

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-1778
Division: Probate Division
IN RE: ESTATE OF
MICHAEL A. FANDETTI,
Deceased.

The administration of the estate of MICHAEL A. FANDETTI, deceased, whose date of death was April 5, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W., Bradenton FL 34205. 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: October 27, 2023.

Signed on this 20 day of October, 2023.

/s/ Lynne M Fandetti,
LYNNE M. FANDETTI
Personal Representative
8721 28 th St. Circle E
Parrish, FL 34219

/s/ Matthew Clarie, Esquire
MATTHEW CLARIE, ESQ.
Attorney for Personal Representative
Florida Bar No. 0022431
CLARIE LAW OFFICES, P.A.
1101 Pasadena Ave S. suite 3
South Pasadena, FL 33707
Telephone: (727) 345 0041
Eservice: enotify@clarielaw.com
Email: email@clarielaw.com
Oct. 27; Nov. 3, 2023 23-01694M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 002953
Division: Probate
IN RE: ESTATE OF
CHRISTINE CUCCHIARA
Deceased.

The administration of the estate of Christine Cucchiara, deceased, whose date of death was April 29, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave W., Bradenton, FL 34205. 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 October 27, 2023.

Personal Representative:
/s/ James Cucchiara
James Cucchiara
4829 West Country Club Dr.
Sarasota, Florida 34243

Attorney for Personal Representative:
/s/ Sarah J. Harnden
Sarah J. Harnden, Attorney
Florida Bar Number: 92299
DUNLAP & MORAN PA
P.O. Box 3948
Sarasota, FL 34230
Telephone: (941) 366-0115
Fax: (941) 365-4660
E-Mail: sharnden@dunlapmoran.com
Secondary E-Mail:
efarrugia@dunlapmoran.com
Oct. 27; Nov. 3, 2023 23-01685M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO.:
412023CP002471CPAXMA
IN RE: ESTATE OF
STEPHANIE LYNN BAXTER,
Deceased.

The administration of the Estate of Stephanie Lynn Baxter, deceased, whose date of death was August 11, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 27, 2023.

Personal Representative:
Denise Jordan
c/o: Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601

Attorney for Personal Representative:
Linda Muralt, Esquire
Florida Bar No.: 0031129
Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Telephone: (813) 272-1400
Facsimile: (866) 844-4703
E-mail: LMuralt@bj-a-law.com
Oct. 27; Nov. 3, 2023 23-01686M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 003397 AX
IN RE: ESTATE OF
CHARLES DAVID BEATTIE,
Deceased.

The administration of the estate of CHARLES DAVID BEATTIE, deceased, whose date of death was September 17, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave West, Bradenton, FL 34205. 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 October 27, 2023.

Personal Representative:
KATHLEEN ELIZABETH BEATTIE
116 53rd Ave. West
Bradenton, FL 34207

Attorney for Personal Representative:
FLETCHER H. RUSH
Florida Bar No. 0100586
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-552-2563
Designation of
Email Addresses for service:
Primary: frush@williamsparker.com
Secondary:
emitchell@williamsparker.com
Oct. 27; Nov. 3, 2023 23-01687M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Manatee COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP003152
IN RE: ESTATE OF
James K. Merkel
Deceased.

The administration of the estate of James K. Merkel, deceased, whose date of death was May 27, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. 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 October 27, 2023.

Diane Merkel
P.O. Address: 191 Huffer Road
Hilton, NY 14468

Loren M. Paul, Esq.
Florida Bar No. 0174660
Attorneys for Personal Representative
Baker & Paul
A Partnership of
Professional Associations
Loren M. Paul, P.A.
503 Manatee Avenue East
Bradenton, FL 34208
Telephone: 9417470888
Email Addresses:
Rhonda@bpdlawoffice.com
Service@bpdlawoffice.com
Oct 27; Nov. 3, 2023 23-01703M

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE TWELFTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
MANATEE COUNTY
CIVIL DIVISION
Case No. 2022CA003013

CROSSCOUNTRY MORTGAGE,
LLC
Plaintiff, vs.
DAVID ANDREW DIESEL A/K/A
DAVID DIESEL, WILLOW
HAMMOCK COMMUNITY
ASSOCIATION, INC.; SHAUNA
DIESEL, AND UNKNOWN
TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 5, 2023, in the Circuit Court of Manatee County, Florida, Angelina M. Colonese, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as:

LOT 66, SILVERSTONE SOUTH, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 63, PAGE 115, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, and commonly known as: 4212 WILLOW HAMMOCK DR, PALMETTO, FL 34221; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on January 4, 2024 at 11:00 A.M..

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated October 24, 2023
By: /s/ Jennifer M. Scott
Jennifer M. Scott
Attorney for Plaintiff
Invoice to:
Jennifer M. Scott
(813) 229-0900 x
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
327486/2219074/wll
Oct. 27; Nov. 3, 2023 23-01707M

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-001161
Probate Division
IN RE: ESTATE OF
FRANCES B. KELNER Deceased.

The administration of the estate of FRANCES B. KELNER, deceased, whose date of death was September 16, 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 November 3, 2023.

