

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

Case No.: 2023 CA 4223 AX Agency Case No.: 2023-0001389 IN RE: FORFEITURE OF: FIVE THOUSAND NINE HUNDRED SEVENTY-FIVE DOLLARS (\$5,975.00) IN U.S. CURRENCY, ONE GOLD AND DIAMOND BRACELET, ONE GOLD CHAIN, AND ONE GOLD AND DIAMOND RING TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: FIVE THOUSAND NINE HUNDRED SEVENTY-FIVE

DOLLARS (\$5,975.00) IN U.S. CURRENCY, ONE GOLD AND DIAMOND BRACELET, ONE GOLD CHAIN, AND ONE GOLD AND DIAMOND RING and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email the Florida Bar Lawyer Referral Service at LawyerReferral@

floridabar.org or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

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: 10/25/2023 ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT MANATEE COUNTY, FLORIDA 1115 Manatee Avenue West Bradenton, FL 34205 (Seal) BY: Kris Gaffney Deputy Clerk November 3, 10, 2023 23-01713M

SECOND INSERTION

Notice is hereby given that on 11/21/2023 11:00 AM, the following Personal Property will be sold at public auction pursuant to F.S.715.109: 1968 HILL VIN# HF549B Last Known Tenants: Maria Montero & Maria Montero-Torres Sale to be held at: **Bedrock Southern Pines LLC** 925 301 Blvd. E Bradenton, FL 34203 (Manatee County) (813) 906-5310 November 3, 10, 2023 23-01742M

Prepared by: Thomas L Avrutis, ESQ Return to: John Cunningham Asset Recovery Services 3671 Webber Street, #36 Sarasota, FL 34232 RE: SMUGGLERS COVE BEACH RESORT CONDOMINIUM ASSOCIATION, INC. MANATEE County, Florida Non-Judicial Timeshare foreclosure process

NOTICE OF PUBLIC AUCTION/ SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE

NOTICE IS HEREBY GIVEN that, pursuant to an action for non-judicial foreclosure of timeshare units on the Claim of Lien, which is dated April 26, 2023, and recorded May 4, 2023, in the Public Records of Manatee County, Florida as Instrument Number 202341046973 and the Claim of Lien dated May 4, 2023 and recorded May 15, 2023 in the Public Records of Manatee County, Florida as 202341051056, of the Public Records of Manatee County, Florida, I will sell, to the highest and best bidder for cash, at SMUGGLERS COVE BEACH RESORT Manager's Office, 1501 Gulf Drive North Bradenton Beach, FL 34217 on the 9th day of November, 2023, at 11:00 a.m., the following described real property located in Manatee County, Florida, to-wit:

Unit Numbers and Week Numbers (as set forth below) in SMUGGLERS COVE BEACH RESORT, a Condominium, as per to the Declaration of Condominium thereof, as recorded in Official Records Book 1028, Page 828, and amendments thereto, of the Public Records of Manatee County, Florida, and all amendments thereto.

Unit Number:	Week Number:
101	43, 44
104	19
106	43
108	15
111	40
205	45
208	39, 45
Unit Number:	Week Number:
102	44, 45
105	42, 44
107	26
109	41
204	41
207	17
209	19
TO:	Owner(s) Address Unit /Week Number(s) Amount due:
Cummings Family Trust, LLC 7819 Glen Crest Way Orlando, FL 32836 106/43	

SECOND INSERTION

THE LOCK UP SELF STORAGE at 115 Manatee Ave W, Bradenton, Florida, 34205 will sell the contents of the following units to satisfy a lien to the highest bidder on November 21st 2023 by 11:30 AM at WWW.STORAGE-TREASURES.COM. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit #3009 Demetrius Lawson - Couch, Boxes, Bags, Tire. Unit #4237 Jessica Garcia - Household Items, Décor, Boxes, Furniture. November 3, 10, 2023 23-01728M

