

# CHARLOTTE COUNTY LEGAL NOTICES

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
ATA Fishville Management, LLC gives notice & intent to sell, the following vessel for non-payment of storage fees FL Statute 328.17 by Andrew Alfred Hefford at 1200 W Retta Esplanade Slip#C26, Punta Gorda, FL 33950 on 10/20/2023 at 8:30 AM. Said company reserves the right to accept or reject any and all bids.  
1987 HGY/1 HIN# HGY44012H687  
Sept. 29; Oct. 6, 2023 23-00962T

## FIRST INSERTION

Notice is hereby given that Zodiac Pool Systems LLC, desiring to engage in business under the fictitious name of Fluidra, located at 28100 Challenger Boulevard, in the City of Punta Gorda, Charlotte County, Florida 33982 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated September 26, 2023.  
Zodiac Pool Systems LLC  
September 29, 2023 23-00977T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-985-CP  
Division Probate  
IN RE: ESTATE OF  
FRANCES J. KIRBY  
Deceased.  
The administration of the estate of Frances J. Kirby, deceased, whose date of death was November 12, 2022, 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 29, 2023.  
**Personal Representative:**  
Patricia M. Kirby  
2757 Mall Drive Apt 308  
Sarasota, Florida 34231  
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  
Sept. 29; Oct. 6, 2023 23-00959T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-000996-CP  
Division: Probate  
IN RE: ESTATE OF  
WILLIAM GEORGE WILLIAMS,  
A/K/A, WILLIAM G. WILLIAMS,  
Deceased.  
The administration of the estate of William George Williams, a/k/a William G. Williams, deceased, whose date of death was July 2, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME 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 29, 2023.  
**Personal Representatives:**  
Donna Lynn Sutter  
5099 Kenvil Drive  
North Port, FL 34288  
Attorney for Personal Representatives:  
Cheyenne R. Young  
Florida Bar Number: 0512999  
Wotitzky, Wotitzky, Ross & Young, P.A.  
1107 W. Marion Avenue, #111  
Punta Gorda, FL 33950  
Telephone: (941) 639-2171  
Fax: (941) 639-8617  
E-Mail: cyoung@wotitzkylaw.com  
Secondary E-Mail:  
jackie@wotitzkylaw.com  
Sept. 29; Oct. 6, 2023 23-00964T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23001066CP  
Division Probate  
IN RE: ESTATE OF  
Barbara Jean Schultz,  
a/k/a Barbara J. Schultz  
Deceased.  
The administration of the estate of Barbara Jean Schultz, a/k/a Barbara J. Schultz, deceased, whose date of death was December 12, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is: September 29, 2023.  
Signed on this 21st day of September, 2023.  
**/s/Bradley L. Schultz  
Bradley L. Schultz  
Personal Representative**  
/s/ Mark Martella  
Mark Martella, Esq.  
Florida Bar No. 0024021  
Martella Law Firm, PLLC  
18245 Paulson Drive, Suite 131  
Port Charlotte, FL 33954  
Telephone: 941-867-6865  
Fax: 941-867-8949  
E-mail: mark@martellalaw.com  
Secondary: tara@martellalaw.com  
Attorney for Petitioner  
Sept. 29; Oct. 6, 2023 23-00963T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23001072CP  
Division Probate  
IN RE: ESTATE OF  
Larry Allen Rustan  
Deceased.  
The administration of the estate of Larry Allen Rustan, deceased, whose date of death was July 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, 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 29, 2023.  
Signed on this 22nd day of September, 2023.  
**/s/Larry Allen Rustan, Jr.  
Larry Allen Rustan, Jr.  
Personal Representative**  
20175 Diamond Drive  
Milan MO 63556  
/s/ Mark Martella  
Mark Martella, Esq.  
Florida Bar No. 0024021  
Martella Law Firm, PLLC  
18245 Paulson Drive, Suite 131  
Port Charlotte, FL 33954  
Telephone: 941-867-6865  
Fax: 941-867-8949  
E-mail: mark@martellalaw.com  
Secondary: tara@martellalaw.com  
Attorney for Petitioner  
Sept. 29; Oct. 6, 2023 23-00968T

## 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 10/19/2023 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.  
511 Michael Wilcox furniture, boxes, grill  
124 Kelli Flaherty boxes, ladder, toolbox, TV  
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 until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.  
Sept. 29; Oct. 6, 2023 23-00973T

## 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 **October 17th at 10AM**

| Occupant Name  | Unit  | Description of Property |
|--|-------|-------------------------|
| Eric McGrath, Eric T McGrath                                       | 08020 | Household Items         |
| Raiza Mary Collazo Gonzalez, Raiza Collazo, Raiza Collazo-Gonzalez | 06026 | Household Items         |
| Brad Clifford Mackie, Brad Mackie                                  | 05029 | Household Items         |

Sept. 29; Oct. 6, 2023 23-00958T

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-940-CP  
Division: Probate  
IN RE: ESTATE OF  
REBECCA ANN CARLSON  
a/k/a REBECCA A. CARLSON  
Deceased.

The administration of the Estate of Rebecca Ann Carlson a/k/a Rebecca A. Carlson, deceased, whose date of death was July 3, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 29, 2023.

**Personal Representative:**  
Claire V. Nelson  
6295 Brookridge St.  
Englewood, FL 34224  
Attorney for Personal Representative:  
Tina M. Mays  
Florida Bar Number: 0726044  
Mizell & Mays Law Firm, PA  
331 Sullivan Street,  
Punta Gorda, FL 33950  
Telephone: (941) 575-9291  
E-Mail: tmays@mizell-law.com  
Secondary E-Mail:  
ndotres@mizell-law.com  
Sept. 29; Oct. 6, 2023 23-00960T

## 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 Tailored 2 Fitness located at 21228 Burkhardt Dr, in the County of Charlotte, in the City of Port Charlotte, Florida 33952 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Port Charlotte, Florida, this 21st day of September, 2023.  
TAILORED 2 FITNESS LLC  
September 29, 2023 23-00957T

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 10/13/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1984 ROYA TV 1M7BR02S7E1353985 . Last Tenants: MICHAEL JOSEPH SCRUDATO and all unknown parties beneficiaries heirs . Sale to be at NHC-FL118, LLC DBA SHELL CREEK RV RESORT AND MARINA, 35711 WASHINGTON LOOP ROAD, PUNTA GORDA, FL 33982. 813-241-8269.  
Sept. 29; Oct. 6, 2023 23-00969T

## FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 23000228CA  
FINANCE OF AMERICA REVERSE LLC,  
Plaintiff, vs.  
JOSEPH GASSERA, SUCCESSOR TRUSTEE OF THE AGNES GASSERA LIVING TRUST DATED MAY 3, 2017; JOANNE M. GASSERA A/K/A JOANNE BROCCIO; PATRICIA F. BROWN; NICHOLAS GASSERA; JOSEPH GASSERA; FREEDOM FOREVER, LLC; ALLIANCE TECHNOLOGY GROUP LLC; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,  
Defendant(s)

**NOTICE IS HEREBY GIVEN** pursuant to an Order Rescheduling Foreclosure Sale filed August 16, 2023, 2023, and entered in Case No. 23000228CA, of the Circuit Court of the 20th Judicial Circuit in and for CHARLOTTE County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is Plaintiff and JOSEPH GASSERA, SUCCESSOR TRUSTEE OF THE AGNES GASSERA LIVING TRUST DATED MAY 3, 2017; JOANNE M. GASSERA A/K/A JOANNE BROCCIO; PATRICIA F. BROWN; NICHOLAS GASSERA; JOSEPH GASSERA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; FREEDOM FOREVER, LLC; ALLIANCE TECHNOLOGY GROUP LLC; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER; are defendants. ROGER D. EATON, the Clerk of the Circuit Court, will sell to the

highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.CHARLOTTE.REALFORECLOSE.COM, at 11:00 A.M., on October 16, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 817, PORT CHARLOTTE SUBDIVISION, SECTION 26, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 19A THROUGH 19E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.  
Dated this day of 09/22/2023.

ROGER D. EATON  
As Clerk of said Court  
(Seal) By B. Lackey  
As Deputy Clerk

Submitted by:  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
Sept. 29; Oct. 6, 2023 23-00967T

## FIRST INSERTION

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

**NOTICE IS HEREBY GIVEN** pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the September 18, 2023 Foreclosure Sale dated the 18th day of September, 2023, and entered in Case No. 22000401CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LISA GREER; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NORMAN P. GREER; KELLY NICOLE GREER; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are Defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at 11:00 A.M. on the 18th day of December, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 1334, PORT CHARLOTTE SUBDIVISION SECTION ELEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 22A

THROUGH 22E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.  
Dated this day of 09/26/2023.

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

Submitted by:  
Miller, George & Suggs, PLLC  
ATTORNEY FOR PLAINTIFF  
210 N. University Drive, Suite 900  
Coral Springs, FL 33071  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
22FL373-0052  
Sept. 29; Oct. 6, 2023 23-00975T

**PUBLISH YOUR LEGAL NOTICE**  
Call 941-906-9386  
and select the appropriate County name from the menu option  
or email  
legal@businessobserverfl.com  
Business Observer  
FLORIDA'S NEWSPAPER FOR THE SOUTH

**OFFICIAL COURTHOUSE WEBSITES**

|                    |                  |                     |
|--------------------|------------------|---------------------|
| manateeclerk.com   | leeclerk.org     | pinellasclerk.org   |
| sarasotaclerk.com  | collierclerk.com | polkcountyclerk.net |
| charlotteclerk.com | hillsclerk.com   | myorangeclerk.com   |
|                    | pascoclerk.com   |                     |



FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
PROBATE DIVISION  
Case No.: 23-1002CP  
Division: Probate  
IN RE: ESTATE OF  
RANDALL SCOTT REDMOND,  
Deceased.

The administration of the estate of Randall Scott Redmond, deceased, whose date of death was July 30, 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 29, 2023.

**Personal Representative:**  
/s/ Marilyn S. Redmond  
2248 Picnic Street  
Port Charlotte, Florida 33952  
Attorney for Personal Representative:  
/s/ Tamsen Hays  
Tamsen Hays, Esquire  
Attorney  
Florida Bar Number: 44126  
Wotitzky, Wotitzky, Ross & Young, P.A.  
Attorneys at Law  
1107 W. Marion Avenue,  
Unit #111  
Punta Gorda, FL 33950  
Telephone: (941) 639-2171  
Fax: (941) 639-8617  
E-Mail: thays@wotitzkylaw.com  
Secondary E-Mail:  
jessica@wotitzkylaw.com  
Sept. 29; Oct. 6, 2023 23-00961T

FIRST INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CASE NO.: 2023-CA-003556

**CGD REAL INVESTMENTS CORP., Plaintiff, v. DOUGLAS A. KIMBALL, Defendant.**

To DOUGLAS A. KIMBALL:  
YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

SPG 008 0000 0013 S P G HTS 8TH ADD LT 13 Together with that certain Singlewide Mobile Home known as a 1991 Clar with VIN FLFLM70A19168CM and Title 61447797. More commonly known as: 15321 Mango Drive, Punta Gorda, FL 33955

has been filed by Plaintiff, CGD REAL INVESTMENTS CORP, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 10-31-2023 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

Witness my hand and the seal of this court on this 25th day of September, 2023.

Clerk of the Circuit Court  
By: B. Lackey (SEAL)  
Deputy Clerk

Alisa Wilkes, Esq.  
Wilkes & Mee, PLLC  
13400 Sutton Park Dr., S, Suite 1204  
Jacksonville, FL 32224  
Sept. 29; Oct. 6, 13, 20, 2023  
23-00976T

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23001020CP  
IN RE: ESTATE OF  
ANN CLARKE O'CONNOR  
A/K/A  
ANNE CLARK O'CONNOR  
Deceased.

The administration of the estate of ANN CLARKE O'CONNOR A/K/A ANNE CLARK O'CONNOR, deceased, whose date of death was January 20, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 29, 2023.

**Personal Representative:**  
SAINTANISE BOGE  
931 N State Rd 434  
Ste. 1201-319  
Altamonte Springs, FL 32714  
Attorney for Personal Representative:  
Jeanette Mora  
Florida Bar Number: 296735  
Beth K. Roland  
Florida Bar Number: 103674  
Family First Firm  
1901 W. Colonial Drive  
Orlando, Florida 32804  
Telephone: (407) 574-8125  
Fax: (407) 476-1101  
E-Mail: jeanette.mora@fff.law  
Secondary E-Mail:  
probate@familyfirstfirm.com  
Sept. 29; Oct. 6, 2023 23-00970T

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-1044-CP  
Division: Probate  
IN RE: ESTATE OF  
THERESA MARY MENEELY  
a/k/a THERESA M. MENEELY  
Deceased.

