

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

Notice is hereby given that CRITICAL CLIMATE CONTROL LLC, OWNER, desiring to engage in business under the fictitious name of CRITICAL CLIMATE CONTROL LLC located at 9270 ROSEBUD CIRCLE, PORT CHARLOTTE, FLORIDA 33981 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.  
September 1, 2023 23-00882T

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Matthew Poulin will engage in business under the fictitious name EVEREDGE LAWN AND LANDCARE, with a physical address 18511 ELLEN AVE PORT CHARLOTTE, FL 33948, with a mailing address 18511 ELLEN AVE PORT CHARLOTTE, FL 33948, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
September 1, 2023 23-00872T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.

Property includes the storage unit contents belonging to the following tenants at the following locations:

**Metro Self Storage**  
1231 Kings Highway  
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **September 19th at 10AM**

Occupant Name	Unit	Description of Property
Nenad Matovski	11132	Household Items
Frederick Rhoades Keebler, Frederick Keebler	10053	Household Items
Courtney Lisa Conley, Courtney Conley	12023	Household Items
Sylvester Hamm Jr	12068	Household Items
James Allen Lynch Jr, James Lynch Jr	02001	Household Items

September 1, 8, 2023 23-00869T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-000929-CP Division: PROBATE IN RE: ESTATE OF RICK L. HOY, Deceased.

The administration of the estate of Rick L. Hoy, deceased, whose date of death was March 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is September 1, 2023.

Personal Representative: Jackelyn Hoy

67 Union Street, Apt. 2B Winooski, VT 05404

Attorney for Personal Representative: Cheyenne R. Young

Attorney for Personal Representative 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

September 1, 8, 2023 23-00885T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-957 Division Probate IN RE: ESTATE OF MICHELLE WEALL, A/K/A MICHELLE DIANE WEALL, A/K/A MICHELLE D. WEALL Deceased.

The administration of the estate of MICHELLE WEALL, a/k/a MICHELLE DIANE WEALL, a/k/a MICHELLE D. WEALL, deceased, whose date of death was August 1, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 1, 2023.

Personal Representative: DocuSigned by: ANTHONY THOMAS WEBSTER

272 Balsamine Drive Powell, Ohio 43065

Attorney for Personal Representative: Brandon R. Bytnar, Esq.

Attorney Florida Bar Number: 66365 The Law Office of Brandon R. Bytnar, P.L.

9120 Galleria Court, Suite B Naples, Florida 34109

Telephone: (239) 592-9211 Fax: (239) 963-1479

E-Mail: brandon@bytnarlaw.com

September 1, 8, 2023 23-00875T

FIRST INSERTION

Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage in business under the fictitious name of MM MORTGAGE GROUP located at 3100 W RAY RD, SUITE 201, OFFICE #209, CHANDLER, ARIZONA 85226 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
September 1, 2023 23-00887T

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 LTEK Management located at 66 Hibiscus Dr 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 28th day of August, 2023.

Thomas Klein, LLC  
September 1, 2023

23-00883T

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 Tarpon Coast Lawn Care, located at 7195 Princeton st, in the City of Port Charlotte, County of Charlotte, State of FL, 33981, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 29 of August, 2023.

Jason Allen Watson  
7195 Princeton st  
Port Charlotte, FL 33981  
September 1, 2023

23-00889T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 09/21/2023 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Marcia Wallace	2309	Boxes, Totes, Household Items
Krystal Brady	223	Boxes, Chair, Artwork
Tiffany Pringle	529	Chairs, Electronics, Drums, Toys

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.

September 1, 8, 2023 23-00884T



Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

To publish your legal notice Email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



WE  
SAW  
STH



Email your Legal Notice

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

Deadline Wednesday at noon • Friday Publication

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

Business Observer

W1823Z\_V20

W2090A\_V70

# PUBLIC SALE, ESTATE & COURT-RELATED NOTICES

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

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

and select the appropriate County name from the menu option

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

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

1V2023/8\_V15

## FIRST INSERTION

### REQUEST FOR PROPOSALS

#### BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT MITIGATION AREAS A, C, E EXOTIC AND NUISANCE VEGETATION REMOVAL AND MAINTENANCE

##### CHARLOTTE COUNTY & LEE COUNTY FLORIDA

Notice is hereby given that the Babcock Ranch Community Independent Special District (the "District"), will accept proposals from firms interested in providing labor, materials, and equipment for the exotic and nuisance vegetation removal and maintenance services for Mitigation Areas A, C, and E (the "Project"). The contract will require contractors to provide labor, materials and equipment necessary for the Project as more particularly described in the Project Manual and in accordance with the plans and specifications.

The project manual ("Project Manual"), comprised of proposal and contract documents, will be available for public inspection and may be obtained beginning **September 1, 2023**. Contact the District Manager's Office at [bid@babcockranchcommunityisd.com](mailto:bid@babcockranchcommunityisd.com) regarding access to the Project Manual ("Project Engineer's Office").

