.A. 19700 Cochran Blvd., Unit B Port Charlotte, FL 33948 Telephone: (941) 740-4842 E-Mail: Alicia@HenryLawOffice.net 23-00843T Aug. 25; Sept. 1, 2023

FIRST INSERTION

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

File No. 23000741CP Division Probate IN RE: ESTATE OF ROBERT F. SCHWARZ SR Deceased.

The administration of the estate of Robert F. Schwarz Sr, deceased, whose date of death was May 31, 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 OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 25, 2023.

Personal Representative: Karen Schwarz

265 Fountain Street Port Charlotte, Florida 33953 Attorney for Personal Representative: Jeffrey M. Backo Attorney

Florida Bar Number: 0086426 MELLOR & BACKO LLP 13801 Tamiami Trail Suite D North Port, FL 34287 Telephone: (941) 426-1193 Fax: (941) 426-5413 $\hbox{E-Mail: jeff@northportlaw.com}$ Secondary E-Mail: shelly@northportlaw.com Aug. 25; Sept. 1, 2023 23-00850T

FIRST INSERTION

NOTICE TO CREDITORS OF ANCILLARY ADMINISTRATION IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY,

FLORIDA PROBATE DIVISION File No. 2023-00847-CP IN RE: ESTATE OF Gary J. Dominish,

deceased

The administration of the estate of Gary J. Dominish, deceased, whose date of death was January 17, 2023, is pending before the Circuit Court for Charlotte County, Florida, Probate Department, located at 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and addresses of the Personal Representative and the Personal Representative's attorney are set forth

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

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

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

The date of the first publication of this Notice is August 25, 2023.

Personal Representative: Robert R. Dominish 95262 Katherine Street

Fernandina Beach, FL 32034 Attorney for the Personal Representative: Anne E. Moore, FL Bar # 110621 Anne E. Moore PLLC, 3579 S. Access Rd., Ste. A Englewood, FL 34224 Tel: (941) 662-5750 Fax: (941) 237-5200 Primary Email: anne@attorneyanne.com Secondary Email: staff@attornevanne.com Aug. 25; Sept. 1, 2023 23-00856T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 23000886CP

Division: Probate IN RE: ESTATE OF PATRICIA A. HACKNEY Deceased.

The administration of the estate of Patricia A. Hackney, deceased, whose date of death was May 18, 2023, is pending in the Circuit Court for Charotte 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is Friday, August 25,2023. Personal Representative:

Donna Sibila 126 Thelma Drive Rotonda West, Florida 33947

Attorney for Personal Representative: Lori A. Wellbaum Attorney for Personal Representative Florida Bar Number: 071110 WELLBAUM LAW, PA 686 N. Indiana Avenue Englewood, FL 34223 Telephone: (941) 474-3241 Fax: (941) 475-2927 E-Mail: lori@wellbaumlaw.com Secondary E-Mail: karen@wellbaumlaw.com Aug. 25; Sept. 1, 2023 23-00849T

FIRST INSERTION

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

PROBATE DIVISION File No. 23-936-CP Division Probate IN RE: ESTATE OF Donald Edward Sanders a/k/a Donald Sanders Deceased.

The administration of the estate of Donald Edward Sanders, a/k/a Donald Sanders, deceased, whose date of death was August 9, 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

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 AF-TER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITH-IN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 25, 2023.

Personal Representative: Donna Nolan-Sanders

Attorney for Personal Representative: Robert C. Benedict Florida Bar No: 0361150 rbenedict@bigwlaw.com Wideikis, Benedict & Berntsson, LLC The BIG W Law Firm 3195 S. Access Road Englewood, FL 34224 (941) 627-1000 Telephone Aug. 25; Sept. 1, 2023 23-00865T

FIRST INSERTION

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

File No. 23-000918-CP IN RE: ESTATE OF ROGER C. HAYWARD, Deceased.

The administration of the estate of ROGER C. HAYWARD, deceased, whose date of death was June 7, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 25, 2023.

SHEENA L. HAYWARD Personal Representative 15513 Galehouse Road Doylestown, OH 44230

SARAH K. BALK Attorney for Personal Representative Florida Bar No. 1028595 Shutts & Bowen, LLP 4301 W. Boy Scout Blvd., Suite 300 Tampa, FL 33607 Telephone: (813) 227-8186 Email: sbalk@shutts.com Secondary Email: cgrant@shutts.com Aug. 25; Sept. 1, 2023

FIRST INSERTION

FIRST INSERTION

NOTICE.