The administration of the Estate of Theresa Mary Meneely a/k/a Theresa M. Meneely, deceased, whose date of death was July 18, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 29, 2023.

**Personal Representative:**  
John J. Meneely  
825 Via Formia  
Punta Gorda, FL 33950  
Attorney for Personal Representative:  
Tina M. Mays  
Florida Bar No. 0726044  
Mizell & Mays Law Firm, P.A.  
331 Sullivan St.  
Punta Gorda, FL 33950  
Telephone: (941) 575-9291  
E-mail Addresses:  
tmays@mizell-law.com,  
ndotres@mizell-law.com  
Sept. 29; Oct. 6, 2023 23-00971T

FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-1035-CP  
IN RE: ESTATE OF  
DONNA MARIE SANGIOVANNI  
F/K/A DONNA M. BUSELEA  
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 Donna Marie Sangiovanni f/k/a Donna M. Buselea, deceased, File Number 23-1035-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was July 5, 2023; that the total value of the estate is less than \$10,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Joseph N. Sangiovanni  
1765 Jamaica Way, Unit 101  
Punta Gorda, FL 33950  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this notice is September 29, 2023.

**Person Giving Notice:**  
Joseph N. Sangiovanni  
1765 Jamaica Way, Unit 101  
Punta Gorda, Florida 33950  
Attorney for Person Giving Notice:  
Jeffrey R. Kuhns,  
Florida Bar No. 96026  
Forrest G. Miller,  
Florida Bar No. 1028360  
KUHNS LAW FIRM, PLLC  
425 Cross Street, Ste. #312  
Punta Gorda, Florida 33950  
Telephone: (941) 205-8000/  
Fax: (941) 205-8001  
E-Mail: jeff@kuhnslawfirm.com  
Secondary E-Mail:  
forrest@kuhnslawfirm.com  
Sept. 29; Oct. 6, 2023 23-00974T

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-000995-CP  
Division: PROBATE  
IN RE: ESTATE OF  
AUSTYN M. RICHARDS,  
Deceased.

The administration of the estate of AUSTYN M. RICHARDS, deceased, whose date of death was July 15, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 29, 2023.

**Personal Representative:**  
Cody M. Richards  
4034 Yucatan Circle  
Port Charlotte, FL 33948  
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  
Sept. 29; Oct. 6, 2023 23-00972T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 22001560CA

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. SUEANN SANDERS, AS PLENARY GUARDIAN OF THE PERSON AND PROPERTY OF BEVERLY A. HARRAR, THE WARD, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 13, 2023, and entered in 22001560CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and SUEANN SANDERS, AS PLENARY GUARDIAN OF THE PERSON AND PROPERTY OF BEVERLY A. HARRAR, THE WARD; UNKNOWN SPOUSE OF BEVERLY A. HARRAR; SANDPIPER KEY CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on October 23, 2023, the following described property as set forth in said Final Judgment, to wit:

UNIT 404, BUILDING 8, SANDPIPER KEY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 685, PAGE 49, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 3, PAGE 42A - X, AS AMENDED PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 1751 BEACH RD. UNIT 404, ENGLEWOOD, FL 34223

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

IMPORTANT

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

Dated this day of 09/27/2023.  
ROGER D. EATON  
As Clerk of the Court  
By: (SEAL) B. Lackey  
As Deputy Clerk

Submitted by:  
Robertson, Anschutz, Schneid,  
Crane & Partners, PLLC  
Attorneys for Plaintiff  
6409 Congress Avenue, Suite 100,  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Fax: 561-997-6909  
22-072557 - MAM  
Sept. 29; Oct. 6, 2023 23-00978T

FIRST INSERTION

NOTICE OF ACTION;  
CONSTRUCTIVE SERVICE -  
PROPERTY  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF THE STATE OF FLORIDA, IN  
AND FOR CHARLOTTE COUNTY,  
CIVIL DIVISION  
CASE NO.: 23002258CA

SHIYA GROSS, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND OTHERS WHO MAY CLAIM BY, THROUGH, UNDER, OR AGAINST THE UNKNOWN SUCCESSOR TRUSTEE OF THE LUCIA M. HARNE TRUST DATED MAY 31, 1991, Defendant.

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND OTHERS WHO MAY CLAIM BY, THROUGH, UNDER, OR AGAINST THE UNKNOWN SUCCESSOR TRUSTEE OF THE LUCIA M. HARNE TRUST DATED MAY 31, 1991 (Address Unknown)

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

Lot 44, Block 117, TROPICAL GULF ACRES, UNIT NO. 7, a subdivision according to the plat thereof recorded in Plat Book 3, Pages 99A through 99L, inclusive, of the Public Records of Charlotte County, Florida.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Jennie G. Farschian, Esq., the plaintiff's attorney, whose address is 12955 Biscayne Blvd. Ste 300 North Miami, FL 33181, on or before October 27, 2023, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on Sept 22, 2023  
By: D. Gerace  
Deputy Clerk  
CLERK OF THE CIRCUIT COURT

Jennie G. Farschian, Esq.  
Attorney for Plaintiff  
Florida Bar Number: 89793  
Farschian Law, P.A.  
12955 Biscayne Blvd. Ste 300  
North Miami, FL 33181  
Telephone: (305) 921-0438  
Fax: (305) 921-0438  
Email: Jennie@jfrealestatelaw.com  
Sept. 29; Oct. 6, 13, 20, 2023  
23-00965T

FIRST INSERTION

NOTICE OF SALE  
IN THE 20TH JUDICIAL CIRCUIT  
COURT IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
Case No. 2023 CA 514

21ST MORTGAGE CORPORATION, AS SERVICER FOR WILMINGTON SAVINGS FUND SOCIETY, FS, A FEDERAL SAVINGS BANK D/B/A CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FS, SOLELY IN ITS CAPACITY AS TRUSTEE FOR AND ON BEHALF OF THE KNOXVILLE 2012 TRUST Plaintiff, vs. MICHAEL J. HAJNEY; UNKNOWN SPOUSE OF MICHAEL J. HAJNEY; MARY L. HAJNEY; UNKNOWN SPOUSE OF MARY L. HAJNEY; CITY OF PUNTA GORDA; SHANGRI-LA TRUST UTD; and UNKNOWN TENANT, Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated September 18, 2023, entered in Case No.: 2023 CA 514 of the Circuit Court in and for Charlotte County, Florida, wherein MICHAEL J. HAJNEY; MARY L. HAJNEY; UNKNOWN SPOUSE OF MARY L. HAJNEY; CITY OF PUNTA GORDA; SHANGRI-LA TRUST UTD are the Defendants, that Roger D. Eaton, the Clerk of Court, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on January 17, 2024 at 11:00 am at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following described real property as set forth in the Final Judgment:

LOT 8, BLOCK 92, CITY OF PUNTA GORDA, ACCORD-

ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 20, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

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

Dated this day of 09/21/2023.  
Clerk of the Circuit Court  
(Seal) By: D. Gerace  
As Deputy Clerk

LESLIE S. WHITE,  
Post Office Box 2346  
Orlando, FL 32802-2346  
Attorney for Plaintiff  
Sept. 29; Oct. 6, 2023 23-00966T

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23971CP  
IN RE: ESTATE OF  
RUSSELL DU TOIT  
Deceased.

The administration of the estate of Russell Du Toit, deceased, whose date of death was April 11, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, 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 29, 2023.

**Personal Representative:**  
/s/ Trevor James Du Toit  
Trevor James Du Toit  
4262 SW Winslow Street  
Port St. Lucie, FL 34953  
Attorney for Personal Representative:  
Karen Levin Alexander  
Attorney  
Florida Bar Number: 372587  
4400 PGA Boulevard, Suite 402  
Palm Beach Gardens, FL 33410  
Telephone: (561) 629-9929  
Fax: (561) 629-9930  
E-Mail: karen@klawtl.com  
Secondary E-Mail:  
Cathy@klawtl.com  
Sept. 29; Oct. 6, 2023 23-00979T

PUBLISH YOUR LEGAL NOTICE

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

Call 941-906-9386

or email legal@businessobserverfl.com





## SUBSEQUENT INSERTIONS

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
DIVISION: PROBATE  
File No. 23000959CP  
IN RE: ESTATE OF GERALD GRAFF  
Deceased.

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

All creditors of the decedent and

other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 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

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 23000976 CP  
IN RE: ESTATE OF DUANE J. HARTLINE,  
Deceased.

The administration of the estate of DUANE J. HARTLINE, deceased, File Number 23000976CP, 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, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice

is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-001037-CP  
IN RE: ESTATE OF CLARA SCHEURMAN  
Deceased.

The administration of the estate of Clara Scheurman, deceased, whose date of death was December 22, 2021, 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

## FOURTH 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 Registered 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 DESCRIBED LAND, SITUATE, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:

Lot 5, Block 1898, PORT CHARLOTTE 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

## FOURTH 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 33980

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:

LOTS 59 AND 60, BLOCK B OF

SUNSHINE PARK ADDITION TO PUNTA GORDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 37 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 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

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 Friday, September 22, 2023.

Personal Representative:  
Gregory Graff  
7 Province Drive  
South Setauket, NY 11720  
Attorney for Personal Representative:  
F. Gant McCloud, Attorney  
Florida Bar Number: 0072163  
F. GANT MCCLOUD, P.A.  
1605 Main Street, Suite 700  
Sarasota, FL 34236  
Telephone: (941) 957-9330  
E-Mail: gant@boardcertifiedestateplanning.com  
September 22, 29, 2023 23-00939T

DATE OF DEATH IS BARRED.

The date of first publication of this Notice is September 22, 2023.

Persons Giving Notice:  
David A. Hartline,  
Personal Representative  
889 Santa Theresa Way  
Mesquite, NV 89027  
Timothy D. Hartline,  
Personal Representative  
194 Mariner Lane  
Rotonda West, FL 33947  
Gregory E. Hartline,  
Personal Representative  
1076 Ridge Road  
Ontario, NY 14519

Attorney for Person Giving Notice:  
DEAN HANEWINKEL  
Florida Bar No. 454818  
Law Offices of Dean Hanewinkel, P.A.  
2650 South McCall Road  
Englewood, Florida 34224  
Telephone: (941) 473-2828  
September 22, 29, 2023 23-00941T

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is September 22, 2023.

Personal Representative:  
/s/ Albert Stickley  
Albert Stickley III  
737 S. Indiana Avenue  
Englewood, Florida 34223

Attorney for Personal Representative:  
/s/ Albert Stickley  
Albert Stickley III, Esquire  
Attorney  
Florida Bar Number: 51605  
737 S. Indiana Ave., Suite A  
Englewood, FL 34223  
Telephone: (941) 474-5506  
Fax: (941) 474-5507  
E-Mail: aj@stickleylaw.com  
Secondary E-Mail:  
ryan@stickleylaw.com  
September 22, 29, 2023 23-00948T

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

23-00902T

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

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-000962-CP  
Division: Probate  
IN RE: ESTATE OF SCOTT E. MACDONALD  
Deceased.

The administration of the estate of Scott E. MacDonald, deceased, whose date of death was June 29, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 22, 2023.

Personal Representative:  
/s/ Calli L. MacDonald  
Calli L. MacDonald  
26248 Gaylord Avenue  
Port Charlotte, Florida 33954  
Attorney for Personal Representative:  
/s/ Jeffrey Briscoe  
Jeffrey Briscoe, Esq.  
Florida Bar No. 0127501  
3440 Conway Blvd., Suite 1-A  
Port Charlotte, Florida 33952  
Telephone: (941) 625-4189  
Facsimile: (941) 237-4126  
E-mail: jeff@jefbriscoe.com  
September 22, 29, 2023 23-00952T

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23001045CP  
Division Probate  
IN RE: ESTATE OF KAREN SLUSAR a/k/a KAREN F. SLUSAR,  
Deceased.

The administration of the estate of KAREN SLUSAR a/k/a KAREN F. SLUSAR, deceased, whose date of death was May 27, 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 22, 2023.

Signed on this 19th day of September, 2023.