The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause to one or more proposers, provide for the delivery of the Project in phases and waive minor or technical irregularities in any proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so. The successful proposer will be required to execute a contract with the District and file the requisite Performance and Payment Bonds and insurance within ten (10) calendar days after execution of the construction Contract.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) hours after the Project Manual is made available, together with a protest bond in a form acceptable to the District and in the amount of \$10,000, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Firms desiring to provide services for this Project must submit one (1) original, three (3) copies, and one (1) electronic copy via flash drive of the required proposal documents no later than **October 6, 2023, at 1:00 p.m.**, at the offices of the Property Owner, 42850 Crescent Loop, Suite 200, Babcock Ranch, Florida 33982. Proposals shall be submitted in a sealed opaque envelope pursuant to the Project Manual. Proposals will be opened at the time and date stipulated below; those received after the time and date stipulated above will be returned un-opened to the proposer.

Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

Ranking of proposals will be made on the basis of qualifications and price according to the criteria set forth in the evaluation criteria contained within the Project

Manual; however, please note that proposals received from firms failing to meet the following minimum qualifications/ requirements will not be considered or evaluated: (1) Proposer will have completed three (3) projects similar in quality and scope with a minimum of \$3,000,000 in total volume project cost within the last three (3) years; (2) Proposer will have minimum bonding capacity of \$2,000,000 from a Surety Company acceptable to the District; (3) Proposer is authorized to do business in Florida; and (4) Proposer is registered with Charlotte County and Lee County and is a licensed contractor in the State of Florida. Proposers are hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor.

Any and all questions relative to this Project shall be directed in writing only to the Project Engineer, Laura Herrero, via email only at [bid@babcockranchcommunityisd.com](mailto:bid@babcockranchcommunityisd.com). Questions must be submitted to the Project Engineer by **September 18, 2023, at 5:00 p.m.**

#### Notice of Public Meeting for Bid Opening

A public meeting to open bids will be held on **October 6, 2023, at 1:30 p.m.** at 42881 Lake Babcock Drive, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

#### Notice of Public Meeting for Evaluation Committee

A public meeting of the District's evaluation committee will be held on **October 26, 2023, at 10:00 a.m.** at 42881 Lake Babcock Drive, Second Floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of evaluating the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

September 1, 2023

23-00891T

## FIRST INSERTION

### REQUEST FOR PROPOSALS ("RFP") LANDSCAPING CONTINUING CONTRACT FOR BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT AND NOTICE OF PUBLIC MEETING TO OPEN RFP RESPONSES AND NOTICE OF EVALUATION COMMITTEE MEETING Charlotte & Lee Counties, Florida

Notice is hereby given that Babcock Ranch Community Independent Special District (the "District") will accept proposals from all qualified companies interested in providing continuing landscape and irrigation services. These services include but are not limited to maintaining the overall health and appearance of surrounding landscapes throughout Babcock Ranch Community (the "Project").

The project manual ("Project Manual") will be made available upon request to the District Project Engineer at [Bid@babcockranchcommunityisd.com](mailto:Bid@babcockranchcommunityisd.com) beginning on **Friday, September 1, 2023, at 8:00 a.m. (EST)**. The Project Manual will consist of a completed PDF document of the Bid Package with Specifications containing all available supplemental information. The Project Manual may be amended and supplemented from time to time via a written addendum(s); interested proposers are responsible for ensuring they obtain all available Project Manual, including an addendum, if any.

Any and all questions relative to this request for proposals shall be only directed in writing to the District Project Engineer, Adam Ahmad, at [Bid@babcockranchcommunityisd.com](mailto:Bid@babcockranchcommunityisd.com) with email copies to Andrew Kantarzi at [kantarzia@whhassociates.com](mailto:kantarzia@whhassociates.com), James Carey at [jcarey@ccmnet.com](mailto:jcarey@ccmnet.com), and Alyssa Willson at [alysa.willson@kutakrock.com](mailto:alysa.willson@kutakrock.com). All questions must be submitted on or before 5:00 p.m. (EST) on Friday, September 22, 2023.

Firms desiring to submit proposals for this project may attend an in-person, optional, pre-proposal meeting, on **Wednesday, September 6, 2023, at 2:00 p.m. (EST) at 42881 Lake Babcock Drive, Punta Gorda, Florida 33982 (Hatchery East Conference Room)**. Please contact the District Project Engineer at [bid@babcockranchcommunityisd.com](mailto:bid@babcockranchcommunityisd.com) with a copy to Andrew Kantarzi, at [kantarzia@whhassociates.com](mailto:kantarzia@whhassociates.com) with any questions.

