CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Nicholas Kowalewski will engage in business under the fictitious name ROAMING ROOTS CUISINE, with a physical address 3475 Melissa Ct Port Charlotte , Fl33980, with a mailing address 3475 Melissa Ct Port Charlotte , Fl 33980, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 8, 2023

FIRST INSERTION

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

Case No.: 23001823CA LOUIS DAVID RICO, Plaintiff, vs J.S.M. HOLDING CORP., INC.,

Defendant. TO: J.S.M. HOLDING CORP., INC. c/o MICHAEL S. JONES, its Regis-

tered Agent 1720 EL JOBEAN ROAD, STE 204 PORT CHARLOTTE, FL 33948

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

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

Lot 5, Block 1898, PORT CHAR-LOTTE SUBDIVISION, SEC-TION 60, according to the plat thereof, recorded in Plat Book 5, Pages 74A thru 74K, of the Public Records of Charlotte County, Florida, Parcel ID#402130454010.

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 5th day of September, 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 Sept. 8, 15, 22, 29, 2023

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of MICHAEL RIMKUS: Located at 22441 Lacombe Ave : Charlotte County in the City of Port Charlotte : Florida, 33952-7185 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Charlotte Florida, this August day of 30, 2023 IGNITE EXTERIORS LLC

September 8, 2023

FIRST INSERTION

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

COUNTY, FLORIDA CASE NO.: 23002187CA RAUK MAI WORLD LLC,

Plaintiff, v. CHARLES M. POLK, JR, ESTATE OF CHARLES M. POLK, JR, HEIRS OF CHARLES M. POLK, JR, and PAIGE C. POLK,

Defendants. TO: CHARLES M. POLK, JR. 148 SAPODILLA ST. PORT CHARLOTTE, FLORIDA

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

THE FOLLOWING SCRIBED LAND, SITUATE, LYING AND BEING IN CHAR-LOTTE COUNTY, FLORIDA

TO WIT: LOTS 59 AND 60, BLOCK B OF SUNSHINE PARK ADDITION TO PUNTA GORDA, ACCORD-ING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 1 AT PAGE 37 OF THE PUBLIC RECORDS OF CHAR-

LOTTE 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 5th day of September, 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 Sept. 8, 15, 22, 29, 2023

23-00903T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR

CHARLOTTE COUNTY, FLORIDA.
CASE No. 21000963CA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB5, PLAINTIFF, VS. THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JOHN BEBON, JR. (DECEASED), ET AL.

DEFENDANT(S). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 21, 2023, in the above action, I will sell to the highest bidder for cash at Charlotte County, Florida, on OCTOBER 12, 2023, at 11:00 AM, at WWW.CHARLOTTE. REALFORECLOSE.COM for the

following described property: Lots 1, 2, 3 and the Northerly 10 feet of Lot 4, Block 157, together with portion of the vacated alley lying between said Lots Grove City subdivision, as per plat thereof recorded in Plat Book 1, Page 4, of the Public Records of Charlotte County, Florida

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

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

Date: 09/05/2023

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

Prepared by: Tromberg, Morris & Poulin, PLLC 1515 South Federal Highway, Suite 100 Boca Raton, FL 33432 Our Case #: 20-000682-FHA-REV\21000963CA\PHH September 8, 15, 2023 23-00901T

Deputy Clerk of the Court

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR ARLOTTE COUNTY, FLORI CIVIL DIVISION

CASE NO. 082023CA001818XXXXXX U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, vs. RICHARD SPERBER; DOUGLAS E.

TROJANOWSKI; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2: and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

TO: RICHARD SPERBER Last Known Address 86 NW RD

EAST HAMPTON, NY 11937

Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County,

LOT 25, BLOCK 4564, PORT CHARLOTTE SUBDIVISION, SECTION EIGHTY SEVEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 7, PAGES 20A THROUGH 20N, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on September 5th, 2023. As Clerk of the Court By: K. Rogers (SEAL) As Deputy Clerk

Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519. Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1460-192249 / DP September 8, 15, 2023 23-00906T

FIRST INSERTION

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

CIVIL DIVISION: CASE NO.: 22001156CA RESIDENTIAL INVESTMENT TRUST IV, Plaintiff, vs.