/s/ Robin S. Carter  
Robin S. Carter  
Personal Representative  
504 Dewhurst Street,  
Port Charlotte, FL 33954  
/s/ Mark Martella  
Mark Martella, Esq.  
Florida Bar No. 0024021  
Martella Law Firm, PLLC  
18245 Paulson Drive, Suite 131  
Port Charlotte, FL 33954  
Telephone: 941-867-6865  
Fax: 941-867-8949  
E-mail: mark@martellalaw.com  
Secondary: tara@martellalaw.com  
Attorney for Petitioner  
September 22, 29, 2023 23-00951T

## SECOND INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND RELATIVE ADOPTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
DOMESTIC RELATIONS  
Case No. 23-DR-624

In the Matter of the Adoption of:  
S.R.M.,  
Adoptee.

TO: NICHOLAS MATHIEU  
2635 State Route 138, #29, Wall Township, NJ 07719

YOU ARE NOTIFIED that a Joint Petition for Adoption by Relatives has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on attorney for Petitioner(s): Theresa Daniels, Esq., P.O. Box 570, Bokeelia, FL 33922, on or before 10-25-23, and file the original with the clerk of this Court at 350 E. Marion Avenue, Punta Gorda, FL 33950, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The minor child is identified as follows:

Date of Birth 09/09/2011  
Place of Birth Reno, Washoe County, Nevada  
Physical Description of Respondent:  
Age: 44  
Race: White  
Hair Color: Brown  
Eye Color: Brown  
Approximate Height: 5'10"  
Approximate Weight: 150 lbs

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may view these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

Dated: 9/18/23  
CLERK OF THE CIRCUIT COURT  
By: M Hoffman  
(SEAL) {Deputy Clerk}  
Sept. 22, 29; Oct. 6, 13, 2023  
23-00945T

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23001045CP  
Division Probate  
IN RE: ESTATE OF Irene Theresa Joseph  
Deceased.

The administration of the estate of Irene Theresa Joseph, deceased, whose date of death was March 5, 2021, 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: September 22, 2023.

Signed on this 19th day of September, 2023.

/s/ Robin S. Carter  
Robin S. Carter  
Personal Representative  
504 Dewhurst Street,  
Port Charlotte, FL 33954  
/s/ Mark Martella  
Mark Martella, Esq.  
Florida Bar No. 0024021  
Martella Law Firm, PLLC  
18245 Paulson Drive, Suite 131  
Port Charlotte, FL 33954  
Telephone: 941-867-6865  
Fax: 941-867-8949  
E-mail: mark@martellalaw.com  
Secondary: tara@martellalaw.com  
Attorney for Petitioner  
September 22, 29, 2023 23-00951T

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023CP000951  
Probate Division  
IN RE: ESTATE OF JAMES ALLEN DELLEA SR  
Deceased.

The administration of the estate JAMES ALLEN DELLEA SR, deceased, whose date of death was June 23, 2023 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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 22, 2023.

Personal Representative:  
/s/ Jamie Roberts  
JAMIE ROBERTS  
22420 Cezane Ave,  
Port Charlotte, FL 33952  
Attorney for Personal Representative:  
/s/ Thomas R Walsler  
THOMAS R. WALSER, Esq.  
Email Address:  
trwalsler@floridaprobatefirm.com  
Florida Bar No. 116596  
Florida Probate Law Firm, PLLC  
4800 N. Federal Highway, Suite 106D  
Boca Raton, Florida 33431  
September 22, 29, 2023 23-00947T

## SECOND INSERTION

NOTICE TO CREDITORS IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 23000931CP  
IN RE: ESTATE OF BILL ROBINSON a/k/a BILL B. ROBINSON  
a/k/a BILL BROOKE ROBINSON,  
Deceased.

The administration of the Estate of Bill Robinson a/k/a Bill B. Robinson a/k/a Bill Brooke Robinson, 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 350 East Marion Avenue, Port Charlotte, 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 22, 2023.

Personal Representative:  
Michael L. Robinson  
5430 Indianwood Drive  
Redding, California 96001  
Attorney for Personal Representative:  
Dennis J. Zafraan, Esq.  
Florida Bar Number: 118448  
DJS Law Group  
13119 W. Linebaugh Avenue, Suite 102  
Tampa, Florida 33626  
Telephone: (888) 266-1078  
Fax: (727) 498-3661  
E-Mail: service@djslaw.org  
Secondary E-Mail: page@djslaw.org  
Attorney for Petitioner  
September 22, 29, 2023 23-00953T



SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT  
FOR CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-000726-CP  
IN RE: ESTATE OF  
LYNN STAUDT  
a/k/a Lynn Marie Staudt  
a/k/a Lynn M. Staudt  
Deceased.

The administration of the Estate of Lynn Staudt a/k/a Lynn Marie Staudt a/k/a Lynn M. Staudt, deceased, whose date of death was March 6, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is September 22, 2023.

Personal Representative:

Cyrus Malhotra

3903 Northdale Blvd., Suite 100E  
Tampa, FL 33624

Attorney for Personal Representative:

Cyrus Malhotra

Florida Bar Number: 0022751

THE MALHOTRA LAW FIRM P.A.

3903 Northdale Blvd., Suite 100E

Tampa, FL 33624

Telephone: (813) 902-2119

Fax: (727) 290-4044

E-Mail:

filings@FLprobatesolutions.com

Secondary E-Mail:

cortney@FLprobatesolutions.com

September 22, 29, 2023 23-00949T

SECOND INSERTION

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

CASE NO.: 2023-001995-CA  
GAIL CASALINI and NICOLE  
GENOVESE,  
Plaintiffs, vs.

ARTHUR GENOVESE, III, GINA  
CARRARO, OBED GENOVESE,  
Defendants,

NOTICE is hereby given that a civil action commenced on May 24, 2023, and is now pending as case number 2023-001995-CA in the Circuit Court in the State of Florida, County of Charlotte.

The name of the unserved party to the action is:

GINA CARRARO  
144 MIDDLETON ROAD  
ROXBURY, NH 03431

and the nature of the proceeding is a partition on Real Property - Non-Homestead \$1 - \$50,000 or less.

This notice shall be published once each week for four consecutive weeks in the Business Observer publication.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stefanny Rosales, Esq., whose address is 10853 Boyette Road, Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's

attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant 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.

WITNESS my hand and the seal of said court at Charlotte County, Florida on the 13 day of September, 2023.

ROGER D. EATON

AS CLERK OF THE COURT

(SEAL) BY B. Lackey

As Deputy Clerk

/s/Stefanny Rosales

Stefanny Rosales, Esq.

Florida Bar No.: 1031475

Law Offices of Stephen K. Hachey, P.A.

10853 Boyete Rd

Riverview FL 33569

Phone: 813-549-0096

E-service: srosales@hacheylawpa.com

Sept. 22, 29; Oct. 6, 13, 2023

23-00936T

SECOND INSERTION

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

CASE NO.: 232562CA  
NEW VISTA PROPERTIES, INC.,  
a Florida Corporation,  
Plaintiff, vs.

PATRICIA HOETZEL, 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 PATRICIA HOETZEL, Defendants.

TO: PATRICIA HOETZEL, 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 PATRICIA HOETZEL:

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

Lot 13, Block 3090, Port Charlotte Subdivision, Section 57, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 71A through 71C, inclusive, of the Public Records of Charlotte County, Florida

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, 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.

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

WITNESS my hand and seal of this Court September 15, 2023.

ROGER D. EATON

CLERK OF THE COURT

By: B. Lackey (SEAL)

Deputy Clerk

Albert J. Tiseo, Jr., Esq.

Goldman, Tiseo & Sturges, P.A.

701 JC Center Court, Suite 3

Port Charlotte, FL 33954

atiseo@gtslawfirm.com

lbaird@gtslawfirm.com

941-625-6666

September 22, 29, 2023 23-00944T

SECOND INSERTION

NOTICE OF ACTION  
CONSTRUCTIVE SERVICE  
PROPERTY  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT,  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CASE NO.: 23001672CA  
GENERAL JURISDICTION  
DIVISION

PROVINCIAL INVESTMENTS,  
INC, a Florida corporation

Plaintiff, vs.

THRIVE INSTITUTE, LLC, a

Florida limited liability company;

UNKNOWN TENANTS;

and SOUTH GULF COVE

HOMEOWNERS ASSOCIATION,

INC., a Florida corporation

Defendants.

TO: THRIVE INSTITUTE, LLC, a

Florida limited liability company

Last known address: 1014 NE 10th

Place, Gainesville, FL 32601

YOU ARE HEREBY NOTIFIED

that an action has been commenced

to foreclose a mortgage on to the following

real property, lying and being and

situated in Lee County, Florida, more

particularly described as follows:

Lot 39, Block 4550, Port Char-

lotte Subdivision, Section 87,

according to the map or plat

thereof, as recorded in Plat Book

7, Pages 20A to 20N, inclusive, of

the Public Records of Charlotte

County, Florida.

Property address: 10099 Kansas

City St., Port Charlotte, FL 33981

This action has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Mark Evans Kass, Esquire Attorney, whose address is 1497 NW 7th Street, Miami, Florida 33125 on or before October 23, 2023, 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.

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

Witness my hand and the seal of this Court on September 15 2023.

ROGER D. EATON

Clerk of Courts

BY: B. Lackey (SEAL)

As Deputy Clerk

Mark Evans Kass, Esquire, Attorney,

1497 NW 7th Street,

Miami, Florida 33125

September 22, 29, 2023 23-00943T

SECOND INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
JUDICIAL CIRCUIT, IN AND FOR  
CHARLOTTE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 22000694CA

FREEDOM MORTGAGE

CORPORATION

PLAINTIFF, VS.

CHARLOTTE 201912 BUSINESS

TRUST, CHARLOTTE COUNTY

SOUTH ASSOCIATION, LLC,

LYNN EDWARD MACDOUGALL,

LLC, VIKTORIA MOSKALENKO,

IKHOR SIRENKO AND DMYTRO

TKACHENKO, ET AL.,

DEFENDANT(S).

TO: LYNN EDWARD MACDOUGALL

Last Known Address: 6812 HOLO CT

NORTH PORT FL 34287

Current Residence: UNKNOWN

TO: CHARLOTTE 201912 BUSINESS

TRUST,

Last Known Address: 2655 ULMER-

TON RD #223 CLEARWATER FL

33762

Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following

described property:

LOT 9, BLOCK 26, PORT

CHARLOTTE SUBDIVISION,

SECTION 2, ACCORDING TO

THE PLAT THEREOF RE-

CORDED IN PLAT BOOK 3,

PAGE 30A THROUGH 30H,

INCLUSIVE, OF THE PUBLIC

RECORDS OF CHARLOTTE

COUNTY, FLORIDA.

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it, on MILLER,

GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071 on or before October 19, 2023, within or before a date at least thirty (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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

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 13th day of September, 2023.

ROGER D. EATON

As Clerk of the Circuit Court

By: B. Lackey (SEAL)

As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC,

Attorney for Plaintiff,

210 N. University Drive, Suite 900

Coral Springs, FL 33071

September 22, 29, 2023 23-00932T

SECOND INSERTION

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

CASE NO.: 22001173CA

NEWREZ, LLC F/K/A NEW

PENN FINANCIAL, LLC D/B/A

SHELLPOINT MORTGAGE

SERVICING,

Plaintiff, v.

LYNDA JO FRANZ A/K/A LYNDA

J. FRANZ; UNKNOWN SPOUSE

OF LYNDA JO FRANZ A/K/A

LYNDA J. FRANZ; TODD R.

FRANZ; UNKNOWN SPOUSE OF

TODD R. FRANZ; 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 #1;

UNKNOWN TENANT #2,

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant

to an order dated September 11, 2023

entered in Civil Case No. 22001173CA in

Circuit Court of the 20th Judicial Circuit

in and for Charlotte County, Florida,

Civil Division, wherein NEWREZ, LLC

F/K/A NEW PENN FINANCIAL, LLC

D/B/A SHELLPOINT MORTGAGE

SERVICING, Plaintiff and LYNDA

JO FRANZ A/K/A LYNDA J. FRANZ;

TODD R. FRANZ, are Defendant(s).