SECOND INSERTION

\$4,651.79 with a per diem amount of \$2.29 from September 1, 2022 John B Dawson and Robin M.A. Dawson 46 Hardwick Road Newport News, VA 23602 109/41 \$1,241.00 with a per diem amount of \$0.61 from September 1, 2022 111/40 \$1,241.00 with a per diem amount of \$0.61 from September 1, 2022 208/39 \$1,241.00 with a per diem amount of \$0.61 from September 1, 2022 Michael T Leigh 4615 Rainmaker Drive New Bern, NC 28562 102/44 \$3,347.06 with a per diem amount of \$1.65 from September 1, 2022 Jeffrey A Mugford and Cindy M Mugford 8614 s 47th Avenue Laveen, AZ 85339-2174 101/43 \$4,996.77 with a per diem amount of \$2.46 from September 1, 2022 Virginia W Paulk and Warren Z Paulk 165 301 Blvd E, Apt 1012 Bradenton, FL 34203 108/15 \$743.69 with a per diem amount of \$0.37 from September 1, 2022 Joseph H Hornbeck and Koni R Hornbeck 415 Route 9 Cape May, NJ 08204 105/42 \$3,418.99 with a per diem amount of \$1.69 from September 1, 2022 Edward J Swonder, Jr and Mary F Swonder 5453 Cherry Street Ext Erie, PA 16509 204/41 \$5,266.27 with a per diem amount of \$2.60 from September 1, 2022 Michael Slinkman and Gloria Slinkman 5737 Kensington Avenue Countryside, IL 60525 101/44 \$5,379.32 with a per diem amount of \$2.65 from September 1, 2022 Roger James Weatherill and Celia Weatherill 23 Newall Tuck Road Monkton Park Chippenham, Wiltshire SN15 3NL United Kingdom 105/44 \$1,668.97 with a per diem amount of \$0.82 from September 1, 2022 205/45 \$2,396.50 with a per diem amount of \$1.18 from September 1, 2022 Rose Marie Ketterer 517 Holiday Avenue

Hazelwood, MO 63042 102/45 \$1,868.24 with a per diem amount of \$0.92 from September 1, 2022 Bruce S Washburn 1743 NW 56th Avenue Lauderdale, FL 33313-4843 208/45 \$2,083.50 with a per diem amount of \$1.032.29 from September 1, 2022 Barbara Dolen and Thomas Dolen 4812 Krenmore Court Chester, VA 23831 107/26 \$1,678.01 with a per diem amount of \$2.29 from September 1, 2022 Melissa Bennett 1645 Franklin Street Martinsville, IN 46151 104/19 \$2,412.44 with a per diem amount of \$1.19 from September 1, 2022 Peggy L Heinmiller and Glen L Heinmiller 154 No 5 Mile Road Midland, MI 48640 209/19 \$1,241.00 with a per diem amount of \$0.61 from September 1, 2022 Brandon De Waal and Teresa Scicchitano-De Waal 2870 Curry Road Schenectady, NY 12303 207/17 \$1,743.70 with a per diem amount of \$0.86 from September 1, 2022 The assessment lien created by the Claims of Lien was properly created and authorized pursuant to the timeshare instrument and applicable law, and the amounts secured by said liens are as set above. You may cure the default at any time prior to the public auction by paying the amount due, as set forth in this notice, to the undersigned Trustee at the address set forth below. THIS NOTICE OF PUBLIC AUCTION/SALE is dated this 17th day of OCTOBER, 2023. I HEREBY CERTIFY that a true and correct copy of this NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE has been furnished by regular First-Class U.S. Mail to each of the obligors at the above listed addresses on this 17th day of OCTOBER, 2023. THOMAS L AVRUTIS, ESQUIRE THOMAS L AVRUTIS TRUSTEE FOR SMUGGLERS COVE BEACH RESORT CONDOMINIUM ASSOCIATION, INC. 201 Fletcher Avenue, Second Floor Sarasota, FL 34236 Telephone (941) 955-7715 Facsimile (941) 953-7625 Email: john@timesharenjf.com November 3, 10, 2023 23-01717M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION CASE NO: 412018CA003635CAAXMA

THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK AS TRUSTEE FOR CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-15, Plaintiff, vs. RICHARD C. SEGAL; UNKNOWN SPOUSE OF RICHARD C. SEGAL; COMMERCIAL RESIDENTIAL ALUMINUM; UNKNOWN TENANT #1; UNKNOWN TENANT #2; COMMERCIAL RESIDENTIAL ALUMINUM AND FABRICATING, LLC., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Cancel the October 19, 2023 Foreclosure Sale Date entered in Civil Case No. 412018CA003635CAAXMA of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK AS TRUSTEE FOR CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-15 is Plaintiff and RICHARD C. SEGAL, et al, are Defendants. The Clerk, ANGELINA M. COLONNESO, shall sell to the highest and best bidder for cash at Manatee County's On-Line Public Auction website: https://www.manatee.realforeclose.com, at 11:00 AM on MARCH 20, 2024, in accordance with Chapter 45, Florida Statutes, the following described property located in MANATEE County, Florida, as set forth in said Final Judgment of Foreclosure by Consent and Default, to-wit:

LOT 170, PALMETTO SKYWAY REPLAT, ACCORDING

TO A PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 15, 16 AND 17, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS A TRIANGULAR PARCEL IN THE NORTH-EAST CORNER THEREOF, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 170, THENCE NORTH 87° 14' 02" WEST ALONG THE NORTHERLY LINE OF SAID LOT 170, A DISTANCE OF 34.37 FEET; THENCE SOUTH 78° 22' 02" EAST, PARALLEL OF THE NORTHERLY LINE OF LOT 169, A DISTANCE OF 34.82 FEET TO THE POINT OF INTERSECTION OF SAID LINE, AND THE WESTERLY RIGHT OF WAY LINE TO PALMETTO POINT DRIVE; THENCE NORTHERLY, ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 00° 40' 57", A DISTANCE OF 5.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A TRIANGULAR PARCEL IN THE SOUTHWEST CORNER OF LOT 169 OF PALMETTO SKYWAY REPLAT DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 169; THENCE NORTH 18° 08' 28" EAST, ALONG THE WESTERLY LINE OF SAID LOT 169, A DISTANCE OF 17.37 FEET; THENCE SOUTH 78° 22' 02" EAST, PARALLEL TO THE NORTHERLY LINE OF SAID LOT 169. A DISTANCE OF 108.66 FEET TO THE POINT OF INTERSECTION OF SAID LINE, AND THE SOUTH LINE

OF SAID LOT 169; THENCE NORTH 87° 14' 02" WEST ALONG SAID SOUTH LINE, 111.97 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 2, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

Parcel ID Number: 2225500004 Property Address: 806 Arlington Road, Palmetto, FL 34221

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 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.

Todd C. Drosky, Esq. FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 | Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-069117-F01 November 3, 10, 2023 23-01725M

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the North Loop Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on **TUESDAY, DECEMBER 12, 2023, at 1:30 p.m.**, at the **Sleep Inn** located at **806 Kings Highway, Port Charlotte, FL 33980**.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, landscape/hardscape/irrigation, offsite roadway improvements, offsite utility extensions, and any other lawful projects or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact Patricia Comings-Thibault ("District Manager's Office"), at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing 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.

Patricia Thibault District Manager

Nov. 10, 17, 24; Dec. 1, 2023

23-01093T

FIRST INSERTION

Notice of Public Sale

Pursuant to Ch 715.109 FS and/or 83.801 and/or 677.210 FS etal United American Lien & Recovery as agent w/ power of attorney will sell at public auction the following property(s) to the highest bidder; owner/lienholder may redeem property(s) for cash sum of lien; all auctions held in reserve

Inspect 1 week prior @ lien facility; cash or cashier check; any persons interested ph (954) 563-1999

Sale Date November 24, 2023 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

3245 2012 Buick VIN#: 2G4GS5EV3C9196211 Tenant: William S Fink

November 10, 17, 2023

23-01092T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No. 23-983-CP IN re: the Estate of TERRANCE SYNNOTT, Deceased; PAULA HURLEY, Petitioner

The administration of the intestate estate of TERRANCE SYNNOTT, deceased, whose date of death was June 29, 2023, and the last four digits of whose social security number are 6977, is pending in the 20th Judicial Circuit Court in and For Charlotte County, Florida, the address of which is 350 E. Marion Ave., Punta Gorda, FL, 33950. The name of the personal representative is PAULA HURLEY. The name and address of the personal representative's attorney and registered agent are set forth below.

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

SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication is November 10, 2023. DATED this 6th day of November, 2023. /S/ RAYMOND S. GRIMM, ESQ. 3189 Bobcat Village Center Road North Port, FL 34288 941-423-7897 raygrimm@outlook.com FLA. BAR NO. 0488798 Attorney and Registered Agent for Personal Representative November 10, 17, 2023 23-01100T

FIRST INSERTION

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

PROBATE DIVISION File No. 23-1182-CP Division: Probate IN RE: ESTATE OF DEVERE A. FADER a/k/a DEVERE ARTHUR FADER Deceased.

The administration of the estate of DEVERE A. FADER, a/k/a DEVERE ARTHUR FADER, deceased, whose date of death was March 25, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is November 10, 2023.