BARRED.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000797 IN RE: ESTATE OF DAVID KEITH BIRCHFIELD,

Deceased. The administration of the estate of DA-VID KEITH BIRCHFIELD, deceased, whose date of death was DECEMBER 7, 2022, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E Marion Ave, Punta Gorda, FL $\,$ 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 23-780-CP

IN RE: ESTATE OF

RICHARD B. KEMPER, A/K/A

RICHARD BARRETT KEMPER

Deceased.

The administration of the estate of

Richard B. Kemper, a/k/a Richard

Barrett Kemper, deceased, whose date

of death was May 11, 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 repre-

sentative's attorney are set forth below.

All creditors of the decedent and oth-

er 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

and other persons having claims or de-

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF

THE TWENTIETH JUDICIAL

CIRCUIT OF FLORIDA IN AND FOR

CHARLOTTE COUNTY

GENERAL JURISDICTION

DIVISION

CASE NO. 08-2022-CA-000096

NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of

Foreclosure entered August 2, 2023 in

Civil Case No. 08-2022-CA-000096 of the Circuit Court of the TWENTIETH

Judicial Circuit in and for Charlotte County, Punta Gorda, Florida, wherein

PENNYMAC LOAN SERVICES, LLC

is Plaintiff and CHARLOTTE WARD,

et al., are Defendants, the Clerk of

Court, ROGER D. EATON, will sell to

the highest and best bidder for cash

at www.charlotte.realforeclose.com in

accordance with Chapter 45, Florida

Statutes on the 18th day of September,

2023 at 11:00 AM on the following

described property as set forth in said

LOT 8, BLOCK 23, PORT CHAR-

LOTTE SUBDIVISION, SEC-

TION 2, ACCORDING TO THE

PLAT THEREOF, RECORDED

IN PLAT BOOK 3, PAGES 30A

THROUGH 30H, OF THE PUB-

Summary Final Judgment, to-wit:

PENNYMAC LOAN SERVICES,

CHARLOTTE WARD, et al.,

LLC.

Plaintiff, vs.

Defendants.

All other creditors of the decedent

OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 25, 2023. MATTHEW MCCONNELL, Esq. Personal Representative

P.O. Box 111868 Naples, FL 34108 MATTHEW MCCONNELL, Esq. Attorney for Personal Representative Florida Bar No. 126161 Dickman Law Firm P.O. Box 111868 Naples, FL 34108 T: 239-434-0840 F: 239-434-0940 ${\it matthew@dickmanlawfirm.org}$ Aug. 25; Sept. 1, 2023 23-00861T

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Kellee Kemper Milheim

3181 Eutaw Forest Dr.

Waldorf, Maryland 20603

Attorney for Personal Representative:

Florida Bar Number: 096545

PUNTA GORDA, FL 33950

E-Mail: phyllis@mccrorylaw.com

LIC RECORDS OF CHARLOTTE

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 lo-

cated 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

CLERK OF THE CIRCUIT COURT

Deputy Clerk

As Clerk of the Court

(SEAL) BY: D. Gerace

Dated this day of 08/17/2023.

impaired, call 711.

MCCALLA RAYMER

Counsel of Plaintiff

7212412

21-00375-3

LEIBERT PIERCE, LLC

110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301

AccountsPayable@mccalla.com

 $Aug.\ 25;\ Sept.\ 1,\ 2023 \qquad 23\text{--}00854T$

23-00867T

Telephone: (941) 205-1122 Fax: (941) 205-1133

melissa@mccrorylaw.com

COUNTY, FLORIDA.

Aug. 25; Sept. 1, 2023

MCCRORY LAW FIRM

DATE OF DEATH IS BARRED.

notice is August 25, 2023.

Phyllis A. Walker

309 Tamiami Trail

Secondary E-Mail:

Attorney

FIRST INSERTION

ALL CLAIMS NOT FILED WITHIN

FIRST INSERTION NOTICE TO CREDITORS

CHARLOTTE COUNTY

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 25, 2023.

