

SUBSEQUENT INSERTIONS

SECOND INSERTION

Notice of Self Storage Sale
Please take notice Midgard Self Storage - Bradenton - SR70 located at 8785 E State Rd 70, Bradenton, FL 34202...

SECOND INSERTION

Notice of Self Storage Sale
Please take notice Midgard Self Storage - Bradenton - Lena located at 5246 Lena Rd., Bradenton FL 34211...

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-1855
IN RE: ESTATE OF
WILLIAM R. EPLER
Deceased.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-3032
IN RE: ESTATE OF
JAMES FREDRICK HAMILTON,
Deceased.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2023-CP-003091 AX
Probate Division
IN RE: ESTATE OF
Catherine R. Stine,
Deceased.

SECOND INSERTION

Notice of Public Auction Notice of Public auction for money due on storage units. Auction will be held on October 19th, 2023 at or after 8:00Am and will continue until finished.

SECOND INSERTION

Notice of Self Storage Sale
Please take notice Midgard Self Storage - Bradenton - Manatee located at 2330 Manatee Ave E/ 2305 9th St W Bradenton FL 34208...

SECOND INSERTION

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

SECOND INSERTION

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SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner.

SECOND INSERTION

NOTICE TO CREDITORS
JASON'S MOBILE SERVICE INC., d/b/a SUNCOAST AUTO AND TRUCK REPAIR, Plaintiff, vs. LEILANI TREE & LAND SERVICES, LLC

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 002982 AX
Division: PROBATE
IN RE: ESTATE OF
PAUL S. BRADY,
Deceased.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 002281 AX
Division Probate
IN RE: ESTATE OF:
ALAN JAMES GILL
Deceased.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO: 2023-CP-1832
IN RE: ESTATE OF
MARY JANE LLOYD,
Deceased.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-2861
IN RE: ESTATE OF
FRANKLIN WARD COUNCIL
Deceased.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 002982 AX
Division: PROBATE
IN RE: ESTATE OF
PAUL S. BRADY,
Deceased.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 002281 AX
Division Probate
IN RE: ESTATE OF:
ALAN JAMES GILL
Deceased.

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office...



David M. Eppler
26481 Longview Drive
Confier, Colorado 80433
Attorney for Personal Representative:
Alexander A. Stewart, Attorney
Florida Bar Number: 122110
Stewart & St. Paul Estate Law, PLLC
1201 6th Avenue West, Suite 100
Bradenton, Florida 34205

David A. Lloyd
27505 County Highway S62
Eldora, IA 50627
Attorney for Personal Representative:
William C. Price, IV
522 12th Street West
Bradenton, FL 34205
(941)-747-8001
Florida Bar No. 1003106
Sept. 29; Oct. 6, 2023 23-01546M

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION
 Notice is hereby given that USA CHURCH INC., OWNER, desiring to engage in business under the fictitious name of DISCOVER MEDIA located at 15580 NORTHBRIDGE ROAD, BABCOCK RANCH, FLORIDA 33982 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
 October 6, 2023 23-00988T

FIRST INSERTION
 NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that David S. Doiron will engage in business under the fictitious name DSD HERMETIC SOLUTIONS, with a physical address 160 Mariner Lane Rotonda West, FL 33947, with a mailing address 160 Mariner Lane Rotonda West, FL 33947, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
 October 6, 2023 23-00989T

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 Doggie Delight Shop located at 4091 Enclave Pl, in the County of Charlotte, in the City of Punta Gorda, Florida 33980 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Punta Gorda, Florida, this 4th day of October, 2023.
 Rosela L Avila
 October 6, 2023 23-01000T

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 Hygge Home Essentials located at 11370 Poplin Ave, in the County of Charlotte, in the City of Englewood, Florida 34224 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Englewood, Florida, this 4th day of October, 2023.
 Ashlie Yakubov
 October 6, 2023 23-01002T

FIRST INSERTION
 Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" at
 10:00 AM October 23, 2023 High Gear Automotive, Inc., 2720 Avenue of the Americas Englewood, FL 2010 BMW WBAK8C56AC430702 \$1554.17
 10:00 AM October 30, 2023 1998 FORD IFDWE37L5WHA96825 \$3818.13
 October 6, 2023 23-00987T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 23-1076-CP
 Division PROBATE
 IN RE: ESTATE OF SHIRLEY D. MCDANIEL
 Deceased.
 The administration of the estate of SHIRLEY D. MCDANIEL, deceased, whose date of death was September 4, 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 de-

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No.: 23 CP 687
 IN RE: ESTATE OF CHRIS ROBERT DOWNIE
 Deceased.
 The administration of the estate of Chris Robert Downie, deceased, whose date of death was August 19, 2021, is pending in the Circuit Court for Charlotte County. 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.