Roger D. Eaton, Clerk of Court, will

sell to the highest and best bidder

for cash beginning at 11:00 AM at

www.charlotte.realforeclose.com in

accordance with Chapter 45, Florida

Statutes on October 26, 2023 the

following described property as set

forth in said Final Judgment, to-wit:

LOT 37, BLOCK 3251, A RE-

PLAT OF PORTIONS OF PORT

CHARLOTTE SUBDIVISION,

SECTION FIFTY-ONE, A SUB-

DIVISION, ACCORDING TO

THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE(S) 29A THRU 29C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FL.

Property Address: 1652 Hay-

worth Road, Port Charlotte, FL

33952

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



**NOTICE OF CONDEMNATION UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA FT. MYERS DIVISION Case No. 2:23-cv-00611-JLB-KCD Tract No: FLBXS-CHAR-036.16**

**FLORIDA GAS TRANSMISSION COMPANY, LLC, Plaintiff, vs. +/- 1.187 ACRES OF LAND IN CHARLOTTE COUNTY, FLORIDA, JACKIE K. CLEMONS, LEE COUNTY ELECTRIC COOPERATIVE, INC., UNKNOWN OWNERS, IF ANY, Defendants.**

**TO: JACKIE K. CLEMONS, LEE COUNTY ELECTRIC COOPERATIVE, INC., AND UNKNOWN OWNERS, IF ANY**

This Notice of Condemnation is served pursuant to Fed. R. Civ. P. 71.1(d).

1. Plaintiff, Florida Gas Transmission Company ("FGT"), has filed a complaint in the United States District Court of the Middle District of Florida (Ft. Myers Division) (the "Court") to acquire by condemnation certain easement interests over and across real property which you own or in which you hold an interest (the "Subject Easement").

The Subject Easement interests are necessary for FGT to relocate, construct, and operate a natural gas pipeline and related facilities and appurtenances in connection with the Ft. Myers Lateral Relocation Project (the "Project") as approved by the Federal Energy Regulatory Commission under FGT's Blanket Certificate (Docket No. CP82-553-000; Docket No. CP23-482-000) (the "FERC Certificate").

2. You may have a claim or interest in the property over which the Subject Easement is to be taken by condemnation. That property is located in Charlotte County, Florida, and is described more particularly as:

Tract No. FLBXS-CHAR-036.16 Folio No. 422536400007

3. The Subject Easement is more fully described in Exhibit "A".

4. The authority for the taking by condemnation is the Natural Gas Act, 15 U.S.C. § 717f(h), and the FERC Certificate.

5. You may serve an answer to the Plaintiff's attorney within 21 days after being served with this Notice.

6. Failure to serve an answer will constitute consent to the taking and to the Court's authority to proceed with the action and fix the compensation.

7. If you do not serve an answer, you may file a notice of appearance.

8. Pursuant to Fed. R. Civ. P. 71.1(d) (2)(B), the name of the Plaintiff's attorney is Ethan J. Loeb, Esquire. His telephone number is (813) 223-3888. His email address is ethanl@blhtlaw.com. Mr. Loeb may be served at Bartlett Loeb Hinds Thompson & Angelos, 100 N. Tampa Street, Suite 2050, Tampa, Florida 33602.

Dated this 14th day of August, 2023.

BARTLETT LOEB HINDS THOMPSON & ANGELOS /s/ Ethan Loeb  
ETHAN J. LOEB  
Florida Bar No.: 0668338  
ethanl@blhtlaw.com  
loisf@blhtlaw.com  
E. COLIN THOMPSON  
Florida Bar No.: 0684929  
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ALLISON DOUCETTE  
Florida Bar No.: 0085577  
allisond@blhtlaw.com  
lynseyh@blhtlaw.com  
100 North Tampa Street  
Suite 2050  
Tampa, FL 33602  
Phone: (813) 223-3888  
Fax: (813) 228-6422  
**Attorneys for Florida Gas Transmission Company**

This Document Prepared By and Return To: Florida Gas Transmission Company, LLC Right of Way Department - Attn: Beth Porter  
2301 Lucien Way, Suite 200  
Maitland, FL 32751  
Grantor:  
Florida Gas Transmission Company, LLC  
1300 Main Street  
Houston, Texas 77002

**NATURAL GAS PIPELINE EASEMENT**  
**26" FORT MYERS LATERAL RELOCATION**  
**WBS# C-20175-GL-94300074**  
**TRACT NO: FLBXS-CHAR-036.16**

The Undersigned, JACKIE K. CLEMONS, surviving widow of James Porter Clemons, Jr., deceased ("Grantor"), being the owner(s) of, or having an interest in, that certain tract of land situated in Charlotte County, Florida and more particularly described in Exhibit "A" attached hereto ("Lands"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, convey, and warrant title to all easements described in attached Exhibit "B" and herein conveyed to **FLORIDA GAS TRANSMISSION COMPANY, LLC**, a Delaware limited liability company ("Florida Gas"), with its principal offices at 1300 Main Street, Houston, Texas 77002, and to Florida Gas' successors and assigns.

**TO HAVE AND TO HOLD** unto Florida Gas, its successors and assigns, for the purposes defined and described in attached Exhibit "B".

As further consideration for the payment made by Florida Gas, Grantor and Florida Gas further agree to all the terms and obligations described in attached Exhibit "B" with respect to the easements herein conveyed.

This Natural Gas Pipeline Easement may be executed in counterparts, all of which together shall constitute a single document.

**DATED THIS** \_\_\_\_ day of \_\_\_\_, 2023.  
**EXHIBIT A**  
**WITNESSES:**

(Signature)  
Name: \_\_\_\_\_  
(Printed Name)

(Signature)  
Name: \_\_\_\_\_  
(Printed Name)

**GRANTOR: JACKIE K. CLEMONS, surviving widow of James Porter Clemons, Jr., deceased**

(Signature)

**ACKNOWLEDGEMENT**  
**STATE OF FLORIDA** ( )  
**COUNTY OF** \_\_\_\_\_ ( )

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization, this \_\_\_\_ day of \_\_\_\_, 2023, by **JACKIE K. CLEMONS, surviving widow of James Porter Clemons, Jr., deceased**. He/she is personally known to me or has produced \_\_\_\_ as identification. [SEAL]

**NOTARY PUBLIC**  
Print name: \_\_\_\_\_

**EXHIBIT "A"**

Attached to and made a part of that certain **NATURAL GAS PIPELINE EASEMENT** dated \_\_\_\_, 2023 by and between **JACKIE K. CLEMONS, surviving widow of James Porter Clemons, Jr., deceased**, as Grantor, and **FLORIDA GAS TRANSMISSION COMPANY, LLC**, as Grantee

**DESCRIPTION OF THE LANDS**  
**The East Half (E1/2) of the following described real property:**

**A parcel of land located in the South Half (S1/2) of the South Half (S1/2) of Section 36, Township 42 South, Range 25 East, Charlotte County, Florida, being more particularly described as follows:**  
**From the Southeast corner of Section 36, Township 42 South, Range 25 East, run West along the South line of said section S 89°29'55" W for 50.00 feet to the Point of Beginning of the herein described parcel of land. From said Point of Beginning continue Westerly along the South line of said Section 36 S 89°29'55" W for 2609.04 feet to the quarter section corner; thence continue along said South section line S 89°28'50" W for 92.09 feet; thence run N 00°31'41" W for 636.02 feet to the South right of way line of a 60 foot wide roadway easement known as Suzan Drive; thence run Easterly along said South right of way line N 89°28'19" East for 2707.29 feet to the Westerly right of way line of State Road No. 31; thence run Southerly along said right of way line South for 637.28 feet to the Point of Beginning. LESS the Southerly 40 feet thereof.**

**Being the same tract of land acquired by Grantor on the 30th day of June, 1988 in O.R. Book 986, Page 1135, Official Records of Charlotte County, Florida.**

**EXHIBIT "B"**

Attached to and made a part of that certain **NATURAL GAS PIPELINE EASEMENT** dated \_\_\_\_, 2023 by and between **JACKIE K. CLEMONS, surviving widow of James Porter Clemons, Jr., deceased**, as Grantor, and **FLORIDA GAS TRANSMISSION COMPANY, LLC**, as Grantee

**TERM SHEET FOR EASEMENT INTERESTS AND RIGHTS ACQUIRED BY FLORIDA GAS AND OBLIGATIONS AGREED TO BY FLORIDA GAS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF NATURAL GAS TRANSPORTATION FACILITIES**

The following summarizes the easement interests and rights Florida Gas Transmission Company, LLC (Florida Gas) shall acquire from the property Owner/interest holder(s) (Owner) of certain real property and described in the attached legal descriptions and survey (Exhibit "A-1") and the obligations with which Florida Gas and Owner have agreed to comply under said **Natural Gas Pipeline Easement**:

1. To the extent applicable, the easement interests acquired by Florida Gas are described herein. The applicability of any particular easement interest shall be determined by its inclusion on Exhibit "A-1". For example, if Exhibit

"A-1" depicts an access road, then a permanent or temporary access road easement, as applicable, is being conveyed and acquired. Capitalized terms used in this Term Sheet are defined and depicted on Exhibit "A-1", if applicable.

2. The Permanent Easement interests and rights acquired by Florida Gas are the exclusive and perpetual right, privilege and easement for and to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, dewater, alter, substitute, relocate, resize, replace and remove (collectively, the "Pipeline Operations") a single, underground transmission pipeline system for the transportation of natural gas, together with above-ground, surface and subsurface appurtenances thereto, including, but not limited to markers, electronic and communications equipment used in connection with the pipeline, cathodic, lightning, and other protection systems and components, equipment, facilities and apparatus, piping, fittings, and fences or other protective devices, water and utility cables and pipes, and such other improvements as are reasonably necessary in connection with the transportation of natural gas by means of the pipeline system (collectively, the "Pipeline Facilities"), on, under, above, across, within and through the lands described and depicted on Exhibit "A-1".

3. The Temporary Construction Easement interests and rights acquired by Florida Gas are the temporary right, privilege and easement to utilize such additional portions of the lands depicted and described on Exhibit "A-1" as temporary construction easement(s) and/or extra temporary construction easement(s) (collectively the Temporary Construction Easement) during the initial construction and installation of the Pipeline Facilities and for initial Pipeline Operations, for workspace, movement, storage and staging of personnel, materials, supplies and equipment, ingress and egress, all for the purpose of initial construction and installation of the Pipeline Facilities, and for conducting initial Pipeline Operations on Florida Gas' Pipeline Facilities located on the Permanent Easement, Owner's other property encumbered by Florida Gas and on other lands in which Florida Gas owns an interest. The rights of Florida Gas with respect to any Temporary Construction Easement shall commence on the date this easement is acquired by Florida Gas and shall terminate and expire upon the **earlier of the passage of thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations; provided, however, that the use of the Temporary Construction Easement by Florida Gas for construction purposes and initial installation of the Pipeline Facilities shall not begin until fourteen (14) days notice prior to initial construction and initial installation of the Pipeline Facilities within the thirty-six (36) month period and shall expire for construction purposes and initial installation of the Pipeline Facilities within one (1) year of the fourteen (14) day notice within the thirty-six (36) month period.**

Additionally, Florida Gas shall retain the right of access and entry to those portions of the Temporary Construction Easement, if any, determined to be lands necessary for the purposes of mitigation, restoration, maintenance and monitoring activities conducted in satisfaction of Florida Gas' easement obligations or governmental permit requirements. However, in any event, this extended right of access shall automatically terminate and expire for all purposes and in all respects upon the passage of five (5) years after the **latter of: thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations.**

4. The Permanent and/or Temporary Access Road Easement interests and rights acquired by Florida Gas are the right, privilege and easement to utilize such additional portions of the lands depicted and described on Exhibit "A-1" as Permanent and/or Temporary Access Road(s) limited solely to ingress and egress for movement of personnel, materials, supplies and equipment for the purposes of Pipeline Operations. The Temporary Access Road Easement shall terminate and expire upon the **earlier of the passage of thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations; provided, however, that the use of the Temporary Construction Easement by Florida Gas for construction purposes and initial installation of the Pipeline Facilities shall not begin until fourteen (14) days notice prior to initial construction and initial installation of the Pipeline Facilities within the thirty-six (36) month period and shall expire for construction purposes and initial installation of the Pipeline Facilities within one (1) year of the fourteen (14) day notice within the thirty-six (36) month period.**

5. Owner may continue to use the easements herein conveyed for any lawful purposes that do not interfere with Florida Gas' acquired rights; provided, however, that Owner may not create or maintain any reservoir or water impoundment, maintain any deep-rooted trees, construct or permit to be

constructed any building, structure, excavation or other improvement or obstruction, on, over, under, above, across, within or through the herein conveyed easements, which would interfere with the exercise by Florida Gas of its acquired easement rights, including its right of ingress to and egress, and the safe and efficient conduct of the Pipeline Operations relating to the Pipeline Facilities. To the extent Owner does create any such condition in Florida Gas' sole determination, such condition may be removed by Florida Gas, and any failure to do so shall not constitute a waiver of Florida Gas' rights. Florida Gas will provide Owner, either upon request or at Florida Gas' option, a prior written determination that any particular exercise of the right to use the herein conveyed easement areas by the Owner does not interfere with the safe and efficient exercise of Florida Gas' rights, which determination shall not be arbitrarily or unreasonably withheld, delayed or conditioned.