N & J DREAMS, LLC, a Nevada Limited Liability Company; FELICIA ACOSTA; UNKNOWN TENANT #1; UNKNOWN TENANT

Defendants

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 13th day of AUGUST 2023 and entered in Case No. 22001156CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, wherein RESIDENTIAL INVESTMENT TRUST IV is the Plaintiff and N & J DREAMS, LLC, a Nevada Limited Liability Company; FELICIA ACOSTA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com accordance with Chapter 45, Florida Statutes at, 11:00 AM on the 2nd day of October, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 66, BLOCK 1864, PORT CHARLOTTE SUBDIVISION SECTION FIFTY-FOUR, ACCORDING TO THE PLAT

THEREOF, RECORDED IN PLAT BOOK 5, PAGES 68A TO 68E OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 5165 LATHAM TERRACE, PORT CHARLOTTE, FL 33981

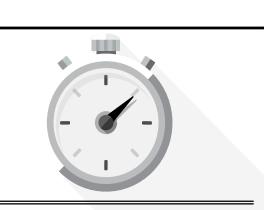
ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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,

Dated this 09/05/2023 day of SEP-TEMBER, 2023

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

22-05078 September 8, 15, 2023 23-00905T



SAV IME

E-mail your Legal Notice legal@businessobserverfl.com



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

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.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-000952CP **Division Probate** IN RE: ESTATE OF WINIFRED A. BLACK A/K/A WINIFRED BLACK

Deceased. The administration of the estate of Winifred A. Black a/k/a Winifred Black, deceased, whose date of death was December 16, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 8, 2023.

Personal Representative: Mitchell L. Eismont 7388 Middleport Drive

Dayton, Ohio 45459 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: probate@farr.com September 8, 15, 2023 23-00898T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-879-CP Division: Probate IN RE: ESTATE OF

SHIRLEY M. STAYNER Deceased. The administration of the estate of SHIRLEY M. STAYNER, deceased, whose date of death was December 11, 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 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this

court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is September 8, 2023.

Personal Representative: /s/ Ellin J. Holmes Ellin J. Holmes

2720 Horseshoe Trail Chester Springs PA 19425 Attorney for Personal Representative: /s/ Elias M. Mahshie Elias M. Mahshie, ESQ. Attorney for Petitioner Florida Bar Number: 073103 MAHSHIE & DECOSTA, PA 407 E. Marion Ave, suite 101 Punta Gorda, Florida 33950 Telephone: (941) 639-7627 Fax: (941) 575-0242 E-Mail: Elias@MD-Lawfirm.com Secondary E-Mail: Kamalee@MD-Lawfirm.com

September 8, 15, 2023

23-00904T

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-000553-CP

Division PROBATE IN RE: ESTATE OF JOHN T. HALLINAN A/K/A JOHN THOMAS HALLINAN

Deceased. The administration of the estate of JOHN T. HALLINAN a/k/a JOHN THOMAS HALLINAN, deceased, whose date of death was October 8, 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

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

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

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

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

The date of first publication of this notice is September 8, 2023.

Personal Representative: JOHN THOMAS HALLINAN

404 Brimfield Road Wethersfield, Connecticut 06109 Attorney for Personal Representative: /s/ Gregory J. Nussbickel GREGORY J. NUSSBICKEL, Attorney Florida Bar Number: 580643 12500 Brantley Commons Court Suite 103 Fort Myers, Florida 33907 Telephone: (239) 900-9455 E-Mail: Greg@Will.Estate Secondary E-Mail: MargoV@Will.Estate

FIRST INSERTION

23-00893T

September 8, 15, 2023

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

File No. 23-831-CP **Division Probate** IN RE: ESTATE OF ISRAEL MEIN WEINSTEIN A/K/A ISRAEL WEINSTEIN

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 ISRAEL MEIN WEINSTEIN a/k/a ISRAEL WEIN-STEIN, deceased, File Number 23-831-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 June 25, 2023; that the total value of the estate is \$0.00 (Homestead) and that the names and addresses of those to whom it has been assigned by such order are:

Leah Miriam Weinstein 5870 Mis sion Blvd., Unit #100 Jurupa Valley, CA Ellen Altman 25351 Palisade Road

Punta Gorda, FL 33983 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

DEATH IS BARRED. The date of first publication of this

Notice is September 8, 2023. **Person Giving Notice:** Leah Miriam Weinstein

5870 Mission Blvd., Unit #100 Jurupa Valley, CA 92509 Attorney for Person Giving Notice: Jeffrey R. Kuhns. Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: forrest@kuhnslawfirm.com September 8, 15, 2023 23-00894T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 23000934CP Division: Probate

IN RE: ESTATE OF ${\bf ROBERT\,A.\,LEDERER,\,MD}$ Deceased.

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

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

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

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

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

The date of first publication of this notice is Friday, September 8, 2023.