Personal Representative:
/s/ TIMOTHY CORNWELL
TIMOTHY CORNWELL
146 Hooded Merganser Court,
Kiawah Island, SC 22955

Attorney for Personal Representative:
/s/ Thomas R Walser
THOMAS R. WALSER, ESQ.
Attorney for Personal Representative
E-mail Addresses:
trwalser@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste. 101,
Boca Raton, FL 33487
Telephone: (561) 210-5500
November 3, 10, 2023 23-01069T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-1197-CP
Division Probate
IN RE: ESTATE OF
MARY JO PIERSON,
Deceased.

The administration of the estate of MARY JO PIERSON, deceased, whose date of death was March 22, 2023, file number 23-1197-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 representatives and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 November 3, 2023.

Carol Newport
715 Willow Pointe So Dr
Plainfield, IN 46168

JAMES W. MALLONEE
Attorney for Personal Representative
Florida Bar Number: 0638048
946 Tamiami Trail, #206
Port Charlotte, FL 33953-3108
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-mail:
jmallonee@jamesmallonee.com
November 3, 10, 2023 23-01084T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 08-2023-CP-001090
IN RE: ESTATE OF
MARTHA JANE SORENSEN
Deceased.

The administration of the estate of Martha Jane Sorensen, deceased, whose date of death was August 14, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or 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 November 3, 2023.

Personal Representative:
Henry E. Sorensen
5256 Pleasant Valley Road
Cazenovia, New York 13035

Attorney for Personal Representative:
Cary L. Moss, Esq.
Florida Bar Number: 0157351
Sawyer & Sawyer, P.A.
8913 Conroy Windermere Road
Orlando, Florida 32835
Telephone: (407) 909-1900
Fax: (407) 909-1992
E-Mail:
cmoss@sawyerandsawyerpa.com
Secondary E-Mail:
dtaylor@sawyerandsawyerpa.com
November 3, 10, 2023 23-01070T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-792 CP
Division Probate
IN RE: ESTATE OF
JAMES D. CLARK, Deceased.

The administration of the estate of JAMES D. CLARK, deceased, whose date of death was October 20, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Street, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 November 3, 2023.

Personal Representative:
/s/ Michelle Gromalski
Michelle Gromalski
P.O. Box 510212
Punta Gorda, FL. 33951

Attorney for Personal Representative:
/s/ Pamela D. Keller
Pamela D. Keller, Esquire
Attorney for Personal Representative
Florida Bar Number: 082627
Keller Law Office, P.A.
201 W. Marion Avenue, Suite 1209
Punta Gorda, Florida 33950
Telephone: (941) 505-2555
Fax: (941) 505-2355
E-Mail: Administrator@kellerlaw.biz
November 3, 10, 2023 23-01077T

FIRST INSERTION

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL
DISTRICT

NOTICE OF REGULAR
GOVERNING BOARD MEETING

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a regular meeting on November 16, 2023, at 1:00 p.m., at The Hatchery - East Conference Room, Second Floor, 42881 Lake Babcock Drive, Punta Gorda, Florida 33982 for the purpose of considering any business, which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting 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.babcockranchcommunityid.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 meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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
November 3, 2023 23-01087TL

SAVE TIME

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

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

Business Observer

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 11/17/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2014 TOYT motor vehicle bearing vehicle identification number 3TMJU4GNIEM165108 and all personal items located inside the motor vehicle. Last Tenant: Chris Holverson. Sale to be held at: Harbor Belle MHC, 3701 Baynard Drive, Punta Gorda, Florida 33950, 941-639-2010. November 3, 10, 2023 23-01081T

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 11/17/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2020 CHIO travel trailer bearing vehicle identification number CFPUS3649K3626607 and all personal items located inside the travel trailer. Last Tenant: Chris Holverson. Sale to be held at: Harbor Belle MHC, 3701 Baynard Drive, Punta Gorda, Florida 33950, 941-639-2010. November 3, 10, 2023 23-01080T

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Good Guys Dumpsters located at 9278 Key West St in the City of Port Charlotte, Charlotte County, FL 33981 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of October, 2023. Good Guys Junk Removal LLC November 3, 2023 23-01076T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2023-CA-2605
SIGMA INFINITY LLC, Plaintiff, v. JOSEPHINE M GRABOW; ET AL., Defendants.
To JOSEPHINE M GRABOW; SONIA MARTINEZ LOZANO; HUMBERTO TOVAR RIVERA; and DANIEL GRABOW: YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as: PORT CHARLOTTE SEC78 BLK4405 LT 23 More commonly known as: 9307 Cyclamen Street, Port Charlotte, FL 33981 AND/OR PORT CHARLOTTE SEC14 BLK1011 LT 29 More commonly known as: 18379 Jefferson Avenue, Port Charlotte, FL 33954 has been filed by Plaintiff, SIGMA INFINITY LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or