Personal Representative: Kellie M. Jurick 9941 Margo Lane

Munster, IN 46321 Attorney for Personal Representative Alicia K. Henry, Esq., Attorney Florida Bar Number: 1016619 The Law Office of Alicia K. Henry, P.A. 19700 Cochran Blvd., Unit B Port Charlotte, FL 33948 Telephone: (941) 740-4842 E-Mail: Alicia@HenryLawOffice.net Aug. 25; Sept. 1, 2023

All other creditors of the decedent

FIRST INSERTION

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

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 23000855CP

IN RE: ESTATE OF

JOHN A. DUBECK

Deceased.

The administration of the estate of

John A. Dubeck, deceased, whose date

of death was April 5, 2023, is pending in

the Circuit Court for Charlotte County,

Florida, Probate Division, the address

of which is 350 E. Marion Street, Punta

Gorda, Florida 33950. The names and

addresses of the personal representative and the personal representative's attor-

All creditors of the decedent and oth-

er 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.

ney are set forth below.

File No. 23-CP-00827 **Division Probate** IN RE: ESTATE OF DAVID DILLON Deceased.

The administration of the estate of David Dillon, deceased, whose date of death was May 4, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 25, 2023.

Personal Representative: Catherine Keppel 2321 Fourwind Street

Port Charlotte, Florida 33948 Attorney for Personal Representative: Abagail Mason, Esq. Attorney

Florida Bar Number: 1040206 Lyons & Lyons, PA. 27911 Crown Lake Boulevard Ste 201 Bonita Springs, FL 34135 Telephone: (239) 948-1823 Fax: (239) 948-1826 E-Mail: amason@lyons-law.com Aug. 25; Sept. 1, 2023 23-00862T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 23002342CA

Division: Civil

DEBRA CASELLA Plaintiff, vs. FAZEL G. BACHOOALI, SHABNAM FAZEL BACHOOALI, SUN ENTERPRISES, INC, a dissolved ILLINOIS CORPORATION, ALBIN E. POWALISH and IRENE L.

POWALISH. Defendants

TO: Fazel G. Bachooali, Shabnam Fazel Bachooali, Sun Enterprises, Inc, Albin E. Powalish, and Irene L. Powalish, Defendants, and to all parties claiming interest by, through, under or against Defendants, and all parties having or claiming to have any right, title or inter-

est in the property herein described. YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for quieting title. The action involves real property in Charlotte County, Florida, more fully described as follows:

Lot 16, Block 1042, PORT CHAR-LOTTE SUBDIVISION, Section 14, a Subdivision according to the Plat thereof, as recorded in Plat Book 5, Pages 3A thru 3E, of the Public Records of Charlotte County, Florida

The action was instituted in the Twentieth Judicial Circuit Court, Charlotte County, Florida, and is styled DEBRA CASELLA vs. FAZEL G. BACHOOALI, SHABNAM FAZEL BACHOOALL SUN ENTERPRISES, INC, a Corporation, ALBIN E. POWALISH, and IRENE L. POWALISH.

You are required to serve a copy of your written defenses, if any, to the action on James W. Mallonee, Plaintiff's attorney, whose address is 946 Tamiami Trail, #206, Port Charlotte, FL 33953-3108, on or before September 30, 2023, and file the original with the clerk of this court either before service on James W. Mallonee or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: 8/18/2023

Roger D. Eaton Clerk of the Twentieth Judicial Circuit Court Charlotte County, Florida By B. Lackey (SEAL)

Deputy Clerk James W. Mallonee, Plaintiff's attorney 946 Tamiami Trail. #206. Port Charlotte, FL 33953-3108

Aug. 25; Sept. 1, 8, 15, 2023

23-00857T

FIRST INSERTION

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

Case No. 08-2022-ca-000865 CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP Plaintiff, vs. CLIFTON R. FOX, UNKNOWN SPOUSE OF CLIFTON R. FOX. STATE OF FLORIDA DEPARTMENT OF REVENUE, CLERK OF CHARLOTTE COUNTY, FLORIDA, AND UNKNOWN TENANTS/OWNERS, Defendants.