6. Owner may install driveways, paving, and/or crossings over and across the Permanent Easement which are perpendicular to the pipeline, and which shall be limited to normal automobile and truck traffic after obtaining written approval from Florida Gas, which will not be arbitrarily withheld, and execution of a Florida Gas approved Encroachment Agreement governing the installation and use of same.

7. Subject to the terms of a Certificate of Payment, Settlement Agreement, an Order of Taking, and/or Final Judgment, to the extent applicable, Florida Gas shall, to the extent practicable and at its sole discretion, relocate or replace with the same, like or better quality and at their original locations or as near thereto as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that Florida Gas damaged or caused to be removed, relocated or replaced from the Permanent Easement and Temporary Construction Easement before or during initial construction and installation of the Pipeline Facilities.

8. During construction, Florida Gas will bury the pipeline to provide a minimum cover of thirty-six inches (36"), except in rock where a minimum

cover of twenty-four inches (24") will be provided. Owner shall not reduce or increase the post-construction depth of cover over the pipeline.

9. Florida Gas, at its sole discretion, pursuant to a gopher tortoise relocation permit may displace any gopher tortoise found within the herein conveyed easement areas to another location on the Permanent Easement or Temporary Construction Easement, or off the lands of Owner (e.g., to a temporary holding pen ), and either permanently relocate them or return them as near to their original location on the Permanent Easement or Temporary Construction Easement as practicable after initial construction and installation of the Pipeline Facilities is completed.

10. Subject to Florida Gas' acquired easement rights and to the extent not inconsistent therewith, Florida Gas will restore the surface of all disturbed areas within and outside of the boundaries of the herein conveyed easements to original contour and condition, as near as is reasonably practicable, to the extent the damage or disturbance of such areas results from the Pipeline Operations (except for the surface beneath any above-ground Pipeline Facilities installed in the Permanent Easement) and/or to the extent utilized by Florida Gas and the damage or disturbance resulted from use by Florida Gas, its agents, or contractors. To the extent that Florida Gas may engage in excavation, Florida Gas shall remove from the surface of the Permanent Easement all three-inch (3") or greater diameter rock excavated from the trench across tillable portions of these easement areas. Florida Gas shall plant grass seed on all land surfaces disturbed by the Pipeline Operations.

11. Without liability for damages, after initial construction and installation of the Pipeline Facilities, Florida Gas shall have the right, but not the obligation, from time to time to clear the Permanent Easement and any Permanent Access Road Easement(s), by cutting and removing therefrom trees, brush and other man-made obstructions that may, in the reasonable judgment of Florida Gas or pursuant to regulatory requirements, injure, endanger or interfere with Florida Gas' use of the easements and rights herein conveyed, or which endanger the Pipeline Facili-

ties. Florida Gas will repair, maintain and restore the surface of all disturbed areas on any Permanent Access Road, as near as is reasonably practicable, to the extent the damage is caused by use of the Permanent Access Road by Florida Gas or their agents, employees, contractors, guests or invitees. Florida Gas may also, at its sole discretion, improve the Permanent Access Road by shelving, graveling and/or other methods, so that it is suitable for the exercise of their rights granted hereunder.

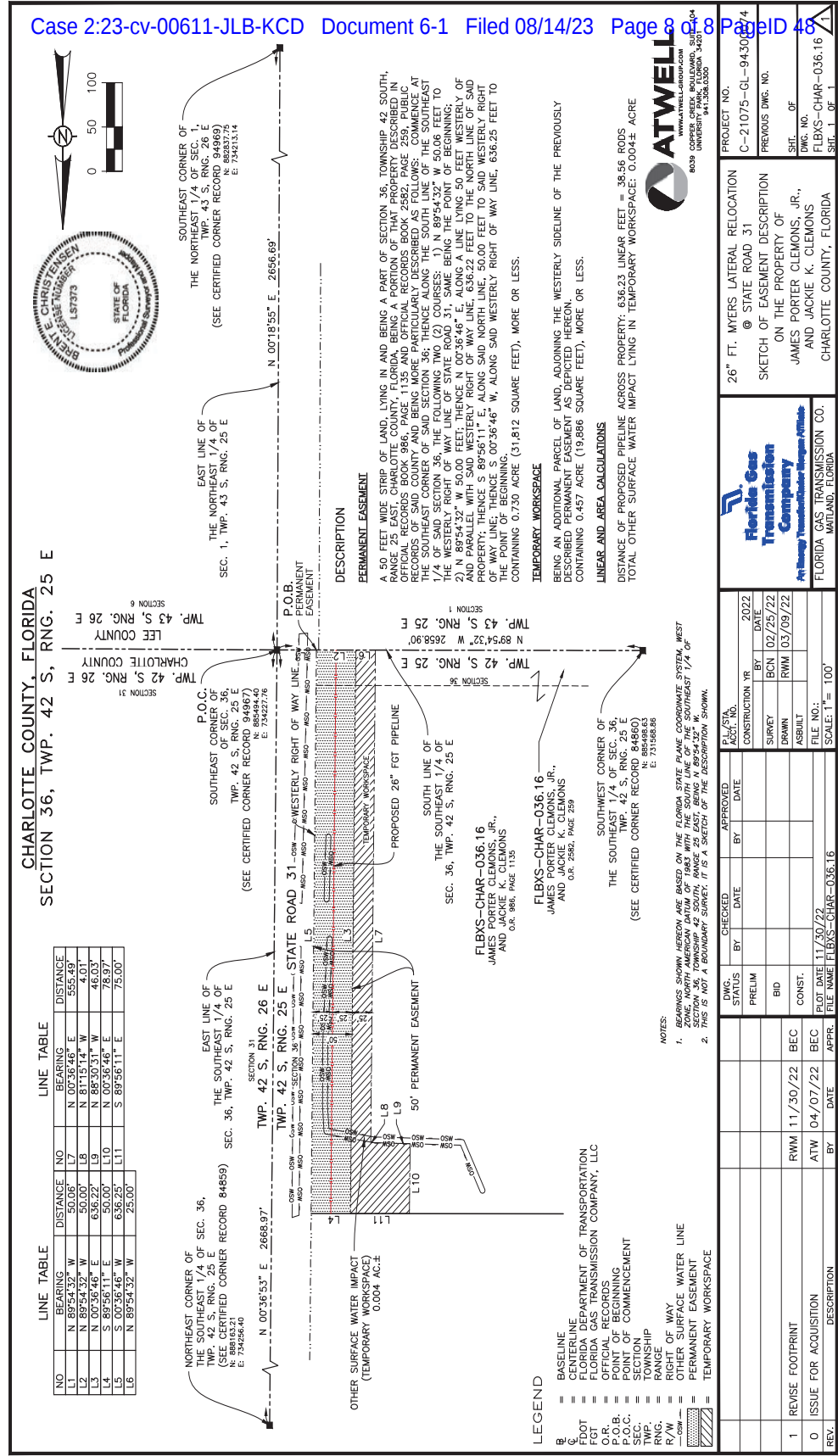
12. Florida Gas shall have the right to erect, and shall bear the cost and expense of maintaining, a fence or other protective barrier, with gate(s), around any above-ground Pipeline Facilities constructed on the Permanent Easement in compliance with all applicable codes, laws, and regulations.

13. Florida Gas' failure in one or more instances to exercise or enforce any rights provided by this Easement or by law does not waive its right to exercise the right in any later instance. No waiver of any breach of this Easement shall be held to constitute a waiver of any other or subsequent breach.

14. Florida Gas may assign its acquired easement rights in whole or in part, and Florida Gas shall have the right and option to operate the Pipeline Facilities for its own use or to lease, sell or assign any or all of the capacity of the Pipeline Facilities or the rights thereof.

15. The easement rights acquired by Florida Gas shall be in addition to, and not in lieu of any prior existing rights of Florida Gas. Nothing contained herein shall be deemed or construed to be a merger, release, waiver, modification or amendment of any rights Florida Gas presently owns or holds, as reflected in instruments recorded in the official records of the county where these easements are located, including but not limited to easements encumbering other portions of Owner's property.

16. The rights, benefits, burdens and obligations herein acquired, assumed by or imposed on Florida Gas and Owner shall inure to, bind and oblige respectively Owner, and his, hers, or their heirs, executors, administrators, personal representatives, successors and assigns, as well as Florida Gas and its successors and assigns.





THIRD INSERTION

NOTICE OF CONDEMNATION UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA FT. MYERS DIVISION Case No. 2:23-cv-00612-SPC-KCD Tract Nos: FLBXS-CHAR-036.14 FLORIDA GAS TRANSMISSION COMPANY, LLC, Plaintiff, vs. +/- 1.211 ACRES OF LAND IN CHARLOTTE COUNTY, FLORIDA, SOUTH WEST FLORIDA HORSE RESCUE, INC., COMMUNICATIONS TOWER GROUP LLC, LEE COUNTY ELECTRIC COOPERATIVE, INC., UNKNOWN OWNERS, IF ANY, Defendants.

This Notice of Condemnation is served pursuant to Fed. R. Civ. P. 71.1(d). Plaintiff, Florida Gas Transmission Company ("FGT"), has filed a complaint in the United States District Court of the Middle District of Florida (Ft. Myers Division) (the "Court") to acquire by condemnation certain easement interests over and across real property which you own or in which you hold an interest (the "Subject Easements").

You may have a claim or interest in the property over which the Subject Easements are to be taken by condemnation. That property is located in Charlotte County, Florida, and is described more particularly as:

Tract No. FLBXS-CHAR-036.14 Folio No. 422536400003 The Subject Easements are more fully described in Exhibit "A". The authority for the taking by condemnation is the Natural Gas Act, 15 U.S.C. § 717(h), and the FERC Certificate.

You may serve an answer on the Plaintiff's attorney within 21 days after being served with this Notice. Failure to serve an answer will constitute consent to the taking and to the Court's authority to proceed with the action and fix the compensation.

NATURAL GAS PIPELINE EASEMENT 26" FORT MYERS LATERAL RELOCATION WBS# C-20175-GL-94300074 TRACT NO: FLBXS-CHAR-036.14

The Undersigned, SOUTH WEST FLORIDA HORSE RESCUE, INC., a Florida non-profit corporation ("Grantor"), being the owner(s) of, or having an interest in, that certain tract of land situated in Charlotte County, Florida and more particularly described in Exhibit "A" attached hereto ("Lands"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, convey, and warrant title to all easements described in attached Exhibit "B" and herein conveyed to FLORIDA GAS TRANSMISSION COMPANY, LLC, a Delaware limited liability company ("Florida Gas"), with its principal offices at 1300 Main Street, Houston, Texas 77002, and to Florida

Gas' successors and assigns. TO HAVE AND TO HOLD unto Florida Gas, its successors and assigns, for the purposes defined and described in attached Exhibit "B". As further consideration for the payment made by Florida Gas, Grantor and Florida Gas further agree to all the terms and obligations described in attached Exhibit "B" with respect to the easements herein conveyed.