FIRST INSERTION
 NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
 CIVIL ACTION
 CASE NO.: 23-2932-CA
 NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. ABUMUSA HAMIDUE KHAN a/k/a ABUMUSA H. KHAN a/k/a ABUMUSA KHAN, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF ABUMUSA HAMIDUE KHAN a/k/a ABUMUSA H. KHAN a/k/a ABUMUSA KHAN, Defendants.
 TO: ABUMUSA HAMIDUE KHAN a/k/a ABUMUSA H. KHAN a/k/a ABUMUSA KHAN, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under

FIRST INSERTION
 mand 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 October 6, 2023.
 Personal Representative:
 /s/ Robin Vazquez
 Robin Vazquez
 6230 Scott Street, Suite 211
 Punta Gorda, Florida 33950
 Attorney for Personal Representative:
 /s/ Ellie K Harris
 Ellie K. Harris
 Florida Bar Number: 0021671
 Schwarz & Harris, P.A.
 17841 Murdock Circle
 Port Charlotte, Florida 33948
 Telephone: (941) 625-4158
 Fax: (941) 625-5460
 E-Mail: elise@schwarzlaw.net
 Secondary: e-service@schwarzlaw.net
 October 6, 13, 2023 23-00999T

FIRST INSERTION
 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 October 6, 2023.
 Personal Representative:
 Janis Downie
 Attorney for Personal Representative:
 Nathan Dougherty, Esquire
 Florida Bar No. 118632
 P.O. Box 380984
 Murdock, FL 33938
 Tel: (941) 270-4489
 contact@nathandoughertylaw.com
 October 6, 13, 2023 23-00996T

FIRST INSERTION
 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 ABUMUSA HAMIDUE KHAN a/k/a ABUMUSA H. KHAN a/k/a ABUMUSA KHAN:
 YOU ARE HEREBY NOTIFIED THAT an action to foreclose on the following described property in Charlotte County, Florida:
 Lot 26, Block 2045, Port Charlotte Subdivision, Section 24, according to the map or plat thereof, as recorded in Plat Book 5, Pages 16A through 16E, 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 October 3, 2023.
 ROGER D. EATON
 CLERK OF THE COURT
 By: (Seal) K. Rogers
 Deputy Clerk
 Albert J. Tiseo, Jr., Esq.
 Goldman, Tiseo & Sturges, P.A.
 701 JC Center Court, Suite 3
 Port Charlotte, FL 33954
 941-625-6666
 941-625-0660 (Facsimile)
 October 6, 13, 2023 23-00995T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 2023-1061-CP
 Division Probate
 IN RE: ESTATE OF SIDNEY P. POTTINGER
 Deceased.
 The administration of the estate of Sidney P. Pottinger, deceased, whose date of death was August 28, 2023, file number 2023-1061-CP is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. 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.

FIRST INSERTION
 NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION
 CASE NO. 23003516CA
 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2022-JR1 TRUST, Plaintiff, vs. CAROL J. CUMBERLEDGE A/K/A CAROL CUMBERLEDGE, et al., Defendant.
 To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE REVOCABLE LIVING TRUST AGREEMENT OF BRUCE C. CUMBERLEDGE AND CAROL J. CUMBERLEDGE, DATED NOVEMBER 1, 1995 AKA THE REVOCABLE LIVING TRUST AGREEMENT OF BRUCE CUMBERLEDGE AND CAROL J. CUMBERLEDGE, DATED NOVEMBER 1, 1995, AS AMENDED, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 LOT 9 AND 10, BLOCK 421, PORT CHARLOTTE SUBDIVISION, SECTION 18, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 8A THRU 8E, 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 McCalla Raymer Leibert Pierce, LLC, Lauren A. Bromfield, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before November 8, 2023, a date which is within thirty (30) days after the first publication of this Notice in 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 demand 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 this 3 day of October, 2023.
 CLERK OF THE CIRCUIT COURT
 As Clerk of the Court
 BY: D. Gerace (SEAL)
 Deputy Clerk
 McCalla Raymer Leibert Pierce, LLC,
 Lauren A. Bromfield,
 Attorney for Plaintiff,
 225 East Robinson Street, Suite 155,
 Orlando, FL 32801
 23-06674FL
 October 6, 13, 2023 23-00997T