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

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

and commonly known as: 1925 BA-NANA ST, PUNTA GORDA, FL 33980; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for

cash, at www.Charlotte.realforeclose. com in accordance with Chapter 45 Florida Statutes, on October 2, 2023 at

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

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

Dated this day of 08/22/2023. Clerk of the Circuit Court

Roger D. Eaton By: (SEAL) D. Gerace Deputy Clerk David R. Byars (813) 229-0900 x

Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 For eclosure Service@kasslaw.com327486/2218381/CMP 23-00863T Aug. 25; Sept. 1, 2023

defenses, if any, to it, on Ghidotti| Berg-

er LLP, Attorney for Plaintiff, whose ad-

dress is 1031 North Miami Beach Bou-

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA **CASE NO.: 23002174CA**

ATHENE ANNUITY & LIFE COMPANY, Plaintiff, v.

SCOTT M. CANNIZZARO; et. al, **Defendants.**To the following Defendant(s):

SCOTT M. CANNIZZARO (Last Known Address: 1385 Fireside Street, Port Charlotte, FL 33952) UNKNOWN SPOUSE OF SCOTT M. CANNIZZARO (Last Known Address: 1385 Fireside Street, Port Charlotte, FL 33952)

UNKNOWN TENANT $\sharp 1$ (Last Known Address: 1385 Fireside Street, Port Charlotte, FL 33952) UNKNOWN TENANT #2 (Last Known Address: 1385 Fireside Street, Port Charlotte, FL 33952)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOTS 19 AND 20, BLOCK

PORT CHARLOTTE SUBDIVISION, SECTION 27, ACCORING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 20A THROUGH 20F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PROPERTY ADDRESS: 1385

FIRESIDE STREET, PORT CHARLOTTE, FL 33952

has been filed against you and you are required to serve a copy of your written

levard, North Miami Beach, FL 33162 on or before September 28, 2023, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to

Administrative Order No. 2010-08.

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,

WITNESS my hand and the seal of this Court this 22nd day of August,

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

As Deputy Clerk Ghidotti| Berger LLP, Attorney for Plaintiff, 1031 North Miami Beach Boulevard. North Miami Beach, FL 33162 Aug. 25; Sept. 1, 2023

FIRST INSERTION

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

Case No.: 23002844CA

THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH G. OBEY, DECEASED; ROTONDA WEST ASSOCIATION. INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED: UNKNOWN TENANT: UNKNOWN TENANT #2,

Defendant. To the following Defendant(s): THE UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH G. OBEY, DE-

(RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property Wing described property.

LOT 781, OAKLAND HILLS,
SECTION OF ROTONDA
WEST SUBDIVISION, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 15A

THROUGH 15K, INCLUSIVE, IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

a/k/a 30 Oakland Hill Court, Rotonda west, Florida 33947

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84. Fort Lauderdale, FL 33324 on or before Sept. 25, 2023, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this 18th day of August, 2023.

As Clerk of the Court By K. Rogers As Deputy Clerk

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84. Fort Lauderdale, FL 33324 23-00858T Aug. 25; Sept. 1, 2023

manateeclerk.com sarasotaclerk.com charlotteclerk.com leeclerk.org collierclerk.com

hillsclerk.com pascoclerk.com pinellasclerk.org polkcountyclerk.net my**orange**clerk.com

FIRST INSERTION

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

CASE NO.: 23002372CA MIKE WILSON and PEGGY MEAD, Plaintiffs, v. JOHN MALCOLM LEOPARD,

ROTONDA SANDS TRUST, JOHN KEVIN LEOPARD, and MARIA K. LEOPARD Defendants.

TO: JOHN MALCOLM LEOPARD 10613 CORY LAKE DR TAMPA, FL 33647 JOHN KEVIN LEOPARD $2828~\mathrm{S}$ MCCALL RD - 32 ${\tt ENGLEWOOD, FL~34224}$ MARIA K. LEOPARD 2828 S MCCALL RD - 32 ${\tt ENGLEWOOD, FL~34224}$ ROTONDA SANDS TRUST c/o Executive Trustee 105 WILDWOOD DR. STE 103-133 GEORGETOWN, TX 78628

YOU ARE NOTIFIED that an action to quiet title on the following property

in Charlotte County, Florida: THE FOLLOWING SCRIBED LAND, SITUATE, LYING AND BEING IN CHAR-LOTTE COUNTY, FLORIDA, TO WIT:

RMD 000 0058 0026 Lot 26 Blk 58 51 CARNATION DR Rotonda Meadows Subdivision according to the plat thereof recorded in plat book 10, pages 15a through 15-z-18 of the Public Records of Charlotte County, Florida. Or as recorded in Book 2743, page 1795 of the Public Records of Charlotte County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205 Phone Number: (904) 389-6202, not less than 28 days nor more than 60 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E. Marion Ave., Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

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

DATED this 17 day of August, 2023. Clerk of the Circuit Court By: (Seal) G. Colon 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. 25; Sept. 1, 8, 15, 2023 23-00853T FIRST INSERTION

Spouse of Carol Arend Randall a/k/a Carol Ann Randall a/k/a Carol A. Randall; Unknown Spouse of Kevin R. Arend; Unknown Spouse of David Joseph Arend a/k/a David J. Arend a/k/a David Arend; Unknown Spouse of Cheryl Lynn Dougherty a/k/a Cheryl L. Dougherty a/k/a Cheryl Dougherty f/k/a Cheryl L. Quire f/k/a Cheryl Lynn Arend; Deep Creek Gardens Condominium Association, Inc.; Driveway Maintenance, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named

CHARLOTTE COUNTY

NOTICE OF ACTION

FORECLOSURE PROCEEDINGS-

PROPERTY

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL ACTION

Case #: 22001500CA

Unknown Heirs, Devisees, Grantees,

Assignees, Creditors, Lienors, and

Trustees of Helen Schaeffer a/k/a

Barbara Arend, Deceased, and All

Through, Under, Against The Named

Defendant(s); Eugene Joseph Arend

Ann Cook a/k/a April A. Cook f/k/a

Courtney Ann Fisher; Carol Arend

Randall a/k/a Carol Ann Randall

a/k/a Carol A. Randall; Kevin R.

Arend; David Joseph Arend a/k/a

David J. Arend a/k/a David Arend:

Cheryl L. Dougherty a/k/a Cheryl

f/k/a Cheryl Lynn Arend; Unknown

Dougherty f/k/a Chervl L. Quire

Spouse of Eugene Joseph Arend

a/k/a Eugene J. Arend; Unknown

Jason Fisher; Unknown Spouse of

Spouse of Courtney Fisher Pierson

April Ann Cook a/k/a April A. Cook

Spouse of Jason F. Fisher a/k/a

f/k/a April A. Fisher; Unknown

Courtney Ann Fisher; Unknown

a/k/a Courtney Pierson f/k/a

Cheryl Lynn Dougherty a/k/a

Pierson a/k/a Courtney Pierson f/k/a

Helen Barbara Schaeffer a/k/a

Helen B. Schaeffer f/k/a Helen

Other Persons Claiming by and

a/k/a Eugene J. Arend: Jason F.

Fisher a/k/a Jason Fisher; April

April A. Fisher: Courtney Fisher

Wells Fargo Bank, N.A.

Plaintiff, -vs.-

Defendant(s) Defendant(s). TO: Unknown Heirs, Devisees, Grant-Assignees, Creditors, Lienors, and Trustees of Helen Schaeffer a/k/a Helen Barbara Schaeffer a/k/a Helen B. Schaeffer f/k/a Helen Barbara Arend, Deceased, and All Other Persons Claiming by and Through, Under, Against Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN, Kevin R. Arend: LAST KNOWN AD-DRESS: Sierra Post Acute: 1432 Depew St., Lakewood, CO 80214, and Unknown Spouse of Kevin R. Arend: LAST KNOWN ADDRESS: Sierra Post Acute: 1432 Depew St., Lakewood, CO 80214, and Unknown Spouse of Cheryl Lynn Dougherty a/k/a Cheryl L. Dougherty a/k/a Cheryl Dougherty f/k/a Cheryl L. Quire f/k/a Cheryl Lynn Arend: LAST KNOWN ADDRESS:

1250 Chateau Drive, East Stroudsburg,

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents

or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Charlotte County, Florida, more particularly described as follows: UNIT S-102 IN PHASE 15 OF