Firms desiring to submit proposals must submit one (1) original, eight (8) hard copies, and (1) electronic copy of the required proposal no later than **Friday, October 6, 2023, at 1:00 p.m. (EST) at 42850 Crescent Loop, Suite 200, Babcock Ranch, FL 33982, attention: James Carey**. As noted below, all timely-received proposals will be publicly opened on that date, time, and location. Additionally, as further described in the Project Manual, each proposer shall supply a bid bond or cashier's check in the amount of five-thousand dollars (\$5,000.00) with its proposal.

Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall clearly identify the project as "Babcock Ranch Community Independent Special District Landscape Continuing Contract Proposal." Proposals may be either mailed or hand-delivered. No facsimile, telephonic, electronic, or telegraphic submittals will be accepted. Proposals received after the scheduled date and time for submittal may not be considered in the District's discretion but can be claimed by the owner within ten (10) calendar days of the submittal deadline or if not retrieved within the aforementioned timeframe, may be destroyed by the District or returned to the proposer.

Ranking of proposals will be made on the basis of qualifications and price according to the criteria set forth in the evaluation criteria contained within the Project Manual; however, please note that in order to be qualified, each bidder must (1) be authorized to do business in Florida, and hold all applicable required state and federal licenses, including but not limited to Charlotte and Lee Counties, in good standing and; (2) have at least five (5) years' experience with large landscape maintenance projects for communities with a least 1,000 units. All proposers should acquire a copy of the Project Manual prior to the pre-proposal meeting. Copies of the Project Manual will not be available during the meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those proposers who have requested a Project Manual.

If reasonable accommodations are needed for participation in any proposal-related meetings, please contact the District Manager, Craig Wrathell, at (877) 276-0889 | [wrrathelle@whhassociates.com](mailto:wrrathelle@whhassociates.com) at least forty-eight (48) hours in advance.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after the Proposal Pick-Up Time. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager. Any proposer who files a notice of protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the District's operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the District's Staff may approve. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the proposer afforded no relief.

Rankings will be made based on the evaluation criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such an award other than the lowest price proposal. The District has the right to reject any and all proposals, make modifications to the work, provide for the delivery of the Project in phases, waive any technical errors, informalities or irregularities, and to award the contract in whole or in part with or without cause if it determines in its discretion it is in the best interest of the District to do so.

#### Notice of Public Meeting for Bid Opening

A public meeting will be held on **Friday, October 6, 2023, at 1:45 p.m. (EST)** at 42881 Lake Babcock Drive, 2nd floor, Babcock Ranch, FL 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

#### Notice of Public Meeting for Evaluation Committee

A public meeting of the District's evaluation committee will be held on **October 26, 2023, at 9:00 a.m.** at 42881 Lake Babcock Drive, Second Floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of evaluating the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

September 1, 2023

23-00890T

### What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.



1V182327\_V22

FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-900-CP  
Division Probate  
IN RE: ESTATE OF  
Mary Ann Hock  
a/k/a Mary A. Hock  
Deceased.**

The administration of the estate of Mary Ann Hock, a/k/a Mary A. Hock, deceased, whose date of death was July 29, 2022 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 September 1, 2023.

**Personal Representative:**

**Jonathan Hock**  
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  
September 1, 8, 2023 23-00874T

FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23000932CP  
Division Probate  
IN RE: ESTATE OF  
DAVID E. WOLL  
Deceased.**

The administration of the estate of David E. Woll, deceased, whose date of death was March 26, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 1st, 2023.

**Personal Representative:**

**Gina M. Teixeira**  
168 Glendale Road  
Attleboro, Massachusetts 02703  
Attorney for Personal Representative:  
T. Thomas Shirley  
Attorney  
Florida Bar Number: 154581  
DUNKIN & SHIRLEY PA  
170 West Dearborn Street  
Englewood, Florida 34223  
Telephone: (941) 474-7753  
Fax: (941) 475-1954  
E-Mail: tom@dunkinshirley.com  
September 1, 8, 2023 23-00880T

FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-945-CP  
Division Probate  
IN RE: ESTATE OF  
RICHARD EVERHART A/K/A  
RICHARD T. EVERHART  
Deceased.**

The administration of the estate of Richard Everhart a/k/a Richard T. Everhart, deceased, whose date of death was May 24, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 1, 2023.