before December 7, 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 1 day of November, 2023. Clerk of the Circuit Court By: D. Gerace (SEAL) Deputy Clerk Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr. S, Suite 1204 Jacksonville, FL 32224 Nov. 3, 10, 17, 24, 2023 23-01086T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
Case No. 23CA3160
MICHAEL A. AGOSTINELLI, Plaintiff, vs. ANDREW A. SACCENTE, MARLENE M. SACCENTE, WILLIAM J. LAUFER, BARBARA H. AGOSTINELLI, SANDRA WHITE Defendants, TO: ANDREW A. SACCENTE 100 Glenbrook Road Rochester, New York 14616 any unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, Leona Wiltrout, who is dead or not known to be dead or alive, or otherwise as the case may be. YOU ARE NOTIFIED that an action to Quiet title to the following property has been filed in Charlotte County, Florida: Golden Ranches of Florida Tract #11, the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 40 South, Range 27 East, Charlotte County Florida Parcel #4027282000010 Street Address: 50634 Bermont Avenue, Punta Gorda, Florida 33982

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before December 2, 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. 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 October 27, 2023. Roger D. Eaton As Clerk of the Court (SEAL) By D. Gerace As Deputy Clerk Payne Ryan, PLLC 25073 Marion Avenue Punta Gorda, FL 33950 November 3, 10, 17, 24, 2023 23-01071T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
Case No. 23CA3160
MICHAEL A. AGOSTINELLI, Plaintiff, vs. ANDREW A. SACCENTE, MARLENE M. SACCENTE, WILLIAM J. LAUFER, BARBARA H. AGOSTINELLI, SANDRA WHITE Defendants, TO: MARLENE M. SACCENTE 3851 Wynn Road, Apartment 112 Las Vegas, Nevada 89103 any unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, Leona Wiltrout, who is dead or not known to be dead or alive, or otherwise as the case may be. YOU ARE NOTIFIED that an action to Partition to the following property has been filed in Charlotte County, Florida: Golden Ranches of Florida Tract #11, the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 40 South, Range 27 East, Charlotte County Florida Parcel #4027282000010 Street Address: 50634 Bermont Avenue, Punta Gorda, Florida 33982

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before December 2, 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. 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 October 27, 2023. Roger D. Eaton As Clerk of the Court (SEAL) By D. Gerace As Deputy Clerk Payne Ryan, PLLC 25073 Marion Avenue Punta Gorda, FL 33950 November 3, 10, 17, 24, 2023 23-01074T

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 11/21/2023 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Table with 3 columns: Name, Address, Items. William Haro 2321 Tires, Vacuum; Michael Watkins 201 Shelving, Boxes; Kerry Munkholm 2241 Boxes, Clothing, Furniture

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. November 3, 10, 2023 23-01068T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
Case No. 23-3160CA
MICHAEL A. AGOSTINELLI, Plaintiff, vs. ANDREW A. SACCENTE, MARLENE M. SACCENTE, WILLIAM J. LAUFER, BARBARA H. AGOSTINELLI, SANDRA WHITE Defendants,

TO: WILLIAM J. LAUFER 1721 Southeast 43rd Terrace, Apt 43 Ocala, Fl. 34471 any unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, Leona Wiltrout, who is dead or not known to be dead or alive, or otherwise as the case may be. YOU ARE NOTIFIED that an action to Partition to the following property has been filed in Charlotte County, Florida: Golden Ranches of Florida Tract #11, the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 40 South, Range 27 East, Charlotte County Florida Parcel #4027282000010 Street Address: 50634 Bermont Avenue, Punta Gorda, Florida 33982

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before December 2, 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. 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 October 27, 2023. Roger D. Eaton As Clerk of the Court (SEAL) By D. Gerace As Deputy Clerk Payne Ryan, PLLC 25073 Marion Avenue Punta Gorda, FL 33950 November 3, 10, 17, 24, 2023 23-01073T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
Case No. 23CA3160
MICHAEL A. AGOSTINELLI, Plaintiff, vs. ANDREW A. SACCENTE, MARLENE M. SACCENTE, WILLIAM J. LAUFER, BARBARA H. AGOSTINELLI, SANDRA WHITE Defendants,

TO: BARBARA H. AGOSTINELLI 97 Arcadia Parkway Rochester, New York 14612 any unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, Leona Wiltrout, who is dead or not known to be dead or alive, or otherwise as the case may be. YOU ARE NOTIFIED that an action to Partition to the following property has been filed in Charlotte County, Florida: Golden Ranches of Florida Tract #11, the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 40 South, Range 27 East, Charlotte County Florida Parcel #4027282000010 Street Address: 50634 Bermont Avenue, Punta Gorda, Florida 33982

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before December 2, 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. 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 October 27, 2023. Roger D. Eaton As Clerk of the Court (SEAL) By D. Gerace As Deputy Clerk Payne Ryan, PLLC 25073 Marion Avenue Punta Gorda, FL 33950 November 3, 10, 17, 24, 2023 23-01072T