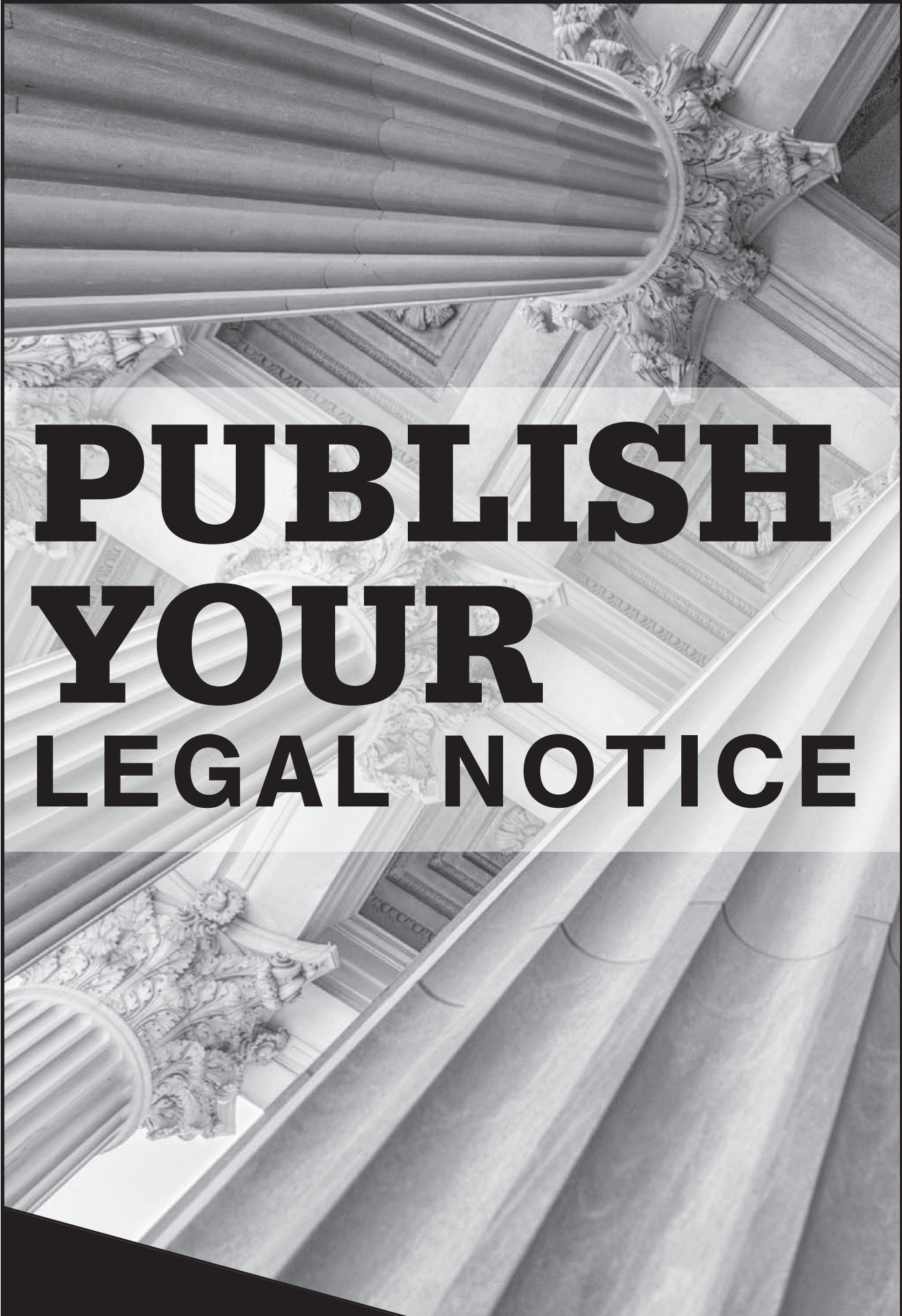
FIRST INSERTION
BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF FISCAL YEAR 2024 MEETINGS
 The Governing Board ("Board") of Babcock Ranch Community Independent Special District ("District") will hold Regular Meetings for Fiscal Year 2024 at 1:00 p.m., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd FL, Punta Gorda, FL 33982, on the following dates:
 October 26, 2023
 November 16, 2023
 December 21, 2023
 January 25, 2024
 February 22, 2024
 March 28, 2024
 April 25, 2024
 May 23, 2024
 June 27, 2024
 July 25, 2024
 August 22, 2024
 September 26, 2024
 The purpose of the meetings is for the Board to consider any business, which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website, <http://www.babcockranchcommunityisd.com/>.
 There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.
 A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager
 October 6, 2023 23-00998T