Personal Representative: /s/ Carrie L. Kintz (Nov 4, 2023 10:53 PDT) Carrie L. Kintz 2311 Illion St. San Diego, California 92110 Attorney for Personal Representative: /s/ Ellie K Harris Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: ellie@schwarzlaw.net Secondary E-Mail: Stephen@schwarzlaw.net November 10, 17, 2023 23-01097T

**PUBLISH YOUR LEGAL NOTICE**  
 Email legal@businessobserverfl.com  
 Business Observer

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. 23003832CA USAA FEDERAL SAVINGS BANK, Plaintiff, vs. JOEL O. LEDERER A/K/A JOEL LEDERER, et. al. Defendant(s), TO: UNKNOWN SPOUSE OF JOEL O. LEDERER A/K/A JOEL LEDERER, 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(S) 3, BLOCK A OF CHAR SHORES, UNIT 1 AS RECORDED IN PLAT BOOK 620, PAGE 2207, ET SEQ. OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before December 8, 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 2 day of November, 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 23-133908 Nov. 10, 17, 24; Dec. 1, 2023

23-01089T

FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 23002136CA NATIONS LENDING CORPORATION, AN OHIO CORPORATION, Plaintiff, vs. NORMA K. COLLINS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 28, 2023, and entered in 23002136CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein NATIONS LENDING CORPORATION, AN OHIO CORPORATION is the Plaintiff and NORMA K. COLLINS; JAMES F. COLLINS; are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte. realforeclose.com, at 11:00 AM, on November 29, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 7, VILLAGE OF HOLIDAY LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGES 5A THROUGH 5F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 1981. PACE, IDEN-

TIFICATION NUMBER GDOC-FL45807337, MOBILE HOME SITUATED THEREON. Property Address: 7384 HESTON ST, PORT CHARLOTTE, FL 33981

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

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

Dated this day of 11/03/2023.

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-112877 - MaM November 10, 17, 2023 23-01091T

FIRST INSERTION

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

CASE NO. 23001483CA CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. KATHLEEN KLINGSTEN; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF NANCY B. BROWN, DECEASED; BENJAMIN THOMAS BROWN; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF NANCY B. BROWN, DECEASED (LAST KNOWN ADDRESS) 602 RIVERSIDE DR ORMOND BEACH, FLORIDA 32176 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 137, BLOCK 3006, PORT CHARLOTTE SUBDIVISION, SECTION 55, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 69A THRU 69G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. AND LOT 138, BLOCK 3006, PORT CHARLOTTE SUBDIVISION, SECTION 55, ACCORDING TO THE PLAT THEREOF, RE-

CORDED IN PLAT BOOK 5, PAGES 69A THRU 69G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. a/k/a 1162 BEEKMAN CIRCLE, PORT CHARLOTTE, FLORIDA 33953

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before December 13, 2023, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 7th day of November, 2023.

ROGER D. EATON As Clerk of the Court By B Lackey (COURT SEAL) As Deputy Clerk

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-00304 CLNK November 10, 17, 2023 23-01103T

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE (PROPERTY)

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

CASE NO. 23-003967-CA ADD VALUE DEVELOPMENT, LLC, Plaintiff, vs. JAMAL SAMO ALDARBAS, Defendant.

To: Jamal Samo Aldarbas was Al Sharraf Tower Floor 6, Ahmad Al Jaber St., Sharq, State of Kuwait or P.O. Box Number 214, State of Kuwait, 13003

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: Lots 1152A and 1153, of South Punta Gorda Heights 1st Addition, according to the Plat thereof, as recorded in Plat Book 5, Page 17, Public Records of Charlotte County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Dane T. Stanish, Esq., attorney for Add Value Development, LLC, whose address is 3475 Sheridan St., Suite 209, Hollywood, FL 33021, and file the original with the Clerk of the above-styled Court on or before December 8, 2023, otherwise a default will be

entered against you for the relief prayed for in the complaint or petition.

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

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

WITNESS my hand and seal of said Court at Punta Gorda, Florida, on this November 2, 2023.

ROGER D. EATON As Clerk of said Court

(SEAL) By D. Gerace Deputy Clerk Dane T. Stanish, Esq., 3475 Sheridan St., Suite 209, Hollywood, FL 33021 (954-923-0524, stanishd@gmail.com) Nov. 10, 17, 24; Dec. 1, 2023 23-01088T

FIRST INSERTION

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

Case No. 08-2023-CA-003021 SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF PAUL EDWARD ETHIER A/K/A PAUL E. ETHIER, DECEASED, DREW DADDONO, PERSONAL REPRESENTATIVE OF THE ESTATE OF PAUL EDWARD ETHIER A/K/A PAUL E. ETHIER, DECEASED, MICHAEL EDWARD ETHIER, KNOWN HEIR OF THE ESTATE OF PAUL EDWARD ETHIER A/K/A PAUL E. ETHIER, DECEASED, et al. Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF PAUL EDWARD ETHIER A/K/A PAUL E. ETHIER, DECEASED CURRENT RESIDENCE UNKNOWN