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION
Case No. 08-2022-ca-000865
CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP Plaintiff, vs. CLIFTON R. FOX, UNKNOWN SPOUSE OF CLIFTON R. FOX, STATE OF FLORIDA, DEPARTMENT OF REVENUE, CLERK OF CHARLOTTE COUNTY, FLORIDA, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 5, 2023, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as: EAST 1/2 OF LOT 1, BLOCK L, N.H. DECOSTERS ADDITION TO HARBOR VIEW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 24, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. and commonly known as: 1925 BANANA ST, PUNTA GORDA, FL 33980; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for

cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on January 18, 2024 at 11:00 A.M. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated this day of 10/30/2023. Clerk of the Circuit Court Roger D. Eaton By: D. Gerace (SEAL) Deputy Clerk David R. Byars (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 327486/2218381/CMP November 3, 10, 2023 23-01079T

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 23003273CA
LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs. LARRY HUGHES, et. al. Defendant(s), TO: LARRY HUGHES, and UNKNOWN SPOUSE OF LARRY HUGHES,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 5, BLOCK 3154, PORT CHARLOTTE SUBDIVISION, SECTION 50 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 64A TO 64F, INCLUSIVE, IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton,

Florida 33487 on or before December 2, 2023 /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. 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 at County, Florida, this 27 day of October, 2023. CLERK OF THE CIRCUIT COURT (SEAL) BY: D. Gerace DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-130143 November 3, 10, 2023 23-01075T

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on JANUARY 22, 2024 at 11:00 A.M. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated this day of 10/25/2023. Clerk of the Circuit Court Roger D. Eaton By: (SEAL) B. Lackey Deputy Clerk Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 327878/1912523/wll November 3, 10, 2023 23-01067T

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION
Case No. 21001389CA
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT Plaintiff, vs. TIMOTHY J. LANDMARK A/K/A TIMOTHY LANDMARK, KIMBERLY LANDMARK A/K/A KIMBERLY D. LANDMARK, JOE FLORIDA, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 7, 2023, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as: LOT 15, BLOCK 741, PORT CHARLOTTE SUBDIVISION, SECTION 21, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 12A THRU 12G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. and commonly known as: 18113 TOLEDO BLADE BLVD, PORT CHARLOTTE, FL 33948; including the building, appurtenances, and

fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on JANUARY 22, 2024 at 11:00 A.M. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated this day of 10/25/2023. Clerk of the Circuit Court Roger D. Eaton By: (SEAL) B. Lackey Deputy Clerk Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 327878/1912523/wll November 3, 10, 2023 23-01067T

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 22001146CA
STEVEN J. DARLING Plaintiff vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATES OF MARK R. HOWARD, A DECEASED UNMARRIED MAN; THEODORE L. DICKENS, A DECEASED UNMARRIED MAN; THOMAS CHRISTOPHER DICKENS; NICK DICKENS; DAVID DICKENS; THEODORE L. DICKENS, JR.; STEPHEN DICKENS, LAZY LAGOON HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT, Defendant(s).

NOTICE IS HEREBY GIVEN that on November 17, 2023 at 11:00 a.m., the below named Clerk of Court will offer by electronic sale at www.charlotte.realforeclose.com the following described real property: All Lessee's interest in that certain Lease by and between Lazy Lagoons Homeowners Association, Inc. as Lessor, and Donald L. Klaassen and Joyce C. Klaassen, husband and wife, as original Lessee, dated December 20, 1999, memorialized by that certain Memorandum of Lease dated December 20, 1999, recorded December 30, 1999 at Official Records Book 1759, Page 6939, subsequently assigned by Assignment of Proprietary Lease to Steven J. Darling dated November 16, 2007, recorded November 20, 2007 at Official Records Book 3234, Page 171, and Assignment of Proprietary Lease to Mark R. Howard and Theodore L. Dickens, as tenants in common, recorded October 11, 2012 in Official Records Book

3699, Page 1675, of the Public Records of Charlotte County, Florida, for a term of years from the 30th day of December 1999 until the 29th day of December, 2098, demising the following described Land: Unit #113, LAZY LAGOON, a Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 1759, Pages 718 through 772, of the Public Records of Charlotte County, Florida. Property Address: 113 2nd Ave or 8320 Riverside Dr - Unit 113, Punta Gorda, FL 33982 Any person claiming an interest in the surplus from this sale, if any other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The sale is being held pursuant to the Final Judgment of Foreclosure, entered on October 3, 2023 in Civil Case No. 22001146CA pending the Circuit Court in Charlotte County, Florida. 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 11/01/2023. ROGER DE. EATON CLERK OF THE CIRCUIT COURT AND COMPTROLLER CHARLOTTE COUNTY, FLORIDA By: (Seal) D. Gerace Aker Law Firm, P.A. 3400 S. Tamiami Trail, Suite 101 Sarasota, Florida 34239 (941) 462-2020 dustyaker@akerlawfirm.com November 3, 10, 2023 23-01085T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-1169-CP
Division Probate
IN RE: ESTATE OF

JAMES D. STOKES, Deceased.
The administration of the estate of JAMES D. STOKES, deceased, whose date of death was January 16, 2022, file number 23-1169-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 representatives and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 November 3, 2023.