DEEP CREEK GARDENS, A CONDOMINIUM ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THERE-OF RECORDED IN OFFICIAL RECORDS BOOK 879, PAGE 1241, AND AS PER PLAT THEREOF AS RECORDED IN CONDOMINIUM PLAT BOOK 6, PAGES 44A THROUGH 44M, OF THE PUBLIC RE-CORDS OF CHARLOTTE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDI-VIDED SHARE IN THE COM-MON ELEMENTS.

more commonly known as 25100 Sandhill Boulevard, Unit S 102,

Punta Gorda, FL 33983. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 2nd day of August, 2023. Roger D. Eaton

Circuit and County Courts By: B. Lackey (SEAL) Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 2424 North Federal Highway Suite 360, Boca Raton, FL 33431 22-327388 FC01 WNI Aug. 25; Sept. 1, 2023 23-00864T

SUBSEQUENT INSERTIONS

SECOND INSERTION

SECOND 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE

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

ASSOCIATION AS LEGAL TITLE

TRUSTEE FOR TRUMAN 2016 SC6

AIDA FUENTES; APEX ROOFING

AND RESTORATION, LLC:

UNKNOWN TENANT NO. 1;

UNKNOWN TENANT NO. 2;

CLAIMING INTERESTS BY,

A NAMED DEFENDANT TO

and ALL UNKNOWN PARTIES

THROUGH, UNDER OR AGAINST

CLAIMING TO HAVE ANY RIGHT,

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,

LOT 13, BLOCK 201, PORT

THIS ACTION, OR HAVING OR

TITLE OR INTEREST IN THE

U.S. BANK, NATIONAL

TITLE TRUST,

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

ON THEM.

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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

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

Personal Representative Gloria E. Poggi

Port Charlotte, Florida 33948 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:

23-00828T August 18, 25, 2023

SECTION EIGHT, ACCORDING TO THE PLAT THEREOF AS

RECORDED IN PLAT BOOK 4,

PAGE 16-A THROUGH 16-Z 7,

PUBLIC RECORDS OF CHAR-

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN

MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN

ITS DESCRETION, MAY ENLARGE

to the provision of certain assistance.

Please contact Jon Embury, Admin-

istrative 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 im-

mediately upon receiving this notification if the time before the scheduled

appearance is less than (7) days; if you are hearing or voice impaired,

DATED at Punta Gorda, Florida, on

ROGER D. EATON

As Clerk, Circuit Court

By: (SEAL) D. Gerace As Deputy Clerk

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

LOTTE COUNTY, FLORIDA.

SUBDIVISION

CHARLOTTE

ED HEREIN.

mands against decedent's estate must

NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

DATE OF DEATH IS BARRED.

2455 Pellam Blvd

Attorney for Personal Representative jmallonee@jameswmallonee.com

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, GRANTEES 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 UN-KNOWN HEIRS, DEVISEES, LEGA-TEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH THE ESTATE OF LUCY A. BURNS, DE-CEASED; 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 Statues, the following described property as set forth in said Final Judgment, to wit:

Lots 4 and 5, Block 118, TROPI-CAL 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

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 lo-

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.

cated at 350 E. Marion Avenue, Punta

DATED this 08/10/2023 day of Au-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

SECOND INSERTION

SECOND INSERTION

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

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

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

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 Elizabeth Affeldt 22325 Omie Ave. Port Charlotte, FL 33954

Stacy M. Rick Attorney for the Petitioner 4294 Wooley Ave. North Port, FL 34287 Tel: (239) 300-8977 Fax: (941) 216-0169 FLA BAR NO 116917 Email: stacymrick@gmail.com Email: stacy@sricklaw.com August 18, 25, 2023 23-00826T

SECOND INSERTION

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

THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ROBERT RICE, Plaintiff, vs.

Pursuant to Florida Statute ERIC BRINER, ROTONDA 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 or-COLLECTOR, der to participate in this proceeding, you are entitled, at no cost to you,

Defendants.TO: ERIC BRINER (Address un-

COMES NOW, the Plaintiff, ROB-ERT 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, Case No: 2023-2600-CA 1. Lot 444, Block 28, ROTONDA VILLAS, according to the plat thereof, recorded in Plat Book

Parcel: 412133479005 11504 Chimera Place, Placida,

You are required to serve an Answer to

JACKMAN, STEVENS & RICCIARDI, P.A., Plaintiff's attorney, who address is 2050 McGregor, Blvd., Fort Myers, FL 33901, on or before September 18, 2023, and file the original with the clerk of this court at Charlotte County Courthouse, 350 E. Marion Avenue, Punta Gorda, FL 33950, either before service on Plaintiff's attorney or immediately thereafter.