You are notified that an action to foreclose a mortgage on the following property in Charlotte County, Florida: UNIT O-107, OF THE OAKS IV, A CONDOMINIUM ACCORDING TO THE DELCARATION OF CONDOMINIUM EXECUTED JUNE 5, 1985 AND RECORDED JUNE 21, 1985 IN OFFICIAL RECORDS BOOK 821, PAGES 2073 THROUGH 2177, INCLUSIVE, AND AS AMENDED, OF THE PUBLIC RECORDS OF CHAR-

LOTTE COUNTY, FLORIDA. commonly known as 19505 QUESADA AVENUE UNIT OO-107, PORT CHARLOTTE, FL 33948 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before December 13, 2023, (or 30 days from the first date of publication, whichever is later) 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: November 7, 2023. CLERK OF THE COURT Honorable Roger D. Eaton 350 E. Marion Avenue Punta Gorda, Florida 33950- By: D. Gerace (COURT SEAL) Deputy Clerk

Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 011150/2322541/and November 10, 17, 2023 23-01102T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 22001044CA REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROL J. STEELY, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 28, 2023, and entered in 22001044CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROL J. STEELY, DECEASED; BRUCE DEMARS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on November 27, 2023, the following described property as set forth in said Final Judgment, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHARLOTTE, STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 2407, AT PAGE 1629, AND IS DESCRIBED AS FOLLOWS: LOT(S) 734, ROTONDA WEST, OAKLAND HILLS, ACCORDING TO THE PLAT THEREOF,

RECORDED IN PLAT BOOK 8, PAGE(S) 15A THROUGH 15K, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, LIMITATIONS, EASEMENTS AND AGREEMENTS OF RECORD, IF ANY, AND TO ALL APPLICABLE ZONING ORDINANCES AND/OR RESTRICTIONS AND PROHIBITION IMPOSED BY GOVERNMENTAL AUTHORITIES, IF ANY.

Property Address: 7 OAKLAND HILLS PLACE, ROTONDA WEST, FL 33947 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this day of 11/02/2023. ROGER D. EATON As Clerk of the Court By: (SEAL) D. Gerace As Deputy Clerk Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 22-036833 - MaM November 10, 17, 2023 23-01090T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23001185CP Division Probate

IN RE: ESTATE OF RUTH ANN SANCHEZ, Deceased. The administration of the estate of RUTH ANN SANCHEZ, deceased, whose date of death was August 29, 2023, and the last four digits of whose social security number is 5727, 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 10, 2023.

Personal Representative:

Anita Marie Brazell 11 Pittman Rd. Lyle, WA 98635 Attorney for Personal Representative: Ariana R. Fileman Florida Bar No.0990612 Fileman Law Firm, P.A. 201 W. Marion Ave., Suite 1208 Punta Gorda, FL 33950 Telephone: 941-833-5560 Email address: afileman@filemanlaw.com November 10, 17, 2023 23-01099T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000898 IN RE: ESTATE OF WILLIAM C. MACKKEY, Deceased.

The administration of the estate of WILLIAM C. MACKKEY, deceased, whose date of death was July 4, 2003, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 10, 2023.

Personal Representative:

DocuSigned by: /s/ Eric Jonsgaard Eric Jonsgaard, as authorized representative of First Fiduciary Corporation 4120 Lexington Way Eagan, Minnesota 55123 Attorney for Personal Representative: /s/ Alvaro C. Sanchez ALVARO C. SANCHEZ Attorney for Petitioner 1714 Cape Coral Parkway East Cape Coral, Florida 33904 Tel 239/542-4733 FAX 239/542-9203 FLA BAR NO. 105539 Email: alvaro@capecoralattorney.com Email: courtfilings@capecoralattorney.com November 10, 17, 2023 23-01095T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-001079-CP Division: Probate

IN RE: ESTATE OF JOHN JOSEPH AKUSIS a/k/a JOHN J. AKUSIS Deceased. The administration of the estate of John Joseph Akusis a/k/a John J. Akusis, deceased, whose date of death was July 12, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 10, 2023.