CATHERINE STOKES

13457 Warba Avenue
Port Charlotte, FL 33981
JAMES W. MALLONEE
Attorney for Personal Representative
Florida Bar Number: 0638048
946 Tamiami Trail, #206
Port Charlotte, FL 33953-3108
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-mail:
jmallonee@jameswmallonee.com
November 3, 10, 2023 23-01066T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 23001155CP
IN RE: ESTATE OF
CATHERINE E. SHMAITIS,
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 CATHERINE E. SHMAITIS, deceased, File Number 23001155CP, 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 total cash value of the probated estate is approximately \$72,951.56, and that the names and addresses of those to whom it has been assigned by such order is Cheryl Noble, Trustee of the Catherine E. Shmaitis Trust dated March 8, 2012, 460 8th Street, Apt 2A, Hoboken, NJ 07030.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent and unliquidated claims, on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is November 3, 2023.

Personal Giving Notice:

Cheryl Noble
460 8th Street, Apt 2A
Hoboken, NJ 07030
Attorney for Person Giving Notice:
DEAN HANEWINCKEL
Florida Bar No. 454818
Law Offices of Dean Hanewinkel, P.A.
2650 South McCall Road
Englewood, Florida 34224
Telephone: (941) 473-2828
dean@dean-law.com
November 3, 10, 2023 23-01083T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-1195-CP
Division Probate
IN RE: ESTATE OF
LORENE ROSE ELLERHOFF
a/k/a LORENE R. ELLERHOFF
Deceased.

The administration of the Estate of Lorene Rose Ellerhoff a/k/a Lorene R. Ellerhoff, deceased, whose date of death was October 5, 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 November 3, 2023.

Personal Representative:

Jena R. Ellerhoff
P.O. Box 65
Middletown, Iowa 52638
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/
Fax: (941) 575-9296
E-Mail: tmays@mizell-law.com
Secondary E-Mail:
ndotres@mizell-law.com
November 3, 10, 2023 23-01082T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23001156CP
Division: Probate
IN RE: ESTATE OF
CHARLES ROAME
Deceased.

The administration of the estate of CHARLES ROAME, deceased, whose date of death was September 15, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 November 3, 2023.

Personal Representative:

**/s/ Brenda Amboyan
Brenda Amboyan**
17030 Falkirk Ave
Port Charlotte, Florida 33954
Attorney for Personal Representative:
/s/ Ellie K Harris
Ellie K. Harris
Florida Bar Number: 0021671
Elise V. Bouchard
Florida Bar Number: 0109033
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: elise@schwarzlaw.net
Secondary E-Mail:
e-service@schwarzlaw.net
November 3, 10, 2023 23-01078T

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-1010-CP
Division PROBATE
IN RE: ESTATE OF

ANTOINETTE M. STONE 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 Antoinette M. Stone, deceased, File Number 23-1010-CP, by 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; that the decedent's date of death was April 13, 2023; that the total value of the estate is \$38,048.67 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Paul G. Stone 22191 Lancaster
Avenue Port Charlotte, FL 33952
Joseph S. Stone c/o Paul G. Stone,
DPOA 22191 Lancaster Avenue,
Port Charlotte, Florida 33952

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 October 27, 2023.

Personal Giving Notice: Paul G. Stone

22191 Lancaster Avenue
Port Charlotte, Florida 33952
Attorney for Person Giving Notice
Ellie K. Harris
Florida Bar Number: 0021671
Elise V. Bouchard
Florida Bar Number: 0109033
Schwarz & Harris, P.A.
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
Oct. 27; Nov. 3, 2023 23-01055T

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-982-CP
Division Probate
IN RE: ESTATE OF

CRYSTAL LEE PHILLIPS 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 Crystal Lee Phillips, deceased, File Number 23-982-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was September 24, 2022; that the total value of the estate is \$7,975.90 and that the names and addresses of those to whom it has been assigned by such order are: Richard Lee Phillips, 303 Goiana St., Punta Gorda, FL 33983

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. 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 October 27, 2023.

Personal Giving Notice:

Richard Lee Phillips
303 Goiana St.
Punta Gorda, FL 33983
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
Oct. 27; Nov. 3, 2023 23-01058T

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-001160
Division Probate
IN RE: ESTATE OF
JAMES EDWARD MARSHALL
Deceased.

The administration of the estate of James Edward Marshall, deceased, whose date of death was September 9, 2023, 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 representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 October 27, 2023.

Personal Representatives:

**/s/ Chantel Akers
Chantel Akers**
7874 Sutter Road
Greensboro, North Carolina 27455
Attorney for Personal Representatives:
/s/ Eviana J. Martin
Eviana J. Martin, Attorney
Florida Bar Number: 36198
Martin Law Firm, PL
3701 Del Prado Blvd S.
Cape Coral, Florida 33904
Telephone: (239) 443-1094
Fax: (239) 213-1231
E-Mail:
eviana.martin@martinlawfirm.com
Oct. 27; Nov. 3, 2023 23-01048T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-1114
Division Probate
IN RE: ESTATE OF
COREY TIMOTHY ALEXIS
STANLEY
Deceased.