Personal Representative: Jack E. Baron, MD 1155 Yosemite Drive

Englewood, Florida 34223 Attorney for Personal Representative: Lori A. Wellbaum Attorney FOR Jack E. Baron, MD 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 23-00896T September 8, 15, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000884 Division Probate IN RE: ESTATE OF WILLIAM JOSEPH

KUTSCHMAN, JR. A/K/A WILLIAM J. KUTSCHMAN,

Deceased. The administration of the estate of WILLIAM JOSEPH KUTSCHMAN, JR. a/k/a WILLIAM J. KUTSCHMAN, deceased, whose date of death was July 24, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 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 de-mands 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 LAT-ER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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 8, 2023.

Personal Representative: MARILYN KAUFMANN c/o Robert L. Lancaster, Esq. Cummings & Lockwood, LLC

P.O. Box 413032 Naples, Florida 34101-3032 Attorney for Personal Representative: ROBERT L. LANCASTER, ESQ. Florida Bar No. 0462519 CUMMINGS & LOCKWOOD LLC P.O. Box 413032 Naples, Florida 34101-3032 Telephone: (239) 262-8311 Primary Email: rlancaster@cl-law.com Secondary Email: jpoklemba@cl-law.com; mmoxam@cl-law.com 23-00895T September 8, 15, 2023

FIRST INSERTION

CHARLOTTE COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23000895CP

IN RE: ESTATE OF

BONNIE LOU BALL,

Deceased. The administration of the estate of Bonnie Lou Ball, deceased, whose date of death was December 27, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is P.O. Box 511687, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal repre-

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

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

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

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

The date of first publication of this notice is September 8, 2023.

Personal Representative: Kevin L. Ball 21614 Unbridled Avenue Parker, CO 80138

Attorney for Personal Representative: /S/ Dawn Ellis, Esq. Attorney for Personal Representative E-mail Address: Dawn@MyFloridaProbate.com Florida Bar Number: 091979 My Florida Probate, PA Dawn Ellis, Esq., for the firm PO Box 952 Floral City, FL 34436 0952

September 8, 15, 2023 23-00900T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 23-000967 CP **Division Probate** IN RE: ESTATE OF DEBORAH M. AEH A/K/A DEBORAH AEH 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 Deborah M. Aeh a/k/a Deborah Aeh, deceased, File Number 23-000967 CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue - Punta Gorda, FL 33950; that the decedent's date of death was April 27, 2023; that the total value of the estate is \$54,505.22 and that the names and addresses of those to whom it has been assigned by such order are:

Address Name William Aeh 11850 Dr. Martin Luther King Jr. St. North

St. Petersburg, Florida 33716 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. NOT-WITHSTANDING 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 9/8/23.

Person Giving Notice William Aeh

11850 Dr. Martin Luther King Jr. St. North, Apt. 5103 St. Petersburg, Florida 33716 Attorney for Person Giving Notice Nicole S. Peet, Attorney Florida Bar Number: 1025612 Farr, Farr, Emerich, Hackett, Carr &Holmes, P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: npeet@farr.com Secondary E-Mail:

23-00899T

jpainchaud@farr.com

September 8, 15, 2023

SUBSEQUENT INSERTIONS

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

YOU ARE NOTIFIED that an OR-DER DETERMINING SPOUSES ENTITLEMENT TO ELECTIVE SHARE, PETITION TO DETERMINE AMOUNT OF ELECTIVE SHARE and ELECTIVE ESTATE INVENTORY has been filed in this court. You are required to serve a copy of your written defenses,

if any, on petitioner's attorney, whose name and address are:

Jeffrey R. Kuhns, Esq. Kuhns Law Firm, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950

on or before, September 21, 2023, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 15th day of August, 2023. First publication on August 18, 2023.

Roger D Eaton As Clerk of the Court By: Kimberly A Ramey (SEAL) As Deputy Clerk

Aug. 18, 25; Sept. 1, 8, 2023 23-00832T

SECOND INSERTION

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

PROBATE DIVISION File No. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is 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:

iackie@wotitzkylaw.com 23-00885T September 1, 8, 2023

SECOND 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.

administration of the estate 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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 23-00875T September 1, 8, 2023

SECOND 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 Prope	rty
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	
eptember 1, 8, 2023		2	3-00

THIRD 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; Recommenda tion 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

FOURTH INSERTION

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

Case No.: 23002339CA LAURA SWEET, Plaintiff, vs. FREEPORT HOLDINGS, INC.