**Personal Representative:**

**James S. Everhart**  
3120 Tyler Drive  
Joliet, Illinois 60431  
Attorney for Personal Representative:  
Ellie K. Harris, Esq.  
Florida Bar Number: 0021671  
Elise V. Bouchard, Esq.  
Florida Bar Number: 0109033  
17841 Murdock Circle  
Port Charlotte, Florida 33948  
Telephone: (941) 625-4158  
Fax: (941) 625-5460  
E-Mail: e-service@schwarzlaw.net  
Secondary E-Mail:  
mackenzie@schwarzlaw.net  
September 1, 8, 2023 23-00888T

FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT  
FOR THE JUDICIAL  
CIRCUIT IN AND FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 23000903CP  
IN RE: ESTATE OF  
JEAN M. SEARS,  
Deceased.**

The administration of the estate of JEAN M. SEARS, deceased, whose date of death was September 26, 2022, and whose social security number is XXX-XX-4932, 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, file number 23000903CP. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

**NOTICE OF FORECLOSURE SALE  
THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA CIVIL ACTION  
CASE NO.: 2022-CA-1434**

**NEW VISTA PROPERTIES, INC.,  
a Florida Corporation,  
Plaintiff, vs.  
JUAN P. AJO, his devisees, grantees,  
creditors, and all other parties  
claiming by, through, under or  
against him and all unknown natural  
persons, if alive and if now known  
to be or alive, their several and  
respective spouses, heirs, devisees,  
grantees, and other creditors or  
other parties claiming by, 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**

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

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

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

FIRST INSERTION

**defendants or parties who are  
claiming to have any right, title or  
interest in and to the lands hereafter  
described; and UNKNOWN  
SPOUSE OF JUAN P. AJO,  
Defendants.**

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Monday, October 2, 2023, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 10, Block 3572, Port Charlotte Subdivision, Section 62, according to the map or plat thereof, as recorded in Plat Book 5, Pages 76A through 76E, inclusive, of the Public Records of Charlotte County, Florida

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. 2022-001434-CA, New Vista Properties, Inc., v. Ajo.

FIRST INSERTION

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

**CASE NO.: 2023CA002825  
SUSTAINABLE L&S LLC,  
a Florida limited liability company,  
Plaintiff, v.  
ALL UNKNOWN HEIRS,  
CREDITORS, DEVISEES,  
BENEFICIARIES, GRANTEES,  
ASSIGNEES, LIENORS,  
TRUSTEES, AND ALL OTHER  
PARTIES CLAIMING AN  
INTEREST BY, THROUGH,  
UNDER OR AGAINST THE  
ESTATES OF LOIS I. CONSIDER,  
AND  
ALL UNKNOWN HEIRS,  
CREDITORS, DEVISEES,  
BENEFICIARIES, GRANTEES,  
ASSIGNEES, LIENORS,  
TRUSTEES, AND ALL OTHER  
PARTIES CLAIMING AN  
INTEREST BY, THROUGH,  
UNDER OR AGAINST THE  
ESTATES OF RALPH W.  
CONSIDER,  
Defendants.**

TO: ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LOIS I. CONSIDER

last known address 1049 East 5th Street, Erie, PA 16507  
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RALPH W. CONSIDER last known address 1049 East 5th Street, Erie, PA 16507

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

The S 1/2 of the S 1/2 of the NE 1/4 of the SE 1/4 of the SW 1/4, and the N 1/2 of the N 1/2 of the SE 1/4 of the SE 1/4 of the SW 1/4, Less the West 25 feet thereof, reserved for perpetual road right of way purposes, Section 15, Township 42 South, Range 24 East, Charlotte County, Florida. Parcel Id Number 422415376011

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on LAW OFFICES OF JORDAN I. WAGNER, P.A., Plaintiff's attorneys, whose address 320 Southeast 18th Street, Fort Lauderdale, Florida 33316, Telephone 954-491-3277, Facsimile: 954-692-9186, jiw@jordanwagnerlaw.com, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, on or before Sept. 30, 2023; otherwise a default will

FIRST INSERTION

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

**CASE NO. 23002980CA  
LAKEVIEW LOAN SERVICING,  
LLC,  
Plaintiff, vs.  
THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN INTEREST  
IN THE ESTATE OF CHESTER  
STONE, DECEASED, et. al.  
Defendant(s),  
TO: THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
GRANTEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND ALL  
OTHERS WHO MAY CLAIM AN  
INTEREST IN THE ESTATE OF  
CHESTER STONE, DECEASED,  
whose residence is unknown if he/  
she/they is living; and if he/she/they  
is dead, the unknown defendants  
who may be spouses, heirs, devisees,**

grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 12, BLOCK 4671, PORT CHARLOTTE SUBDIVISION SECTION SEVENTY NINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 43A TO 43J, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 09/30/2023 (30 days from Date of First Publication of this Notice) 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

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 September 1, 2023.

**Personal Representative:**

**Kaitlyn R. Brown Miranda**  
23468 Peachland Blvd.  
Pt. Charlotte, FL 33954  
Attorney for Personal Representative:  
/s/ Richard J. Cole, III  
Richard J. Cole, III, Esq.  
46 N. Washington Blvd., Ste. 24  
Sarasota, FL 34236  
(941) 365-4055  
(941) 365-4219 (Fax)  
Rc3@colecolelaw.com  
Florida Bar No.: 0059708  
September 1, 8, 2023 23-00873T

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 08/23/2023.