The administration of the estate of Corey Timothy Alexis Stanley, deceased, whose date of death was October 26, 2021, 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 October 27, 2023.

Personal Representative:

Mattie Sayed
25530 Banff Lane
Punta Gorda, Florida 33983
Attorney for Personal Representative:
/s/ Lowell S. Schoenfeld
Lowell S. Schoenfeld
Attorney
Florida Bar Number: 980099
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail:
lowellschoenfeld@gskattorneys.com
Secondary E-Mail:
marrioning@gskattorneys.com
Oct. 27; Nov. 3, 2023 23-01047T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23CP1019
Division Probate
IN RE: ESTATE OF
MARY J. COSTA Deceased.

The administration of the estate of MARY J. COSTA, deceased, whose date of death was May 5, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedents 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 decedents 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 DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 27, 2023.

Personal Representative:

**/s/ Joseph Costa
JOSEPH COSTA**
7028 N. Plum Tree
Punta Gorda, Florida 33955
Attorney for Personal Representative:
/s/ Alison Gladowsky
Alison Gladowsky, Esq.
Attorney
Florida Bar Number: 1048
The Law Office of
Alison Gladowsky.
6875 Willow Wood Drive, Suite 2053
Boca Raton, Florida 33434
Telephone: (631) 361-3303
Fax: (631) 693-3443
E-Mail: alison@gladowskylaw.com
Oct. 27; Nov. 3, 2023 23-01057T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 23-001123-CP
Division Probate Division
IN RE: ESTATE OF
MINERVA MESA
Deceased.

The administration of the estate of Minerva Mesa, deceased, whose date of death was 22nd day of July, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. 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 October 27, 2023.

Attorney for Petitioner

**Conrado Rafael
Marrero Vina**
Attorney for Personal Representative:
/s/ Juan J. Piles
Juan J. Piles, Esquire
Florida Bar No. 145645
Law Office of Juan J. Piles, Esquire
4905 Chiquita Boulevard South,
Suite 103
Cape Coral, Florida, 33914
Telephone: 239-443-5900
Fax: 888-267-9061
Email: jppiles@esqres.com
Secondary Email: jppiles@gmail.com
Oct. 27; Nov. 3, 2023 23-01049T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
File No. 23001150CP
PROBATE DIVISION
IN RE: ESTATE OF
ROBERT DREW RICHMOND,
Deceased.

The administration of the estate of ROBERT DREW RICHMOND, deceased, whose date of death was March 20, 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 petitioners and the petitioner'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 October 27, 2023.

Petitioners:

**JACOB R. RICHMOND
ABIGAIL M.
RICHMOND CUMMINS
C/O TIMOTHY W. GENSNER, P.A.**
2831 RINGLING BLVD. STE 202A
SARASOTA, FL 34237
Attorney for Petitioner:
TIMOTHY W. GENSNER, ESQ.
TIMOTHY W. GENSNER, P.A.
2831 RINGLING BLVD, STE 202A
SARASOTA, FL 34237
Telephone: 941-952-9377
Florida Bar No.586242
Oct. 27; Nov. 3, 2023 23-01050T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 23-986-CP
Division Probate
IN RE: ESTATE OF
DONALD N. CALIENDO
A/K/A DONALD CALIENDO
Deceased.

The administration of the estate of DONALD N. CALIENDO a/k/a DONALD CALIENDO, deceased, whose date of death was July 19, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 October 27, 2023.

Personal Representative:

Michael Patrick Caliendo
340 Belaire Ct.
Punta Gorda, Florida 33950
Attorney for Personal Representative:
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
Oct. 27; Nov. 3, 2023 23-01056T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 23668CC

BOBETTE STANBRIDGE, Plaintiff, vs. ADAM BENNETT and MONICA BENNETT, husband and wife, their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and 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, Defendants

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Monday, November 27, 2023, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 175 and the East 1/2 of Lot 176, Rotonda - West Oakland Hills, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 15A through 15K, of the Public Records of Charlotte County, Florida commonly known as 93 Annapolis Lane, Rotonda West, FL 33947

The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte County, Florida, in Civil Action No. 22668CC, Stanbridge v. Bennett.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this day of 10/23/2023.

ROGER D. EATON, Clerk
By: (COURT SEAL) D. Gerace
Deputy Clerk

Albert J. Tiseo, Jr., Esq.,
701 JC Center Court, Suite 3,
Port Charlotte, FL 33954
Oct. 27; Nov. 3, 2023 23-01061T

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 22000679CA

THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-4, Plaintiff, vs. DANIEL PARABAK; UNKNOWN SPOUSE OF DANIEL PARABAK; STATE OF FLORIDA; CHARLOTTE COUNTY, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 5, 2023 in Civil Case No. 22000679CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-4 is the Plaintiff, and DANIEL PARABAK; ; UNKNOWN SPOUSE OF DANIEL PARABAK; STATE OF FLORIDA; CHARLOTTE COUNTY, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS are Defendants.