Personal Representative:

William Akusis 504 Strasburg Drive Port Charlotte, Florida 33954 Attorney for Personal Representative: Jeffrey Briscoe Florida Bar No. 127501 3440 Conway Blvd., Suite 1-A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 Email: jeff@jeffbriscoe.com November 10, 17, 2023 23-01098T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23001224CP Division Probate

IN RE: ESTATE OF BARBARA C. STALMANN, 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 BARBARA C. STALMANN, deceased, File Number 23001224CP, 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 2, 2023; that the total value of the estate is \$358,000; and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS Robin Vazquez as Trustee of The Stalmann Family Trust Agreement Dated March 20, 2018 c/o Estate and Guardianship Management Services, Inc. 6230 Scott Street, Suite 211 Punta Gorda, FL 33950 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is November 10, 2023.

Person Giving Notice

Jason Monroe c/o Estate and Guardianship Mgmt Services, Inc. 6230 Scott Street, Suite 211 Punta Gorda, FL 33950 Attorney for Person Giving Notice: Katharine W. Payne Florida Bar Number: 0873411 Payne Ryan, PLLC 25073 Marion Avenue Punta Gorda, FL 33950 Telephone: (941) 655-8970/ Fax: (941) 655-8973 E-Mail: kpayne@payneryan.com November 10, 17, 2023 23-01096T

FIRST INSERTION

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

PROBATE DIVISION  
File No.: 23-1221-CP  
Division: PROBATE  
IN RE: ESTATE OF  
LESTER P. YANOWITZ  
Deceased.

The administration of the estate of LESTER P. YANOWITZ, deceased, whose date of death was July 9, 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 10, 2023.

Personal Representative:

IRWIN YANOWITZ  
2 Saint Paul Street  
Apt. 106

Brookline, Massachusetts 02446  
Attorney for Personal Representative:  
MARY A. BYRSKI  
Attorney  
Florida Bar Number: 0166413  
25086 Olympia Ave.  
Suite 310  
Punta Gorda, Florida 33950  
Telephone: (941) 833-9262  
Fax: (941) 833-9264  
E-Mail: mary@byrskilaw.com  
Secondary E-Mail:  
kaye@byrskilaw.com  
November 10, 17, 2023 23-01094T

FIRST INSERTION

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

PROBATE DIVISION  
File No. 23-1032-CP  
Division Probate  
IN RE: ESTATE OF  
SHARON MATTHEW A/K/A  
SHARON ROSE MATTHEW  
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 SHARON MATTHEW A/K/A SHARON ROSE MATTHEW, deceased, File Number 23-1032-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was August 4, 2023; that the total value of the estate is \$0.00 (Exempt) and that the names and addresses of those to whom it has been assigned by such order are:

Donald Patrick Matthew  
1210 Rizzo St.  
Port Charlotte, FL 33952  
David James Matthew  
2321 Dallas St.  
Port Charlotte, FL 33952  
Sheryl Lynne Page  
1210 Rizzo St.  
Port Charlotte, FL 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 November 10, 2023.

Person Giving Notice:

Donald Patrick Matthew  
1210 Rizzo St.

Port Charlotte, FL 33952  
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  
November 10, 17, 2023 23-01101T

SUBSEQUENT INSERTIONS

SECOND 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 unmatred, 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 unmatred, 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.

Person 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

SECOND 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.

SECOND 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 Fallkirk 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

THIRD 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, GRANTEEES, 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 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

SUBSEQUENT INSERTIONS

SECOND 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. Walsler  
THOMAS R. WALSER, ESQ.  
Attorney for Personal Representative  
E-mail Addresses:  
trwalsler@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

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT  
IN AND 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 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:

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 23-01066T

SECOND 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

SECOND 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 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:

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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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, Quantity, Description. Items include Tires, Vacuum, Shelving, Boxes, 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

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. 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: fmail@raslg.com 23-130143 November 3, 10, 2023 23-01075T

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION Case No. 08-2022-ca-000865

CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP Plaintiff, vs. CLIFTON R. FOX, UNKNOWN SPOUSE OF CLIFTON R. FOX, STATE OF FLORIDA, DEPARTMENT OF REVENUE, CLERK OF CHARLOTTE COUNTY, FLORIDA, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 5, 2023, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as:

EAST 1/2 OF LOT 1, BLOCK L, N.H. DECOSTERS ADDITION TO HARBOR VIEW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 24, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 1925 BANANA ST, PUNTA GORDA, FL 33980; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for

cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on 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

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION Case No. 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

SECOND 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 L. DICKENS, 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 Leasee'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, de-mising 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com Business Observer