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  
September 1, 8, 2023 23-00871T

FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23000359CP  
Division Probate  
IN RE: ESTATE OF  
CARL WAYNE NICKEL a/k/a  
CARL NICKEL  
Deceased.**

The administration of the Estate of Carl Wayne Nickel a/k/a Carl Nickel (the "Decedent"), whose date of death was July 2, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice was September 1, 2023.

**Ancillary Personal Representative:**

**s/Shannon Hankin  
Shannon Hankin, Esq.  
Hankin & Hankin**  
100 Wallace Avenue, Suite 100  
Sarasota, FL 34237  
E-mail: shankin@sarasotalawfirm.com  
(941) 957-0080  
Attorney for Personal Representative:  
s/David H. Alexander  
David H. Alexander, Esq.  
Florida Bar No. 213926  
Gross Shuman P.C.  
465 Main Street, Suite 600  
Buffalo, NY 14203  
E-mail:  
dalexander@gross-shuman.com  
(716) 854-4300  
September 1, 8, 2023 23-00877T

FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 2023-CP-000781  
Division: Probate  
IN RE: ESTATE OF  
IRENE C. GANAS-SHORTS  
a/k/a IRENE GANAS  
Deceased.**

The administration of the estate of Irene C. Ganas-Shorts a/k/a Irene Ganas, deceased, whose date of death was January 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, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 1, 2023.

**Personal Representative:**

**Terry Ganas**  
2220 Cougar Drive; Unit 2075  
Loughlin, NV 89029  
Attorney for Personal Representative:  
Nicole S. Peet, Attorney  
Florida Bar No.: 1025612  
Farr, Farr, Emerich, Hackett,  
Carr & Holmes, PA  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941)639-1158  
Fax: (941)639-0028  
E-Mail: npeet@farr.com  
Secondary E-Mail:  
msleeper@farr.com and  
probate@farr.com  
September 1, 8, 2023 23-00881T

FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23000800CP  
Division Probate  
IN RE: ESTATE OF  
JAMES F. SHELTON  
Deceased.**

The administration of the estate of James F. Shelton, deceased, whose date of death was January 28, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir., Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 1, 2023.

**Personal Representative:**

**Dawn Magenheimer**  
6364 42nd Ave N  
St Petersburg, Florida 33709  
Attorney for Personal Representative:  
Rachel M. Wagoner, Attorney  
Florida Bar Number: 736066  
COLEN & WAGONER, P.A.  
1756 N. Belcher Road  
Clearwater, Florida 33765  
Telephone: (727) 545-8114  
Fax: (727) 545-8227  
E-Mail: rachel@colenwagoner.com  
Secondary E-Mail:  
probate@colenwagoner.com  
September 1, 8, 2023 23-00876T

**SAVE TIME**  
E-mail your Legal Notice  
**Business Observer**  
legal@businessobserverfl.com

## FIRST INSERTION

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

CASE NO.: 2022-1328-CA  
NEW VISTA PROPERTIES, INC.,  
a Florida Corporation,  
Plaintiff, vs.  
KATHERINE P. JIMENEZ-YANCE,  
her devisees, grantees, creditors,  
and all other parties claiming by,  
through, under or against her and  
all unknown natural persons, if  
alive and if now known to be or  
alive, their several and respective  
spouses, heirs, devisees, grantees,  
and other creditors or other parties  
claiming by, through, or under those  
unknown natural persons and their  
several unknown assigns, successors  
in interest trustees, or any other  
persons claiming by through, under  
or against any corporation or other  
legal entity named as a defendant  
and all claimants, persons or parties  
natural or corporate whose exact  
status is unknown, claiming under  
any of the above named or described

defendants or parties who are  
claiming to have any right, title or  
interest in and to the lands hereafter  
described; and UNKNOWN  
SPOUSE OF KATHERINE P.  
JIMENEZ-YANCE,  
Defendants.

NOTICE IS HEREBY GIVEN that I,  
the undersigned Clerk of the Circuit  
Court of Charlotte County, Florida,  
shall sell the property at public sale to  
the highest bidder for cash, except as set  
forth hereinafter, on Monday, October  
2, 2023, at 11:00 a.m. at www.charlotte.  
realforeclose.com, in accordance  
with Chapter 45 Florida Statutes, the  
following-described real property:  
Lot 35, Block 3061, Port Char-  
lotte Subdivision, Section Sixty-  
One, according to the map or  
plat thereof, as recorded in Plat  
Book 5, Pages 75A through 75C,  
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-  
001328-CA, New Vista Properties, Inc.,  
v. Jimenez-Yance.

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 im-  
mediately upon receiving this notifica-  
tion 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 08/23/2023.

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  
September 1, 8, 2023 23-00870T

## FIRST INSERTION

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

CASE NO. 2023000485CC  
SANDHILL PINES  
CONDOMINIUM ASSOCIATION,  
INC., a Florida not-for-profit  
corporation,  
Plaintiff, v.  
MICHAEL DUFFY aka MICHAEL  
P. DUFFY, JR., et al.,  
Defendants.