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com on November 30, 2023 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 25 AND 26, BLOCK 546, PORT CHARLOTTE SUBDIVISION, SECTION 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 2A TO 2G INCLUSIVE, IN 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.

WITNESS my hand and the seal of the court on 10/24/2023.

CLERK OF THE COURT
Roger D. Eaton
(SEAL) D. Gerace
Deputy Clerk

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1012-3534B
Oct. 27; Nov. 3, 2023 23-01064T

FOURTH 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.: 2023-CA-003008 L&R LLC Plaintiff, vs. ESTATE OF ALICE W. JACOBS; UNKNOWN HEIRS OF ALICE W. JACOBS; MICHAEL GALINSKI; GALINA GALINSKI; and WILLIAM R. BOGGS, Defendants.

TO: ESTATE OF ALICE W. JACOBS, UNKNOWN ADDRESS UNKNOWN HEIRS OF ALICE W. JACOBS, UNKNOWN ADDRESS YOU ARE NOTIFIED that an action to quiet title to the following properties in Charlotte County, Florida: LOT 1, BLOCK 4A, TEE & GREEN ESTATES, FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 55A THRU 55D, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Parcel ID: 412303329020 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulka, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road,

Suite 100E, Greenacres, FL 33467, on or before November 14, 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 10/9/2023.

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
By: D. Gerace
DEPUTY CLERK
SOKOLOF REMTULLA, PLLC
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
Oct. 13, 20, 27; Nov. 3, 2023 23-01021T

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 23-003194-CA Citizens Bank, N.A. Plaintiff, vs. Pamela F. Stadel; Unknown Spouse of Pamela F. Stadel; Cynthia L. Vanatta; Unknown Spouse of Cynthia L. Vanatta; Steven D. Vanatta; Unknown Spouse of Steven D. Vanatta; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lisa A. Dunlea a/k/a Lisa Ann Dunlea, Deceased; Rotonda West Association, Inc. Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lisa A. Dunlea a/k/a Lisa Ann Dunlea, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:

LOT 338, ROTONDA WEST OAKLAND HILLS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 15A, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before November 21, 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 October 19, 2023.

Roger Eaton
As Clerk of the Court
By (SEAL) D. Gerace
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
2001 NW 64th St, Suite 130,
Ft. Lauderdale, FL 33309
File # 23-F00729
Oct. 27; Nov. 3, 2023 23-01053T

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 23-CA-3530 PAWS, LLC a Florida limited liability company, Plaintiff, v. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTY CLAIMING BY, THROUGH, UNDER, OR AGAINST DONALD E. GRAHAM, DECEASED, et. al., Defendants.

TO: The Unknown Heirs, Devisees, Assignees, Lienors, Creditors, Trustees, and any other party claiming by, through, under, or against Donald E. Graham, deceased, and The Unknown Heirs, Devisees, Assignees, Lienors, Creditors, Trustees, and any other party claiming by, through, under, or against Dorothy E. Graham, deceased, both of whose current address is unknown.

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

Lot 2, Block 5307, First Replat of Port Charlotte Subdivision, Section 96, according to the map or plat thereof as recorded in Plat Book 15, Page 52-A, Public Records of Charlotte County, Florida.

has been filed against you. You are required to serve a copy of your written defenses, if any, to it on KRISTOPHER

E. FERNANDEZ, ESQUIRE, whose address is 114 S. Fremont Avenue, Tampa, Florida 33606, on or before November 24, 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 an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and return it to jembury@ca.cjis20.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact Jon Embury, Admin. Svc. Mgr., phone (941) 637-2110, e-mail jembury@ca.cjis20.org. Dated: October 19, 2023.

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

KRISTOPHER E. FERNANDEZ,
ESQUIRE,
114 S. Fremont Avenue,
Tampa, Florida 33606
Oct. 27; Nov. 3, 10, 17, 2023
23-01054T

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 23000038CA ROSEMARY E. SCHNEIDERHAN, Plaintiff, v. CHRISTOPHER DEAN HENDERSON, NAILYA RAFAELEVNA HENDERSON, TENANT #1, TENANT #2, LAKE VIEW V CONDOMINIUM AT HERITAGE LAKE PARK ASSOCIATION, INC., AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on October 18, 2023, in this case in the Circuit Court of Charlotte County, Florida, the real property described as:

Condominium Unit No. 305, Building "J", Phase 2, of LAKE VIEW V CONDOMINIUM AT HERITAGE LAKE PARK, a Condominium according to the Declaration of Condominium therefor, as recorded in Official Records Book 3038, Pages 1904 through 1941, as amended from time to time, and being further shown and defined in that survey, plot plan and graphic description of improvements thereto, as recorded in Condominium Book 15, Page 19A, as amended from time to time, of the Public

Records of Charlotte County, Florida, together with an undivided interest in the common elements appurtenant thereto. Parcel Identification No.: 402317652039 Property Address: 2160 Heron Lake Drive, Building J, Unit 305, Punta Gorda, Florida 33983 will be sold at public sale, to the highest and best bidder for cash, on-line at www.charlotte.realforeclose.com, on December 21, 2023, at 11:00 a.m.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

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

DATED: 10/19/2023

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

Gregory A. Sanoba, Esquire
Florida Bar No. 955930
greg@sanoba.com
THE SANOBA LAW FIRM
422 South Florida Avenue
Lakeland, Florida 33801
Telephone: 863/683-5353
Facsimile: 863/683-2237
Attorney for Plaintiff
Oct. 27; Nov. 3, 2023 23-01052T

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO. 23-CC-747 GROUND UP SERVICES LLC Plaintiff, v. JOSEPH A. ENOS JR. Defendant.