Defendants. TO: FREEPORT HOLDINGS, INC. c/o JAMES A. HOWZE, its Registered Agent

1366 WHITFIELD AVE.

SARASOTA, FL 34243 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: THE FOLLOWING DESCRIBED

LAND, SITUATE, LYING AND BE-ING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, 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

23-00836T

FOURTH 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,

FRANK RITA, SR. and CALISTA RITA,

Defendants.

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

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

PCH 029 2598 0009 PORT CHARLOTTE SEC 29 BLK 2598

Parcel Id Number 402110303011 Property Address: 1282 Pocket Ter or 15131 Cannell Ln, Port Charlotte, Florida 33953

has been filed against and you are required to serve a copy of your written defenses, if any, to it on LAW OF-FICES OF JORDAN I. WAGNER, P.A., Plaintiff's attorneys, whose address 320 Southeast 18th Street, Fort Lauderdale, Florida 33316, Telephone 954-491-3277, Facsimile: 954-692-9186, jiw@ jordanwagnerlaw.com, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, on or before Aug. 18, 25; Sept. 1, 8, 2023

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, 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

THIRD 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,

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

10613 CORY LAKE DR TAMPA, FL 33647 JOHN KEVIN LEOPARD $2828~\mathrm{S}$ MCCALL RD - 32ENGLEWOOD, 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 SCRIBED LAND, SITUATE, LYING AND BEING IN CHAR-LOTTE COUNTY, FLORIDA,

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

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

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

DATED this 17 day of August, 2023. Clerk of the Circuit Court By: (Seal) G. Colon As Deputy Clerk

The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205. Phone Number: (904) 389-6202 Aug. 25; Sept. 1, 8, 15, 2023 23-00853T THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 23002342CA ty, Florida 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, Shahnam 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 CHAR-LOTTE SUBDIVISION, Section 14, a Subdivision according to the Plat thereof, as recorded in Plat Book 5, Pages 3A thru 3E, of the Public Records of Charlotte Coun-

CASELLA vs. FAZEL G. BACHOOALI, SUN ENTERPRISES, INC, a Corpo-

You are required to serve a copy of your written defenses, if any, to the 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 be entered against you for the relief

If you are a person with a disability

The action was instituted in the Twentieth Judicial Circuit Court, Charlotte County, Florida, and is styled DEBRA SHABNAM FAZEL BACHOOALI, ration, ALBIN E. POWALISH, and IRENE L. POWALISH.

action on James W. Mallonee, Plaintiff's attorney, whose address is 946 Tamiami Trail, #206, Port Charlotte, FL after service; otherwise, a default will demanded in the complaint or petition.

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 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

FOURTH INSERTION

NOTICE OF CIVIL ACTION IN THE CIRCUIT COURT OF THE TWENTEITH 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 undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Charlotte, on July 10, 2023,

Case No: 2023-2600-CA 1. Lot 444, Block 28, ROTONDA VILLAS, according to the plat thereof, recorded in Plat Book 12 Page 1A thru 1Z15, of the public 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 Courthouse, 350 E. Marion Avenue, Punta Gorda, FL 33950, either before service on Plaintiff's attorney or immediately thereafter.

You must keep the Clerk of the Circuit Court's office notified of your current 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, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired,

DATED THIS 11 DAY OF August, 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., Esq 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.orgAug. 18, 25; Sept. 1, 8, 2023

23-00815T

SECOND 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,

MICHAEL DUFFY aka MICHAEL P. DUFFY, JR., et al., 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 IR 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 Condominium according to the Declaration 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 Condominium 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, Florida, 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, Section 45.031 before the Clerk reports the

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

Dated on this day of 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 E-mail: keithhagman@paveselaw.com September 1, 8, 2023 23-00886T

SECOND INSERTION

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

CASE NO.: 2022-1328-CA

NOTICE OF FORECLOSURE SALE

NEW VISTA PROPERTIES, INC., a Florida Corporation, 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, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described: and UNKNOWN SPOUSE OF 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 Charlotte 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.,

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

FOURTH 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 commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

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

FOURTH 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 there-of, as recorded in Plat Book 5, Page 17, Public Records of Char-

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

for in the complaint or petition.