Notice is hereby given pursuant to a  
Final Judgment of Foreclosure filed the  
25th day of August, 2023 and entered  
in Case No. 2023000485CC in the  
County Court of the Twentieth Judicial  
Circuit in and for Charlotte County,  
Florida, wherein SANDHILL PINES  
CONDOMINIUM ASSOCIATION,  
INC., is the Plaintiff and MICHAEL  
DUFFY aka MICHAEL P. DUFFY, JR.,  
UNKNOWN SPOUSE OF MICHAEL  
DUFFY aka MICHAEL P. DUFFY,  
JR., and SHAWN DUFFY are the  
Defendants. That I will sell to the highest

and best bidder for cash beginning  
at 11:00 a.m. at www.charlotte.  
realforeclose.com in accordance with  
Chapter 45, Florida Statutes, on  
WEDNESDAY SEPTEMBER 27, 2023  
the following described property as set  
forth in said Final Summary Judgment  
of Foreclosure, to-wit:

UNIT NO. 133B, SANDHILL  
PINES CONDOMINIUM, a Con-  
dominium according to the Decla-  
ration of Condominium thereof,  
recorded in O.R. Book 677, Page  
1619, and all amendments thereto,  
and defined in the survey, plot plat  
and graphic description Condo-  
minium Plat Book 3, Pages 31A  
through 31H and amended in  
Condominium Plat Book 3, Pages  
34A through 34H, of the Public  
Records of Charlotte County, Flori-  
da, together with an undivided  
interest in the common elements  
appurtenant thereto

Any person claiming an interest in  
the surplus from the sale, if any, other  
than the property owner as of the date  
of the Lis Pendens must file a claim in  
accordance with Florida Statutes, Sec-  
tion 45.031 before the Clerk reports the

surplus as unclaimed.

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact Jon Embury, Adminis-  
trative 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 notifica-  
tion if the time before the scheduled  
appearance is less than (7) days; if  
you are hearing or voice impaired,  
call 711.

Dated on this day of 08/28/2023.

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

Keith H. Hagman, Esq.,  
PAVESE LAW FIRM,  
Attorney for Plaintiff,  
P.O. Box 1507,  
Fort Myers, FL 33902-1507;  
E-mail: keithhagman@paveselaw.com  
September 1, 8, 2023 23-00886T

## SUBSEQUENT INSERTIONS

## SECOND 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 Per-  
sonal Representative and the Personal  
Representative's attorney are set forth  
below.

All creditors of the decedent and  
other persons having claims or dem-  
ands 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 PUBLICA-  
TION OF THIS NOTICE OR THIRTY  
(30) DAYS AFTER THE DATE  
OF SERVICE OF A COPY OF THIS

NOTICE ON THEM.

All other creditors of the decedent  
and other persons having claims or dem-  
ands against decedent's estate must  
file their claims with this court WITH-  
IN THREE (3) MONTHS AFTER  
THE DATE OF THE FIRST PUBLI-  
CATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH IN  
SECTION 733.702 OF THE FLORIDA  
PROBATE CODE WILL BE FOREVER  
BARRED.

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@attorneyanne.com  
Aug. 25; Sept. 1, 2023 23-00856T

## THIRD INSERTION

NOTICE OF ACTION  
(formal notice by publication)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 20-000831-CP  
IN RE: ESTATE OF  
DENNIS J. HOWARD Deceased.  
TO: JILLIAN HOWARD, 3218 34th  
St., Astoria, NY 11106; and  
Antonio Juan Reyes, New York State  
Bar Number 4902404, Attorney for  
JILLIAN HOWARD, 615 Pavonia Ave.,  
Apt. #1602, Jersey City, NJ 07306  
YOU ARE NOTIFIED THAT AN 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 de-  
fenses with the clerk of this court either  
before service or immediately thereaf-  
ter. Failure to serve and file written de-  
fenses as required may result in a judg-  
ment 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 of Self Storage Sale  
Please take notice Hide-Away Stor-  
age - 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 other-  
wise the description of the contents  
are household goods and furnish-  
ings. Ramsey Jackson unit #C164;  
Matthew Weisspennig unit #E317;  
Thomas McLaughlin 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

## THIRD INSERTION

NOTICE OF CIVIL ACTION  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO. 2023-002600CA

ROBERT RICE,  
Plaintiff, vs.  
ERIC BRINER, ROTONDA  
MEADOWS/VILLAS  
CONSERVATION ASSOCIATION,  
INC.; CHARLOTTE COUNTY,  
FLORIDA; STATE OF FLORIDA  
and CHARLOTTE COUNTY TAX  
COLLECTOR,  
Defendants.  
TO: ERIC BRINER (Address un-  
known)

COMES NOW, the Plaintiff, ROB-  
ERT RICE, by and through the under-  
signed 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  
12 Page 1A thru 1Z15, of the pub-  
lic records of Charlotte County,  
Florida.  
Parcel: 412133479005  
11504 Chimera Place, Placida,  
FL 33946

You are required to serve an Answer to  
this action upon: RICHARD M. RIC-  
CIARDI, JR., ESQUIRE, of POWELL,  
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 Court-  
house, 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 Cir-  
cuit Court's office notified of your cur-  
rent address. Future papers in this

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, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact Jon Embury, Adminis-  
trative 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 notifica-  
tion if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.