This Natural Gas Pipeline Easement may be executed in counterparts, all of which together shall constitute a single document. DATED THIS \_\_\_ day of \_\_\_\_, 2023. EXHIBIT A WITNESSES: (Signature) Name: (Printed Name) (Signature) Name: (Printed Name)

GRANTOR: SOUTH WEST FLORIDA HORSE RESCUE, INC., a Florida non-profit corporation (Signature)

ACKNOWLEDGEMENT STATE OF FLORIDA ) COUNTY OF ) The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_ day of \_\_\_\_, 2023, by SOUTH WEST FLORIDA HORSE RESCUE, INC., a Florida non-profit corporation. He/she is personally known to me or has produced \_\_\_ as identification. [SEAL]

NOTARY PUBLIC Print name: EXHIBIT "A"

Attached to and made a part of that certain NATURAL GAS PIPELINE EASEMENT dated \_\_\_\_, 2023 by and between SOUTH WEST FLORIDA HORSE RESCUE, INC., a Florida non-profit corporation, as Grantor, and FLORIDA GAS TRANSMISSION COMPANY, LLC, as Grantee

DESCRIPTION OF THE LANDS

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 25 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 25 EAST, RUN NORTH ALONG THE EAST-ERLY SECTION LINE OF SAID SECTION 36 FOR 1334.56 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE RUN SOUTH 89°28'52" WEST ALONG THE NORTH LINE OF SAID FRACTION OF A SECTION FOR 50.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 31 AND TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND. FROM SAID POINT OF BEGINNING RUN SOUTH ALONG SAID RIGHT OF WAY LINE FOR 637.28 FEET IN THE NORTH LINE OF A 60 FOOT WIDE ROADWAY EASEMENT AS DESCRIBED IN DECLARATION RECORDED IN O.R. BOOK 375, PAGE 493, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, MUCH EASEMENT IS NOW KNOWN AS SUSAN DRIVE; THENCE RUN WESTERLY ALONG SAID NORTH LINE SOUTH 89°28'19" WEST FOR 2707.29 FEET; THENCE RUN NORTH 00°31'41" WEST FOR 637.66 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 25 EAST; THENCE RUN ALONG SAID FRACTION LINE NORTH 89°28'20" EAST FOR 99.98 FEET TO A QUARTER-QUARTER SECTION CORNER; THENCE RUN NORTH 89°28'52" EAST FOR 2613.46 FEET TO THE POINT OF BEGINNING.

Being the same tract of land acquired by Grantor on the 11th day of April, 2014, in O.R. Book 3858, Page 1617, Official Records of Charlotte County, Florida.

EXHIBIT "B" Attached to and made a part of that certain NATURAL GAS PIPELINE EASEMENT dated \_\_\_\_, 2023 by and between SOUTH WEST FLORIDA

HORSE RESCUE, INC., a Florida non-profit corporation, as Grantor, and FLORIDA GAS TRANSMISSION COMPANY, LLC, as Grantee

TERM SHEET FOR EASEMENT INTERESTS AND RIGHTS ACQUIRED BY FLORIDA GAS AND OBLIGATIONS AGREED TO BY FLORIDA GAS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF NATURAL GAS TRANSPORTATION FACILITIES

The following summarizes the easement interests and rights Florida Gas Transmission Company, LLC (Florida Gas) shall acquire from the property Owner/interest holder(s) (Owner) of certain real property and described in the attached legal descriptions and survey (Exhibit "A-1") and the obligations with which Florida Gas and Owner have agreed to comply under said Natural Gas Pipeline Easement:

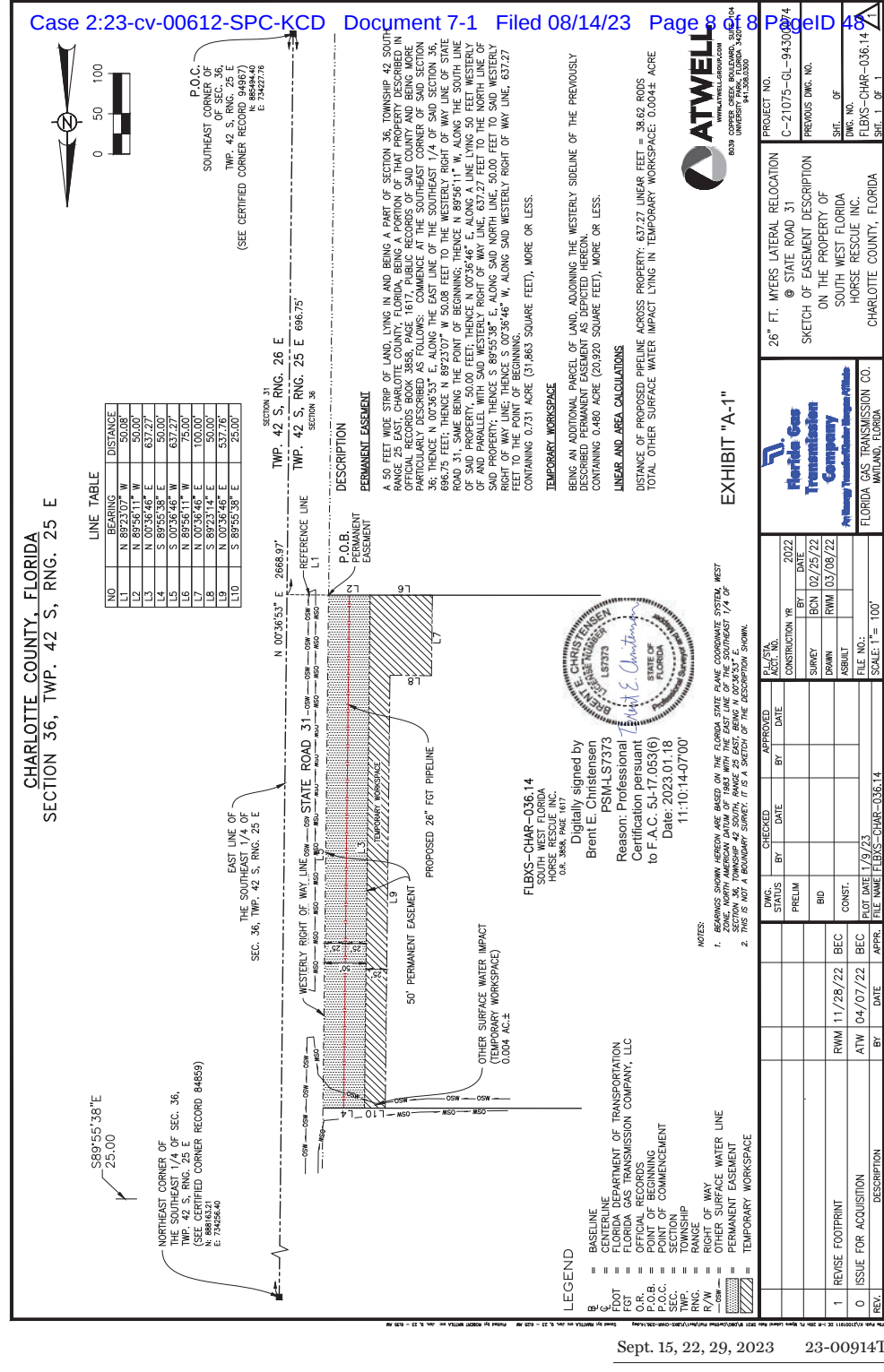
- 1. To the extent applicable, the easement interests acquired by Florida Gas are described herein. The applicability of any particular easement interest shall be determined by its inclusion on Exhibit "A-1". For example, if Exhibit "A-1" depicts an access road, then a permanent or temporary access road easement, as applicable, is being conveyed and acquired. Capitalized terms used in this Term Sheet are defined and depicted on Exhibit "A-1", if applicable. 2. The Permanent Easement interests and rights acquired by Florida Gas are the exclusive and perpetual right, privilege and easement for and to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, dewater, alter, substitute, relocate, resize, replace and remove (collectively, the "Pipeline Operations") a single, underground transmission pipeline system for the transportation of natural gas, together with above-ground, surface and subsurface appurtenances thereto, including, but not limited to markers, electronic and communications equipment used in connection with the pipeline, cathodic, lightning, and other protection systems and components, equipment, facilities and apparatus, piping, fittings, and fences or other protective devices, water and utility cables and pipes, and such other improvements as are reasonably necessary in connection with the transportation of natural gas by means of the pipeline system (collectively, the "Pipeline Facilities"), on, under, above, across, within and through the lands described and depicted on Exhibit "A-1". 3. The Temporary Construction Easement interests and rights acquired by Florida Gas are the temporary right, privilege and easement to utilize such additional portions of the lands depicted and described on Exhibit "A-1" as temporary construction easement(s) and/or (extra temporary construction easement(s) (collectively the Temporary Construction Easement) during the initial construction and installation of the Pipeline Facilities and for initial Pipeline Operations, for workspace, movement, storage and staging of personnel, materials, supplies and equipment, ingress and egress, all for the purpose of initial construction and installation of the Pipeline Facilities, and for conducting initial Pipeline Operations on Florida Gas' Pipeline Facilities located on the Permanent Easement, Owner's other property encumbered by Florida Gas and on other lands in which Florida Gas owns an interest. The rights of Florida Gas with respect to any Temporary Construction Easement shall commence on the date this easement is acquired by Florida Gas and shall terminate and expire upon the earlier of the passage of thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations: provided, however, that the use of the Temporary Construction Easement by Florida Gas for construction purposes and initial installation of the Pipeline Facilities within the thirty-six (36) month period and shall expire for construction purposes and initial installation of the Pipeline Facilities within one (1) year of the fourteen (14) day notice within the thirty-six (36) month period.

Additionally, Florida Gas shall retain the right of access and entry to those portions of the Temporary Construction Easement, if any, determined to be lands necessary for the purposes of mitigation, restoration, maintenance and monitoring activities conducted in satisfaction of Florida Gas' easement obligations or governmental permit requirements. However, in any event, this extended right of access shall automatically terminate and expire for all purposes and in all respects upon the passage of five (5) years after the latter of: thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations. 4. The Permanent and/or Temporary Access Road Easement interests and rights acquired by Florida Gas are the right, privilege and easement to utilize such additional portions of the lands depicted and described on Exhibit "A-1" as Permanent and/or Temporary Access Road(s) limited solely to ingress and

egress for movement of personnel, materials, supplies and equipment for the purposes of Pipeline Operations. The Temporary Access Road Easement shall terminate and expire upon the earlier of the passage of thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations: provided, however, that the use of the Temporary Construction Easement by Florida Gas for construction purposes and initial installation of the Pipeline Facilities shall not begin until fourteen (14) days notice prior to initial construction and initial installation of the Pipeline Facilities within the thirty-six (36) month period and shall expire for construction purposes and initial installation of the Pipeline Facilities within one (1) year of the fourteen (14) day notice within the thirty-six (36) month period. 5. Owner may continue to use the easements herein conveyed for any lawful purposes that do not interfere with Florida Gas' acquired rights; provided, however, that Owner may not create or maintain any reservoir or water impoundment, maintain any deep-rooted trees, construct or permit to be constructed any building, structure, excavation or other improvement or obstruction, on, over, under, above, across, within or through the herein conveyed easements, which would interfere with the exercise by Florida Gas of its acquired easement rights, including its right of ingress to and egress, and the safe and efficient conduct of the Pipeline Operations relating to the Pipeline Facilities. To the extent Owner does create any such condition in Florida Gas' sole determination, such condition may be removed by Florida Gas, and any failure to do so shall not constitute a waiver of Florida Gas' rights. Florida Gas will provide Owner, either upon request or at Florida Gas' option, a prior written determination that any particular exercise of the right to use the herein conveyed easement areas by the Owner does not interfere with the safe and efficient exercise of Florida Gas' rights, which determination shall not be arbitrarily or unreasonably withheld, delayed or conditioned. 6. Owner may install driveways, paving, and/or crossings over and across the Permanent Easement which are perpendicular to the pipeline, and which shall be limited to normal automobile and truck traffic after obtaining written approval from Florida Gas, which will not be arbitrarily withheld, and execution of a Florida Gas approved Encroachment Agreement governing the installation and use of same. 7. Subject to the terms of a Certificate