This notice shall be published once 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



legal@businessobserverfl.com

SECOND 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

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

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. 23-00884T

September 1, 8, 2023

SECOND INSERTION

NOTICE TO CREDITORS All creditors of the decedent and IN THE CIRCUIT COURT other persons having claims or de-FOR THE JUDICIAL mands against decedent's estate on CIRCUIT IN AND FOR whom a copy of this notice is required CHARLOTTE COUNTY, FLORIDA to be served must file their claims with PROBATE DIVISION this court WITHIN THE LATER OF File No.: 23000903CP 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS IN RE: ESTATE OF JEAN M. SEARS, NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF 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

NEW VISTA PROPERTIES, INC.,

JUAN P. AJO, his devisees, grantees,

against him and all unknown natural

persons, if alive and if now known

respective spouses, heirs, devisees,

grantees, and other creditors or

other parties claiming by, though,

or under those unknown natural

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

natural or corporate whose exact

status is unknown, claiming under

any of the above named or described

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT IN

AND FOR CHARLOTTE COUNTY,

FLORIDA

CASE NO.: 2023CA002825

a Florida limited liability company,

BENEFICIARIES, GRANTEES,

TRUSTEES, AND ALL OTHER

ESTATES OF LOIS I. CONSIDER,

SUSTAINABLE L&S LLC,

ALL UNKNOWN HEIRS.

CREDITORS, DEVISEES,

ASSIGNEES, LIENORS,

PARTIES CLAIMING AN

ALL UNKNOWN HEIRS,

CREDITORS, DEVISEES

ASSIGNEES, LIENORS,

PARTIES CLAIMING AN

ESTATES OF RALPH W.

CONSIDER,

INTEREST BY, THROUGH,

UNDER OR AGAINST THE

BENEFICIARIES, GRANTEES.

TRUSTEES, AND ALL OTHER

TO: ALL UNKNOWN HEIRS, CRED-

ITORS, DEVISEES, BENEFICIARIES.

GRANTEES, ASSIGNEES, LIENORS,

TRUSTEES, AND ALL OTHER PAR-

TIES CLAIMING AN INTEREST BY,

THROUGH, UNDER OR AGAINST

THE ESTATE OF LOIS I. CONSIDER

AND

INTEREST BY, THROUGH,

UNDER OR AGAINST THE

and all claimants, persons or parties

persons and their several unknown

creditors, and all other parties

claiming by, through, under or

to be or alive, their several and

a Florida Corporation,

Plaintiff, vs.

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

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

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

23-00873T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE defendants or parties who are THE CIRCUIT COURT OF THE claiming to have any right, title or TWENTIETH JUDICIAL CIRCUIT interest in and to the lands hereafter described; and UNKNOWN IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION SPOUSE OF JUAN P. AJO, CASE NO.: 2022-CA-1434 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.,

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.

September 1, 8, 2023

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 23-00871T September 1, 8, 2023

SECOND INSERTION NOTICE TO CREDITORS

CHARLOTTE COUNTY

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

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

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

The date of first publication of this notice is 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

SECOND 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 AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

The date of first publication of this notice is 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

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

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

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

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

Personal Representative: Gina M. Teixeira 168 Glendale Road

Attleboro, Massachusetts 02703 Attorney for Personal Representative: T. Thomas Shirley 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

SECOND 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

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

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

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is 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

SECOND 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 BE-FORE 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 NO-TICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER BARRED

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

The date of first publication of this notice 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

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 be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees,

SECOND INSERTION

last known address 1049 East 5th Street, Erie, PA 16507 ALL UNKNOWN HEIRS, CREDI-TORS, DEVISEES, BENEFICIARIES. GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RALPH W. CON-SIDER 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,

has been filed against and you are required to serve a copy of your writ-FICES OF JORDAN I. WAGNER, P.A. Plaintiff's attorneys, whose address 320 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

The S 1/2 of the S 1/2 of the NE 1/4 of the SE ¼ of the SW ¼, and the N $1\!\!/_{\!\!2}$ of the N $1\!\!/_{\!\!2}$ of the SE $1\!\!/_{\!\!4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4},$ Less the West 25feet thereof, reserved for perpetual road right of way purposes, Section 15, Township 42 South, Range 24 East, Charlotte County, Florida,

Parcel Id Number 422415376011 ten defenses, if any, to it on LAW OF-Southeast 18th Street, Fort Lauderdale, Sept. 30, 2023; otherwise a default will

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

be entered against you for the relief de-

manded in the complaint or petition.

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 August 25, 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, iiw@iordanwagnerlaw.com Sept. 1, 8, 15, 22, 2023 23-00879T

SECOND INSERTION

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

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 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 demanded in the complaint or petition filed herein.

ity who needs any accommodation in or voice impaired, call 711.

this Court at County, Florida, this 25th day of August, 2023 CLERK OF THE CIRCUIT COURT BY (SEAL) K. Rogers DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND

23-00878T

SCHNEID, PL

September 1, 8, 2023

If you are a person with a disabil-

order to participate in this proceeding, you are entitled, at no cost to you, 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 WITNESS my hand and the seal of

ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com