DATED THIS 11 DAY OF August,  
2023.

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

The parties to the action are:

ROBERT RICE, Plaintiff vs. ERIC BRI-  
NER, et al.

The nature of the proceeding is for  
Quiet Title.  
Under the penalties of perjury, I de-  
clare that I have read the foregoing, and  
the facts stated are true, to the best of  
my knowledge and belief.  
Signed on August 2, 2023.

Richard M. Ricciardi, Jr., Esq.  
Attorney for Plaintiff  
Richard M. Ricciardi, Jr., Esq.  
Printed Name  
Richard M. Ricciardi, Jr., Esquire  
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

## SECOND INSERTION

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

Wells Fargo Bank, N.A.  
Plaintiff, vs.-  
Unknown Heirs, Devisees, Grantees,  
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 The Named  
Defendant(s); Eugene Joseph Arend  
a/k/a Eugene J. Arend; Jason F.  
Fisher a/k/a Jason Fisher; April  
Ann Cook a/k/a April A. Cook f/k/a  
April A. Fisher; Courtney Fisher  
Pierson a/k/a Courtney Pierson 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 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; Unknown  
Spouse of Eugene Joseph Arend  
a/k/a Eugene J. Arend; Unknown  
Spouse of Jason F. Fisher a/k/a  
Jason Fisher; Unknown Spouse of  
April Ann Cook a/k/a April A. Cook  
f/k/a April A. Fisher; Unknown  
Spouse of Courtney Fisher Pierson  
a/k/a Courtney Pierson f/k/a

Courtney Ann Fisher; Unknown  
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 L. Quire 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  
Defendant(s)

TO: Unknown Heirs, Devisees, Grant-  
ees, 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 Claim-  
ing by and Through, Under, Against  
The 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,  
PA 18302

Residence unknown, if living, includ-  
ing 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, credi-  
tors, 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 aforemen-  
tioned unknown Defendants and such  
of the aforementioned unknown Defen-  
dants as may be infants, incompetents  
or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that  
an action has been commenced to fore-  
close a mortgage on the following real  
property, lying and being and situated  
in Charlotte County, Florida, more par-  
ticularly 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 Ra-  
ton, 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 de-  
manded 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 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  
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 FCO1 WNI  
Aug. 25; Sept. 1, 2023 23-00864T

## THIRD INSERTION

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

Case No. 2023-CA-003029  
In re: CARDIOLOGY ASSOCIATES  
OF CHARLOTTE COUNTY, P.A.,  
Assignor, to LARRY S. HYMAN,  
Assignee.

TO: ALL CREDITORS AND OTHER  
INTERESTED PARTIES:

1. PLEASE TAKE NOTICE that on  
or about August 8, 2023, a Petition was  
filed commencing an Assignment for  
the Benefit of Creditors, pursuant to  
Chapter 727, Fla. Stat., made by 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 com-  
menced against the Assignee except as  
provided in Chapter 727, and excepting  
the case of the secured creditor enforce-  
ing 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

SAVE  
TIME



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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
Business  
Observer

10/20/2023

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is August 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 23-00848T

SECOND 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 SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is August 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

SECOND 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 Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 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

SECOND 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 forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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

SECOND 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 below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 & Bertsson, LLC  
The Big W Law Firm  
3195 S. Access Road  
Englewood, FL 34224  
(941) 627-1000 Telephone  
Aug. 25; Sept. 1, 2023 23-00865T

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is August 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  
Aug. 25; Sept. 1, 2023 23-00851T

THIRD INSERTION

NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE  
(PROPERTY)  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT IN  
AND FOR CHARLOTTE COUNTY,  
FLORIDA  
CASE NO. 2023-002993-CA  
ADD VALUE DEVELOPMENT,  
LLC,  
Plaintiff, vs.  
BARBARA MALO SALAZAR,  
Defendant.