of Payment, Settlement Agreement, an Order of Taking, and/or Final Judgment, to the extent applicable, Florida Gas shall, to the extent practicable and at its sole discretion, relocate or replace with the same, like or better quality and at their original locations or as near thereto as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that Florida Gas damaged or caused to be removed, relocated or replaced from the Permanent Easement and Temporary Construction Easement before or during initial construction and installation of the Pipeline Facilities. 8. During construction, Florida Gas will bury the pipeline to provide a minimum cover of thirty-six inches (36"), except in rock where a minimum cover of twenty-four inches (24") will be provided. Owner shall not reduce or increase the post-construction depth of cover over the pipeline. 9. Florida Gas, at its sole discretion, pursuant to a gopher tortoise relocation permit may displace any gopher tortoises found within the herein conveyed easement areas to another location on the Permanent Easement or Temporary Construction Easement, or off the lands of Owner (e.g., to a temporary holding pen ), and either permanently relocate them or return them as near to their original location on the Permanent Easement or Temporary Construction Easement as practicable after initial construction and installation of the Pipeline Facilities is completed. 10. Subject to Florida Gas' acquired easement rights and to the extent not inconsistent therewith, Florida Gas will restore the surface of all disturbed areas within and outside of the boundaries of the herein conveyed easements to original contour and condition, as near as is reasonably practicable, to the extent the damage or disturbance of such areas results from the Pipeline Operations (except for the surface beneath any above-ground Pipeline Facilities installed in the Permanent Easement) and/or to the extent utilized by Florida Gas and the damage or disturbance resulted from use by Florida Gas, its agents, or contractors. To the extent that Florida Gas may engage in excavation, Florida Gas shall remove from the surface of the Permanent Easement all three-inch (3") or greater diameter rock excavated from the trench across tillable portions of these easement areas. Florida Gas shall plant grass seed on all land surfaces disturbed by the Pipeline Operations. 11. Without liability for damages, after initial construction and installation of the Pipeline Facilities, Florida Gas shall have the right, but not the obligation, from time to time to reclar

the Permanent Easement and any Permanent Access Road Easement(s), by cutting and removing therefrom trees, brush and other man-made obstructions that may, in the reasonable judgment of Florida Gas or pursuant to regulatory requirements, injure, endanger or interfere with Florida Gas' use of the easements and rights herein conveyed, or which endanger the Pipeline Facilities. Florida Gas will repair, maintain and restore the surface of all disturbed areas on any Permanent Access Road, as near as is reasonably practicable, to the extent the damage is caused by use of the Permanent Access Road by Florida Gas or their agents, employees, contractors, guests or invitees. Florida Gas may also, at its sole discretion, improve the Permanent Access Road by shelting, graveling and/or other methods, so that it is suitable for the exercise of their rights granted hereunder. 12. Florida Gas shall have the right to erect, and shall bear the cost and expense of maintaining, a fence or other protective barrier, with gate(s), around any above-ground Pipeline Facilities constructed on the Permanent Easement in compliance with all applicable codes, laws, and regulations. 13. Florida Gas' failure in one or more instances to exercise or enforce any rights provided by this Easement or by law does not waive its right to exercise the right in any later instance. No waiver of any breach of this Easement shall be held to constitute a waiver of any other or subsequent breach. 14. Florida Gas may assign its acquired easement rights in whole or in part, and Florida Gas shall have the right and option to operate the Pipeline Facilities for its own use or to lease, sell or assign any or all of the capacity of the Pipeline Facilities or the rights thereto. 15. The easement rights acquired by Florida Gas shall be in addition to, and not in lieu of any prior existing rights of Florida Gas. Nothing contained herein shall be deemed or construed to be a merger, release, waiver, modification or amendment of any rights Florida Gas presently owns or holds, as reflected in instruments recorded in the official records of the county where these easements are located, including but not limited to easements encumbering other portions of Owner's property. 16. The rights, benefits, burdens and obligations herein acquired, assumed by or imposed on Florida Gas and Owner shall inure to, bind and oblige respectively Owner, and his, hers, its or their heirs, executors, administrators, personal representatives, successors and assigns, as well as Florida Gas and its successors and assigns.





THIRD INSERTION

NOTICE OF CONDEMNATION UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA FT. MYERS DIVISION Tract Nos: FLBXS-CHAR-036.05 FLBXS-CHAR-036.06 FLBXS-CHAR-036.07

FLORIDA GAS TRANSMISSION COMPANY, LLC, Plaintiff, vs. +/- 2.523 ACRES OF LAND IN CHARLOTTE COUNTY, FLORIDA, TROPICAL HUT, LLC, LEE COUNTY ELECTRIC COOPERATIVE, INC., UNKNOWN OWNERS, IF ANY, Defendants.

TO: TROPICAL HUT, LLC, LEE COUNTY ELECTRIC COOPERATIVE, INC., AND UNKNOWN OWNERS, IF ANY This Notice of Condemnation is served pursuant to Fed. R. Civ. P. 71.1(d).

1. Plaintiff, Florida Gas Transmission Company ("FGT"), has filed a complaint in the United States District Court of the Middle District of Florida (Ft. Myers Division) (the "Court") to acquire by condemnation certain easement interests over and across real property which you own or in which you hold an interest (the "Subject Easements").

2. You may have a claim or interest in the property over which the Subject Easements are to be taken by condemnation. That property is located in Charlotte County, Florida, and is described more particularly as:

Tract No. FLBXS-CHAR-036.05 FLBXS-CHAR-036.06 FLBXS-CHAR-036.07 Folio No. 422525400034 422536200004 422536200005

3. The Subject Easements are more fully described in Exhibit "A". 4. The authority for the taking by condemnation is the Natural Gas Act, 15 U.S.C. § 717f(h), and the FERC Certificate.

5. You may serve an answer on the Plaintiff's attorney within 21 days after being served with this Notice.

6. Failure to serve an answer will constitute consent to the taking and to the Court's authority to proceed with the action and fix the compensation.

7. If you do not serve an answer, you may file a notice of appearance.

8. Pursuant to Fed. R. Civ. P. 71.1(d) (2)(B), the name of the Plaintiff's attorney is Ethan J. Loeb, Esquire. His telephone number is (813) 223-3888. His email address is ethanl@blhtlaw.com. Mr. Loeb may be served at Bartlett Loeb Hinds Thompson & Angelos, 100 N. Tampa Street, Suite 2050, Tampa, Florida 33602.

Dated this 14th day of August, 2023. BARTLETT LOEB HINDS THOMPSON & ANGELOS /s/ Ethan Loeb

ETHAN J. LOEB Florida Bar No.: 0668338 ethanl@blhtlaw.com loisf@blhtlaw.com E. COLIN THOMPSON Florida Bar No.: 0684929 colint@blhtlaw.com heatherw@blhtlaw.com ALLISON DOUCETTE Florida Bar No.: 0085577 allisond@blhtlaw.com lynseyh@blhtlaw.com 100 North Tampa Street, Suite 2050 Tampa, FL 33602 Phone: (813) 223-3888 Fax: (813) 228-6422

Attorneys for Florida Gas Transmission Company

This Document Prepared By and Return To: Florida Gas Transmission Company, LLC Right of Way Department - Attn: Beth Porter 2301 Lucien Way, Suite 200 Maitland, FL 32751 Grantee: Florida Gas Transmission Company, LLC 1300 Main Street Houston, Texas 77002

NATURAL GAS PIPELINE EASEMENT 26" FORT MYERS LATERAL RELOCATION WBS# C-20175-GL-94300074 TRACT NO: FLBXS-CHAR-036.05, FLBXS-CHAR-036.06 & FLBXS-CHAR-036.07

The Undersigned, TROPICAL HUT, LLC, a Florida limited liability company ("Grantor"), being the owner(s) of, or having an interest in, that certain tract of land situated in Charlotte County, Florida and more particularly described in Exhibit "A" attached hereto ("Lands"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, convey, and warrant title to all easements described in attached Exhibit "B" and herein conveyed to FLORIDA GAS TRANSMISSION COMPANY, LLC, a Delaware limited liability company ("Florida Gas"), with

its principal offices at 1300 Main Street, Houston, Texas 77002, and to Florida Gas' successors and assigns.

TO HAVE AND TO HOLD unto Florida Gas, its successors and assigns, for the purposes defined and described in attached Exhibit "B".

As further consideration for the payment made by Florida Gas, Grantor and Florida Gas further agree to all the terms and obligations described in attached Exhibit "B" with respect to the easements herein conveyed.

This Natural Gas Pipeline Easement may be executed in counterparts, all of which together shall constitute a single document.

DATED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

EXHIBIT A WITNESSES:

(Signature) Name: \_\_\_\_\_ (Printed Name)

(Signature) Name: \_\_\_\_\_ (Printed Name)

GRANTOR: TROPICAL HUT, LLC, a Florida limited liability company (Signature)

ACKNOWLEDGEMENT STATE OF FLORIDA ( COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by TROPICAL HUT, LLC, a Florida limited liability company.

He/she is personally known to me or has produced \_\_\_\_\_ as identification. [SEAL]

NOTARY PUBLIC Print name: \_\_\_\_\_

EXHIBIT "A"

Attached to and made a part of that certain NATURAL GAS PIPELINE EASEMENT dated \_\_\_\_\_, 2023 by and between TROPICAL HUT, LLC, a Florida limited liability company, as Grantor, and FLORIDA GAS TRANSMISSION COMPANY, LLC, as Grantee

DESCRIPTION OF THE LANDS

FLBXS-CHAR-036.05 & FLBXS-CHAR-036.06 Lots 3 and 4, Horseshoe Acres, according to the tract there of, as recorded in Plat Book 15, Page 21, as amended in Plat Book 16, Page 42, both of the Public Records of Charlotte County, Florida.

AND The North 1/2 of the Northeast 1/4 of the Northeast 1/4, Section 36, Township 42 South, Range 25 East, Charlotte County, Florida.

Being the same tract of land acquired by Grantor on the 2nd day of April, 2018 in O.R. Book 4299, Page 2025, Official Records of Charlotte County, Florida.

FLBXS-CHAR-036.07 The South 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4, Section 36, Township 42 South, Range 25 East, Charlotte County, Florida.

Being the same tract of land acquired by Grantor on the 20th day of December, 2018 in O.R. Book 4394, Page 273, Official Records of Charlotte County, Florida.

EXHIBIT "B"

Attached to and made a part of that certain NATURAL GAS PIPELINE EASEMENT dated \_\_\_\_\_, 2023 by and between TROPICAL HUT, LLC, a Florida limited liability company, as Grantor, and FLORIDA GAS TRANSMISSION COMPANY, LLC, as Grantee

TERM SHEET FOR EASEMENT INTERESTS AND RIGHTS ACQUIRED BY FLORIDA GAS AND OBLIGATIONS AGREED TO BY FLORIDA GAS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF NATURAL GAS TRANSPORTATION FACILITIES

The following summarizes the easement interests and rights Florida Gas Transmission Company, LLC (Florida Gas) shall acquire from the property Owner/interest holder(s) (Owner) of certain real property and described in the attached legal descriptions and survey (Exhibit "A-1") and the obligations with which Florida Gas and Owner have agreed to comply under said Natural Gas Pipeline Easement:

1. To the extent applicable, the easement interests acquired by Florida Gas are described herein. The applicability of any particular easement interest shall be determined by its inclusion on Exhibit "A-1". For example, if Exhibit "A-1" depicts an access road, then a per-

manent or temporary access road easement, as applicable, is being conveyed and acquired. Capitalized terms used in this Term Sheet are defined and depicted on Exhibit "A-1", if applicable.

2. The Permanent Easement interests and rights acquired by Florida Gas are the exclusive and perpetual right, privilege and easement for and to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, dewater, alter, substitute, relocate, resize, replace and remove (collectively, the "Pipeline Operations") a single, underground transmission pipeline system for the transportation of natural gas, together with above-ground, surface and subsurface appurtenances thereto, including, but not limited to markers, electronic and communications equipment used in connection with the pipeline, cathodic, lightning, and other protection systems and components, equipment, facilities and apparatus, piping, fittings, and fences or other protective devices, water and utility cables and pipes, and such other improvements as are reasonably necessary in connection with the transportation of natural gas by means of the pipeline system (collectively, the "Pipeline Facilities"), on, under, above, across, within and through the lands described and depicted on Exhibit "A-1".

3. The Temporary Construction Easement interests and rights acquired by Florida Gas are the temporary right, privilege and easement to utilize such additional portions of the lands depicted and described on Exhibit "A-1" as temporary construction easement(s) and/or extra temporary construction easement(s) (collectively the Temporary Construction Easement) during the initial construction and installation of the Pipeline Facilities and for initial Pipeline Operations, for workspace, movement, storage and staging of personnel, materials, supplies and equipment, ingress and egress, all for the purpose of initial construction and installation of the Pipeline Facilities, and for conducting initial Pipeline Operations on Florida Gas' Pipeline Facilities located on the Permanent Easement, Owner's other property encumbered by Florida Gas and on other lands in which Florida Gas owns an interest. The rights of Florida Gas with respect to any Temporary Construction Easement shall commence on the date this easement is acquired by Florida Gas and shall terminate and expire upon the earlier of the passage of thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations; provided, however, that the use of the Temporary Construction Easement by Florida Gas for construction purposes and initial installation of the Pipeline Facilities shall not begin until fourteen (14) days notice prior to initial construction and initial installation of the Pipeline Facilities within the thirty-six (36) month period and shall expire for construction purposes and initial installation of the Pipeline Facilities within one (1) year of the fourteen (14) day notice within the thirty-six (36) month period.