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Construction Lien Foreclosure entered in the above-styled case, I will sell the property situated in Charlotte County, Florida, on November 27, 2023, at 11:00 a.m., at www.charlotte.realforeclose.com beginning at 11:00 o'clock A.M. Any person claiming an interest in the surplus from the sale, if any, other than the property owner must file a claim within sixty (60) days after the sale. The legal description of the property being sold is described herein:

Lot 35, Block 561, PORT CHARLOTTE SUBDIVISION, SECTION 13, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, A RECORDED IN PLAT BOOK 5 AT PAGES 2 THROUGH 20, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA commonly known as 3059 Newbury Street, Port Charlotte, Florida 33952, together with the following improvements, fixtures or personal property: all buildings, improvements, fixtures or appurtenances now or hereafter erected or existing

upon the mortgaged property, including all gas, electric, water, cooking, refrigerating, lighting, plumbing, heating, air conditioning, ventilation, and power systems, appliances, fixtures, and appurtenances, even though they be detached or detachable (The "Property").

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

DATED this 16th day of October, 2023.

/s/ Raymond J. Rotella
RAYMOND J. ROTELLA, Esquire
FL Bar No. 157951
Kosto & Rotella, P.A.
P.O. Box 113
Orlando, FL 32802
Telephone: 407-425-3456
Facsimile: 407-423-9002
rotella@kostoandrotella.com
dmeyer@kostoandrotella.com
Attorneys for Plaintiff
Oct. 27; Nov. 3, 2023 23-01059T

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 22000208CA DATA MORTGAGE, INC.; Plaintiff, vs. NICHOLAS E. TEMS, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated August 9, 2023, in the above-styled cause, I will sell to the highest and best bidder for cash at https://www.charlotte.realforeclose.com , on November 16, 2023, at 11:00 AM the following described property:

LOT 14, BLOCK 2075, PORT CHARLOTTE SUBDIVISION, SECTION 22, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 13, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. .

Property Address: 17131 DOYLE AVE, PORT CHARLOTTE, FL 33954

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is 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 on day of 10/19/2023.

(COURT SEAL) B. Lackey
Deputy Clerk of Court,
Charlotte County

22-00051
Oct. 27; Nov. 3, 2023 23-01051T

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case #: 23000020CA Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, -vs.- Dana Renee Scharfenberg a/k/a Dana R. Scharfenberg f/k/a Dana R. Skinner f/k/a Dana R. Iacolucci; Chad Justin Iacolucci a/k/a Chad J. Iacolucci a/k/a Chad Iacolucci; Sheldon Troy Iacolucci a/k/a Sheldon T. Iacolucci; Andrea Celeste Iacolucci a/k/a Andrea C. Iacolucci; Mandala Lacey Steacker a/k/a Mandala Steacker a/k/a Mandala Lacey Maitland a/k/a Mandala L. Maitland a/k/a Mandala Maitland; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Loretta M. Maitland a/k/a Loretta Marie Maitland f/k/a Loretta Marie Iacolucci f/k/a Loretta M. Iacolucci f/k/a Loretta Marie Rogers, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Unknown Spouse of Dana Renee Scharfenberg a/k/a Dana R. Scharfenberg f/k/a Dana R. Skinner f/k/a Dana R. Iacolucci; Unknown Spouse of Chad Justin Iacolucci a/k/a Chad J. Iacolucci a/k/a Chad Iacolucci; Unknown Spouse of Sheldon Troy Iacolucci a/k/a Sheldon T. Iacolucci; Unknown Spouse of Andrea Celeste Iacolucci a/k/a Andrea C. Iacolucci; Unknown Spouse of Mandala Lacey Steacker a/k/a Mandala Steacker a/k/a Mandala Lacey Maitland a/k/a Mandala L. Maitland a/k/a Mandala Maitland; Dividend Solar Finance LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23000020CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida,

wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Plaintiff and Dana Renee Scharfenberg a/k/a Dana R. Scharfenberg f/k/a Dana R. Skinner f/k/a Dana R. Iacolucci are defendant(s), I, Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash AT WWW.CHARLOTTE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES at 11:00AM on December 6, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOT 15, BLOCK 2801, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 5, PAGE 35A THROUGH 35F, IN 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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.

Roger D. Eaton
CLERK OF THE CIRCUIT COURT
Charlotte County, Florida
(SEAL) D. Gerace
DEPUTY CLERK OF COURT

Submitted By: ATTORNEY FOR PLAINTIFF:
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Oct. 27; Nov. 3, 2023 23-01063T