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

YOU ARE HEREBY NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida: Lots 1415 and 1416, of South Punta Gorda Heights 1st Addition, according to the Plat thereof, as recorded in Plat Book 5, Page 17, Public Records of Charlotte County, Florida

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Dane T. Stanish, Esq., attorney for Add Value Development, LLC, whose address is 3475 Sheridan St., Suite 209, Hollywood, FL 33021, and file the original with the Clerk of the above-styled Court on or before September 18, 2023, otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

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

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

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

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

Dane T. Stanish, Esq.,  
3475 Sheridan St., Suite 209,  
Hollywood, FL 33021  
(954-923-0524,  
stanishd@gmail.com)  
Aug. 18, 25; Sept. 1, 8, 2023  
23-00814T

SECOND 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 THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is August 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  
E-Mail: jeff@northportlaw.com  
shelly@northportlaw.com  
Aug. 25; Sept. 1, 2023 23-00850T

SECOND 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

THIRD 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 BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:

Lot 1, 2, and 12 Block 13, TROPICAL GULF ACRES, UNIT 1, according to the map or plat thereof as recorded in Plat Book 3, Page(s) 8 Public Records of Charlotte County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the

original with the Clerk of this Court, at 350 E. Marion Ave., Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

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

DATED this 16th day of August, 2023.

Clerk of the Circuit Court  
By: (Seal) K. Rogers  
As Deputy Clerk

The Law Office of  
C.W. Wickersham, Jr., P.A.,  
Plaintiff's attorney,  
2720 Park Street, Suite 205,  
Jacksonville, Florida, 32205,  
Phone Number: (904) 389-6202  
Aug. 18, 25; Sept. 1, 8, 2023  
23-00836T

THIRD 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., 1/k/a 10 Banas Court, Norwich, CT 06360  
CALISTA RITA, Vida 10 Banas Court, Norwich, CT 06360

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

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

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

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 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 S MCCALL RD - 32  
ENGLEWOOD, FL 34224  
MARIA K. LEOPARD  
2828 S MCCALL RD - 32  
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 DESCRIBED LAND, SITUATE, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:  
RMD 000 0058 0026 Lot 26 Blk 58 51 NARATION 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

## SECOND INSERTION

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 DAVID 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

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

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

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

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

**MATTHEW MCCONNELL, Esq.**  
Personal Representative  
P.O. Box 111868  
Naples, FL 34108  
MATTHEW MCCONNELL, Esq.  
Attorney for Personal Representative  
Dickman Law Firm  
P.O. Box 111868  
Naples, FL 34108  
T: 239-434-0840  
F: 239-434-0940  
matthew@dickmanlawfirm.org  
Aug. 25; Sept. 1, 2023 23-00861T

## SECOND INSERTION

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 representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**  
**Kellee Kemper Milheim**  
3181 Eutaw Forest Dr.  
Waldorf, Maryland 20603  
Attorney for Personal Representative:  
Phyllis A. Walker  
Attorney  
Florida Bar Number: 096545  
MCCRORY LAW FIRM  
309 Tamiami Trail  
PUNTA GORDA, FL 33950  
Telephone: (941) 205-1122  
Fax: (941) 205-1133  
E-Mail: phyllis@mccrorylaw.com  
Secondary E-Mail:  
melissa@mccrorylaw.com  
Aug. 25; Sept. 1, 2023 23-00867T

## SECOND INSERTION

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

**CASE NO. 08-2022-CA-000096**  
**PENNYMAC LOAN SERVICES,**  
LLC,  
Plaintiff, vs.  
**CHARLOTTE WARD, et al.,**  
Defendants.

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 Summary Final Judgment, to-wit:

LOT 8, BLOCK 23, PORT CHARLOTTE SUBDIVISION, SECTION 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 30A THROUGH 30H, OF THE PUB-

LIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

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

Dated this day of 08/17/2023.

Deputy Clerk  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
(SEAL) BY: D. Gerace  
MCCALLA RAYMER  
LEIBERT PIERCE, LLC  
110 SE 6th Street, Suite 2400  
Fort Lauderdale, FL 33301  
AccountsPayable@mccalla.com  
Counsel of Plaintiff  
7212412  
21-00375-3  
Aug. 25; Sept. 1, 2023 23-00854T

## SECOND INSERTION

NOTICE TO CREDITORS  
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 attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is August 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 23-00847T

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

**Personal Representative:**  
**Catherine Keppel**  
2321 Fourwind Street  
Port Charlotte, Florida 33948  
Attorney for Personal Representative:  
Abigail 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

## SECOND 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 interest 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 CHARLOTTE 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 BACHOOALI, 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, call 711.

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

## SECOND 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, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 24, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 1925 BANANA 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 11:00 A.M.

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

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  
ForeclosureService@kasslaw.com  
327486/2218381/CMP  
Aug. 25; Sept. 1, 2023 23-00863T

## SECOND 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 #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 1418, PORT CHARLOTTE SUBDIVISION, SECTION 27, ACCORDING 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

defenses, if any, to it, on Ghidotti| Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, 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, call 711.

WITNESS my hand and the seal of this Court this 22nd day of August, 2023.

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 23-00866T

## SECOND 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, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH G. OBEY, DECEASED (RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following 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, Rotononda 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  
Aug. 25; Sept. 1, 2023 23-00858T

## OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com

leeclerk.org

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