You must keep the Clerk of the Circuit Court's office notified of your cur-

lawsuit will be mailed to the address on record at the clerk's office.

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

DATED THIS 11 DAY OF August,

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

ROBERT RICE, Plaintiff vs. ERIC BRI-

Signed on August 2, 2023 Richard M. Ricciardi, Jr., Esq. Attorney for Plaintiff Richard M. Ricciardi, Jr., Esq.

Florida Bar No. 90567 Powell, Jackman, Stevens & Ricciardi, PA Attorney for Plaintiff 2050 McGregor Blvd. Fort Myers, FL 33901 (239) 689-1096 (Telephone) (239) 791-8132 (Facsimile) rricciardi@your-advocates.org Aug. 18, 25; Sept. 1, 8, 2023

23-00815T

SAVE

Email your Legal Notice

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

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

call 711.

08/11/2023.

Fort Lauderdale, FL 33318 Telephone: (954) 564-0071

Attorneys for Plaintiff P.O. BOX 19519 Service E-mail: answers@dallegal.com 1460-180114 / TM1 August 18, 25, 2023 23-00821T

Diaz Anselmo & Associates, P.A.

NOTICE OF CIVIL ACTION

CASE NO. 2023-002600CA

MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC.; CHARLOTTE COUNTY, FLORIDA; STATE OF FLORIDA and CHARLOTTE COUNTY TAX

12 Page 1A thru 1Z15, of the public records of Charlotte County

this action upon: RICHARD M. RIC-CIARDI, JR., ESQUIRE, of POWELL,

rent address. Future papers in this

NER, et al.

ROGER D. EATON

The parties to the action are:

The nature of the proceeding is for

Under the penalties of perjury, I deare that I ha ze read the the facts stated are true, to the best of my knowledge and belief.

Richard M. Ricciardi, Jr., Esq Richard M. Ricciardi, Jr., Esquire

SECOND 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 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 CAR-DIOLOGY ASSOCIATES OF CHAR-LOTTE 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 NOTIFIED 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

SECOND 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 on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 otice 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 23-00827T August 18, 25, 2023



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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

SECOND 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

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

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

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

Venice, FL 34293 Attorney for Personal Representative: JORDAN J. RICCARDI, ESQ. E-Mail Addresses: jriccardi@icardmerrill.com capp@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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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:

Apryl 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@elderlegalfl.com Secondary E-Mail:

maggies@elderlegalfl.com

August 18, 25, 2023

SECOND INSERTION

CHARLOTTE COUNTY

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 PUBLICA-TION 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

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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

SECOND 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 CHAR-LOTTE 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

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

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

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

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 $\hbox{E-Mail: service@wkevinrussell.com}$

August 18, 25, 2023

SECOND 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 a/k/a GLENDA EILEEN 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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. Person 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

SECOND 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, 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 Addi-

tion, 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 abovestyled 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

SECOND INSERTION

23-00818T

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 DE-NISE 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 Per sonal Representative and the Personal Representative's attorney are set forth

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

s/ Brad H. Milhauser Brad H. Milhauser, Esq. (brad@hpmlawyers.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

SECOND 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

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 PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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.comcourtfilings@lindelawgroup.com Attorney for Ancillary Personal Representative August 18, 25, 2023 23-00808T

SECOND 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")

September 12, 2023

TIME: LOCATION:

1:30 p.m. 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").

Ât 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 benefitted 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

Proposed Debt Assessments

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

Product T	ype	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

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 benefitted 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 BECĂUSE 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

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

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

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

SECOND 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 WIE-DER A/K/A CATHLEEN H. WIE-DER: 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, PUN-TA GORDA ISLES SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 12, PAGES 2-A, THROUGH 2-Z-41, INCLU-SIVE, OF THE PUBLIC RECORD OF CHARLOTTE COUNTY, FLORIDA

Commonly known as: 1422 Navigator Road, Punta Gorda, 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 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 Pembrook Drive Suite 250 Orlando, FL 32810 LLS08143-Wieder, Cathleen & McLaughlin, Peter 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

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;

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

 $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 <u>\$1,348,263</u> 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

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 22-872-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

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 fo 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

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 $\ensuremath{\textbf{Exhibit}}\ \ensuremath{\textbf{B}}$ 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

September 12, 2023 DATE: 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 ${\it Statutes}, \text{ the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation}$ 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.