Additionally, Florida Gas shall retain the right of access and entry to those portions of the Temporary Construction Easement, if any, determined to be lands necessary for the purposes of mitigation, restoration, maintenance and monitoring activities conducted in satisfaction of Florida Gas' easement obligations or governmental permit requirements. However, in any event, this extended right of access shall automatically terminate and expire for all purposes and in all respects upon the passage of five (5) years after the later of: thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations.

4. The Permanent and/or Temporary Access Road Easement interests and rights acquired by Florida Gas are the right, privilege and easement to utilize such additional portions of the lands depicted and described on Exhibit "A-1" as Permanent and/or Temporary Access Road(s) limited solely to ingress and egress for movement of personnel, materials, supplies and equipment for the purposes of Pipeline Operations. The Temporary Access Road Easement shall terminate and expire upon the earlier of the passage of thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations.

5. Owner may continue to use the easements herein conveyed for any lawful purposes that do not interfere with Florida Gas' acquired rights; provided, however, that Owner may not create or maintain any reservoir or water impoundment, maintain any deep-rooted trees, construct or permit to be constructed any building, structure,

excavation or other improvement or obstruction, on, over, under, above, across, within or through the herein conveyed easements, which would interfere with the exercise by Florida Gas of its acquired easement rights, including its right of ingress to and egress, and the safe and efficient conduct of the Pipeline Operations relating to the Pipeline Facilities. To the extent Owner does create any such condition in Florida Gas' sole determination, such condition may be removed by Florida Gas, and any failure to do so shall not constitute a waiver of Florida Gas' rights. Florida Gas will provide Owner, either upon request or at Florida Gas' option, a prior written determination that any particular exercise of the right to use the herein conveyed easement areas by the Owner does not interfere with the safe and efficient exercise of Florida Gas' rights, which determination shall not be arbitrarily or unreasonably withheld, delayed or conditioned.

6. Owner may install driveways, paving, and/or crossings over and across the Permanent Easement which are perpendicular to the pipeline, and which shall be limited to normal automobile and truck traffic after obtaining written approval from Florida Gas, which will not be arbitrarily withheld, and execution of a Florida Gas approved Encroachment Agreement governing the installation and use of same.

7. Subject to the terms of a Certificate of Payment, Settlement Agreement, an Order of Taking, and/or Final Judgment, to the extent applicable, Florida Gas shall, to the extent practicable and at its sole discretion, relocate or replace with the same, like or better quality and at their original locations or as near thereto as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that Florida Gas damaged or caused to be removed, relocated or replaced from the Permanent Easement and Temporary Construction Easement before or during initial construction and installation of the Pipeline Facilities.

8. During construction, Florida Gas will bury the pipeline to provide a minimum cover of thirty-six inches (36"), except in rock where a minimum cover of twenty-four inches (24") will

be provided. Owner shall not reduce or increase the post-construction depth of cover over the pipeline.

9. Florida Gas, at its sole discretion, pursuant to a gopher tortoise relocation permit may displace any gopher tortoises found within the herein conveyed easement areas to another location on the Permanent Easement or Temporary Construction Easement, or off the lands of Owner (e.g., to a temporary holding pen), and either permanently relocate them or return them as near to their original location on the Permanent Easement or Temporary Construction Easement as practicable after initial construction and installation of the Pipeline Facilities is completed.

10. Subject to Florida Gas' acquired easement rights and to the extent not inconsistent therewith, Florida Gas will restore the surface of all disturbed areas within and outside of the boundaries of the herein conveyed easements to original contour and condition, as near as is reasonably practicable, to the extent the damage or disturbance of such areas results from the Pipeline Operations (except for the surface beneath any above-ground Pipeline Facilities installed in the Permanent Easement) and/or to the extent utilized by Florida Gas and the damage or disturbance resulted from use by Florida Gas, its agents, or contractors. To the extent that Florida Gas may engage in excavation, Florida Gas shall remove from the surface of the Permanent Easement all three-inch (3") or greater diameter rock excavated from the trench across tillable portions of these easement areas. Florida Gas shall plant grass seed on all land surfaces disturbed by the Pipeline Operations.

11. Without liability for damages, after initial construction and installation of the Pipeline Facilities, Florida Gas shall have the right, but not the obligation, from time to time to clear the Permanent Easement and any Permanent Access Road Easement(s), by cutting and removing therefrom trees, brush and other man-made obstructions that may, in the reasonable judgment of Florida Gas or pursuant to regulatory requirements, injure, endanger or interfere with Florida Gas' use of the easements and rights herein conveyed, or which endanger the Pipeline Facilities. Florida Gas will repair, maintain

and restore the surface of all disturbed areas on any Permanent Access Road, as near as is reasonably practicable, to the extent the damage is caused by use of the Permanent Access Road by Florida Gas or their agents, employees, contractors, guests or invitees. Florida Gas may also, at its sole discretion, improve the Permanent Access Road by shelving, graveling and/or other methods, so that it is suitable for the exercise of their rights granted hereunder.

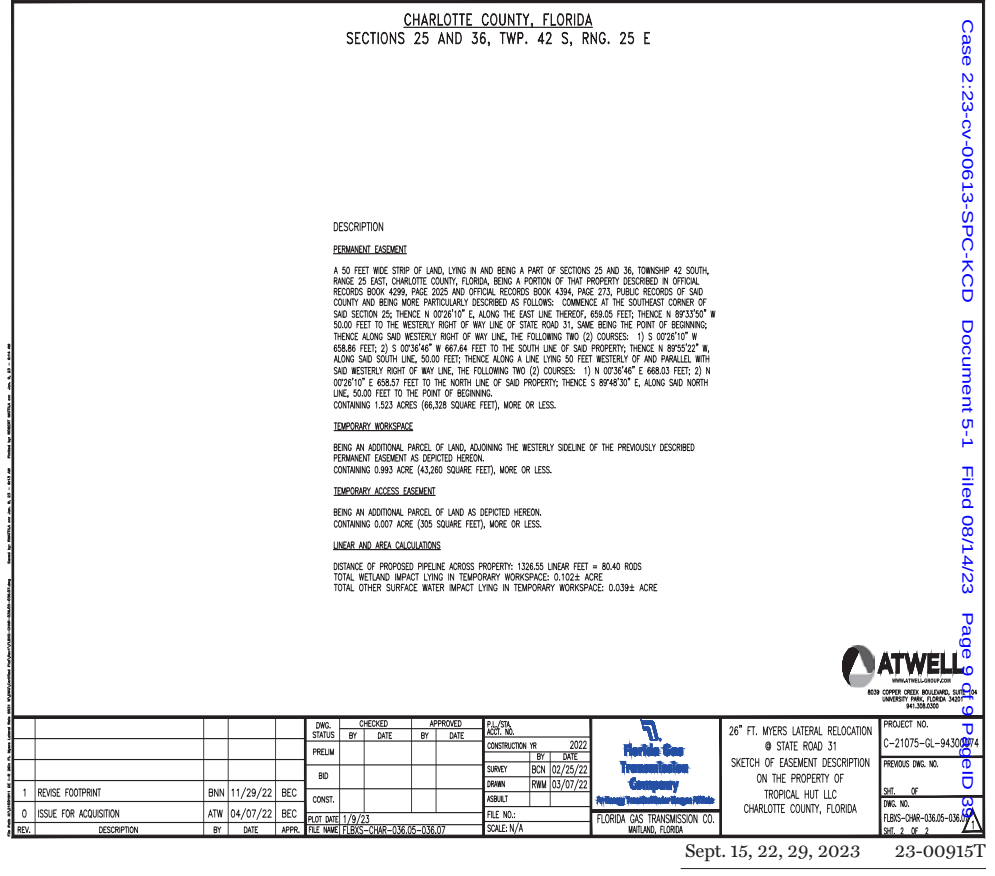
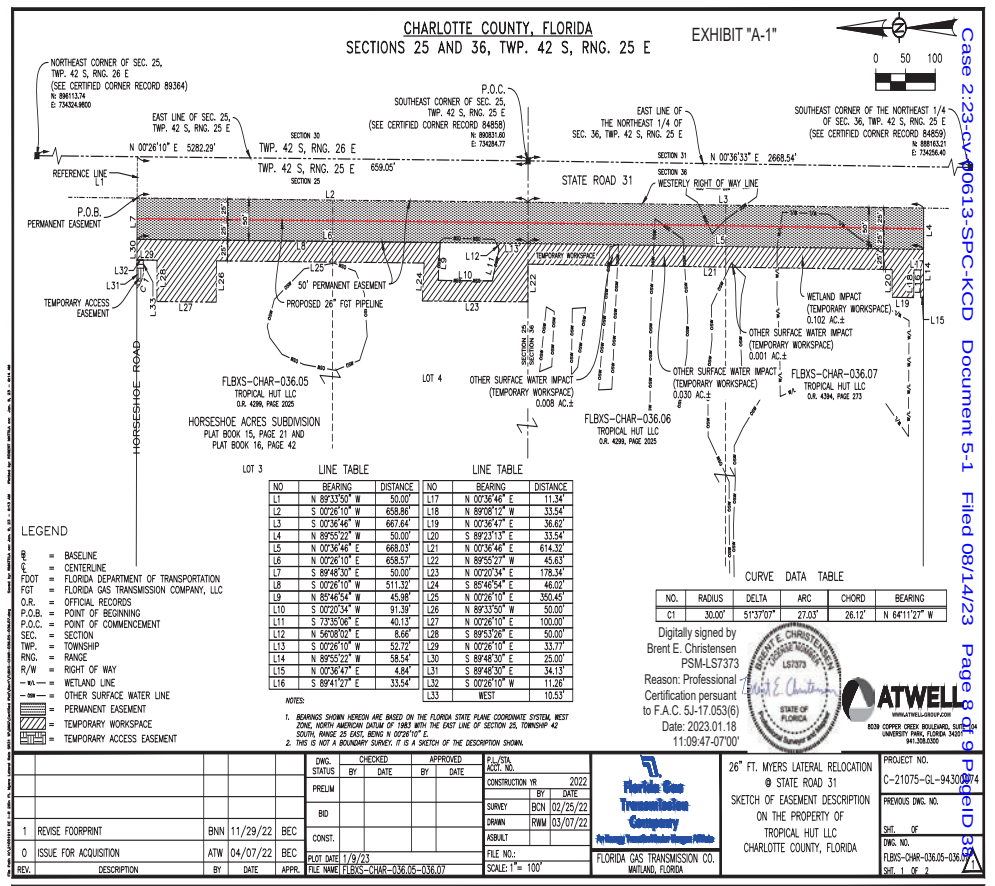
12. Florida Gas shall have the right to erect, and shall bear the cost and expense of maintaining, a fence or other protective barrier, with gate(s), around any above-ground Pipeline Facilities constructed on the Permanent Easement in compliance with all applicable codes, laws, and regulations.

13. Florida Gas' failure in one or more instances to exercise or enforce any rights provided by this Easement or by law does not waive its right to exercise the right in any later instance. No waiver of any breach of this Easement shall be held to constitute a waiver of any other or subsequent breach.

14. Florida Gas may assign its acquired easement rights in whole or in part, and Florida Gas shall have the right and option to operate the Pipeline Facilities for its own use or to lease, sell or assign any or all of the capacity of the Pipeline Facilities or the rights thereto.

15. The easement rights acquired by Florida Gas shall be in addition to, and not in lieu of any prior existing rights of Florida Gas. Nothing contained herein shall be deemed or construed to be a merger, release, waiver, modification or amendment of any rights Florida Gas presently owns or holds, as reflected in instruments recorded in the official records of the county where these easements are located, including but not limited to easements encumbering other portions of Owner's property.

16. The rights, benefits, burdens and obligations herein acquired, assumed by or imposed on Florida Gas and Owner shall inure to, bind and oblige respectively Owner, and his, hers, its or their heirs, executors, administrators, personal representatives, successors and assigns, as well as Florida Gas and its successors and assigns.



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