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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
 LV20906_V119



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**
and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **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

SECOND 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

THIRD 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

Q&A

Q Do I need to register my business' name?

A Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice call:
941-906-9386

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 23-1002CP
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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

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

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

SECOND 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 99I, 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. Farshchian, 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. Farshchian, Esq.
Attorney for Plaintiff
Florida Bar Number: 89793
Farshchian 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

SECOND 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

SECOND 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



SECOND 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

SECOND 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 Kenil Drive
North Port, FL 34288
Attorney for Personal Representatives:
Cheyenne R. Young
Florida Bar Number: 0515299
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@wotitzky.com
Secondary E-Mail:
jackie@wotitzky.com
Sept. 29; Oct. 6, 2023 23-00964T

SECOND 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 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 29, 2023.

Signed on this 21st day of September,

/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

SECOND 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 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 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

THIRD 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:

OBED GENOVESE
46 STARKWEATHER STREET
MANCHESTER, CT 06042
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 13th 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 Boyette Rd
Riverview FL 33569
Phone: 813-549-0096
E-service: srosales@hacheylawpa.com
Sept. 22, 29; Oct. 6, 13, 2023
23-00935T

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 23-000538-CC
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR LEGACY MORTGAGE ASSET
TRUST 2018-RPL5
Plaintiff, vs.
ALMA I. LIPPEK A/K/A ALMA LIP-
PEK; et al.,
Defendants

TO: ALMA I. LIPPEK A/K/A ALMA LIPPEK (DECEASED)
3004 Portofino Isle Apt C2
Coconut Creek, FL 33066-1207
All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants
Property address:
15253 Altura Rd
Port Charlotte, FL 33981

YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Charlotte County, Florida regarding the subject property with a legal description, to-wit:
LOT(S) 26, BLOCK 4490, PORT CHARLOTTE SUBDIVISION, SECTION 81, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 51A THROUGH 51P, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
you are required to serve a copy of your

written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassel.com, within 30 days from the first date of publication on or before 10/26/23, and file the original with the clerk of this court at 350 E. Marion Avenue, Punta Gorda, FL 33950 either before service on Plaintiff's attorney or immediately thereafter; otherwise a default may be entered against you for the relief demanded in the Complaint.

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

Dated on 9/20/23
Roger D. Eaton
CLERK OF THE COURT
By: D. Gerace (SEAL)
As Deputy Clerk

Gary Gassel, Esquire,
of Law Office of Gary Gassel, P.A.
the plaintiff's attorney,
2191 Ringling Boulevard,
Sarasota, Florida 34237
Sept. 22, 29; Oct. 6, 13, 2023
23-00954T

THIRD 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 Boyette Rd
Riverview FL 33569
Phone: 813-549-0096
E-service: srosales@hacheylawpa.com
Sept. 22, 29; Oct. 6, 13, 2023
23-00936T

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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 up 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

SECOND 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 1M7BR0257E1353985 . 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

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