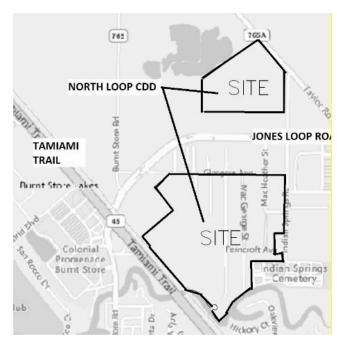
ATTEST:

NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT

Secretary/Asst. Secretary Chairman Exhibit A: Engineer's Report, dated June 2023 Chairman

Exhibit B: Master Special Assessment Methodology Report, dated June 23, 2023

MAP OF DISTRICT BOUNDARIES:



August 18, 25, 2023 23-00807T

SECOND 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 oth er 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 PURILICATION OF THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY All other creditors of the decedent and other persons having claims or de-

OF THIS NOTICE ON THEM.

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

mands against decedent's estate must

THE TIME PERIODS SET FORTH FLORIDA STATUTES TION 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: hballinger@hnh-law.com 23-00833T August 18, 25, 2023



^{**}Excludes interest and collection costs.

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 Reves, New York State Bar Number 4902404, Attorney for JILLIAN HOWARD, 615 Pavonia Ave., Apt. #1602, Jersey City, NJ 07306

YOU ARE NOTIFIED that an OR-DER 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

SECOND 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

35 Vanderbilt Stree 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

 $\hbox{E-Mail: } tom@dunkinshirley.com$ 23-00819T August 18, 25, 2023



SECOND 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

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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

SECOND INSERTION

23-00820T

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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING 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@the odor een field.comAugust 18, 25, 2023 23-00825T

FOURTH INSERTION

CHARLOTTE COUNTY

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

CASE NO.: 2023-CA-2375 FENG WIJ AND YAOQI ZHANG: and SIGMA INFINITY LLC,

Plaintiffs, v. TCR CONNECTIONS, INC; EMILIA TOUCHE LAMA; BRIGIDA B CATUDAN,

Defendants. To TCR CONNECTIONS, INC;

EMILIA TOUCHE LAMA; BRIGIDA B CATUDAN: YOU ARE HEREBY NOTIFIED

that an action to Quiet Title to real property described as:
PORT CHARLOTTE SEC51

BLK3182 LT 25 More commonly known as: 1501 Orlando Blvd AND/OR PORT CHARLOTTE SEC57 BLK3080 LT 8 More commonly known as: 2310 Gramercy Street, Port Charlotte, FL 33953 AND/OR PORT CHARLOTTE SEC48 BLK2662 LT 10 More commonly known as: 1065 Dickerson Street, Port Charlotte, FL 33953

has been filed by Plaintiffs, FENG WU AND YAOQI ZHANG; and SIGMA IN-FINITY LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 9-7-2023 and file the original with the Clerk of Court and Plaintiffs' Attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

Witness my hand and the seal of this court on this 1st day of August, 2023. Clerk of the Circuit Court (SEAL) By: B. Lackey

Deputy Clerk

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 Aug. 4, 11, 18, 25, 2023 23-00780T

SECOND INSERTION

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. FREEPORT HOLDINGS, INC,

Defendants. TO: FREEPORT 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 BE-ING IN CHARLOTTE COUNTY. FLORIDA, TO WIT: Lot 1, 2, and 12 Block 13, TROPI-

CAL 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

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, Admin-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

SECOND 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., l/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 LT9

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 OF-FICES 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

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

SECOND 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,

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, though, 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,

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,

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.,

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

SECOND 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 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 Florida Statutes, will 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

> DARLENE M. LISEK. Personal Representative 42394 Edgewater Drive

Bahocock Ranch FL 33982 KENNETH E. KEMP II, Esquire 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

SECOND 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

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