

## CHARLOTTE COUNTY LEGAL NOTICES

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 12/1/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1993 VILL travel trailer bearing vehicle identification number 1S9PT3527P1165881 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 17, 24, 2023 23-01104T

## FIRST INSERTION

**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
**NOTICE IS HEREBY GIVEN** that the undersigned, desiring to engage in business under the fictitious name of **POWER ON SWFL**: Located at 43249 Whitetail Path : Charlotte County in the City of Punta Gorda : Florida, 33982 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Punta Gorda Florida, this November day of 14, 2023  
**BURCH RODNEY J**  
November 17, 2023 23-01116T

## FIRST INSERTION

**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
**NOTICE IS HEREBY GIVEN** that the undersigned, desiring to engage in business under the fictitious name of **MAGIC ELIXR**: Located at 1443 Dinsmore St : Charlotte County in the City of North Port : Florida, 34288-6894 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at North Port Florida, this November day of 14, 2023  
**GAVRILYUK KRISTINA GENNADIY**  
November 17, 2023 23-01115T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 23-1242 CP**  
**Division Probate**  
**IN RE: ESTATE OF MARY BARBIERI A/K/A MARY ELLEN BARBIERI Deceased.**

The administration of the estate of Mary Barbieri a/k/a Mary Ellen Barbieri, deceased, whose date of death was October 24, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue - Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 17, 2023.

**Personal Representative:**

**/s/ Katherine Carrozza**  
**Katherine Carrozza**  
24396 Westgate Blvd.  
Port Charlotte, Florida 33980  
Attorney for Personal Representative:  
**/s/ Nicole S. Peet**  
Nicole S. Peet  
Attorney  
Florida Bar Number: 1025612  
Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.  
237 Nokomis Avenue South  
Venice, FL 34285  
Telephone: (941) 488-7751  
Fax: (941) 497-7636  
E-Mail: npeet@farr.com  
Secondary E-Mail:  
jpainchaud@farr.com and  
probate@farr.com  
November 17, 24, 2023 23-01106T

## 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 **Strong Tower Marketing** located at 15133 McGraw Ave in the City of Port Charlotte, Charlotte County, FL 33953 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 14th day of November, 2023.  
Natalya Girich  
November 17, 2023 23-01122T

## 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 **Coastal Marketing** located at 15474 Ravine Ave in the City of Port Charlotte, Charlotte County, FL 33953 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 14th day of November, 2023.  
Yelena Goretskiy  
November 17, 2023 23-01121T

## FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
**NOTICE IS HEREBY GIVEN** that Judith Plante-Kibler will engage in business under the fictitious name **NATUREINSPIREDBYJUDYPLANT**, with a physical address 20419 Lorette Ave., House Port Charlotte, FL 33954, with a mailing address 20419 Lorette Ave. House Port Charlotte, FL 33954, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
November 17, 2023 23-01114T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No.: 2023-CP-001247**  
**Division: Probate**  
**IN RE: ESTATE OF HENRY O. WAGLEY, JR. a/k/a HENRY OSBORN WAGLEY, JR. Deceased.**

The administration of the estate of Henry O. Wagley, Jr. a/k/a Henry Osborn Wagley, Jr., deceased, whose date of death was October 1, 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 17, 2023.

**Personal Representative:**

**/s/ Mary Wagley Belsler**  
**Mary Wagley Belsler**  
21532 Seyburn Terrace  
Port Charlotte, FL 33954  
Attorney for Personal Representative:  
Forrest J. Bass, Attorney  
Florida Bar No.: 68197  
Farr Farr Emerich Hackett Carr & Holmes, PA  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
E-Mail: fbass@farr.com  
Secondary E-Mail:  
msleeper@farr.com and  
probate@farr.com  
November 17, 24, 2023 23-01113T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 23001176CP**  
**IN RE: ESTATE OF Bonnie Mae Styer Deceased.**

The administration of the estate of Bonnie Mae Styer, deceased, whose date of death was December 28, 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 17, 2023.

**/s/ Gordon H. Coffman**

**Gordon H. Coffman**  
**Personal Representative**  
12651 McGregor Blvd. #104  
Ft. Myers, FL 33919  
**/s/ Douglas E. Hoover**  
Douglas E. Hoover  
Attorney for Personal Representative  
Fla. Bar No. 177535  
6660 N. High Street 2E  
Worthington, OH 43085-2537  
Telephone: 614-436-1001  
Email: diggerhoov@aol.com  
November 17, 24, 2023 23-01111T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 23-001277CP**  
**Division Probate**  
**IN RE: ESTATE OF JOHNNY EDWARD SAMUEL DONLEY Deceased.**

The administration of the estate of Johnny Edward Samuel Donley, deceased, whose date of death was May 30, 2022, 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 petitioner 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 November 17, 2023.

**Petitioner:**

**/s/ Sharon Berkley**  
**Sharon Berkley**  
11309 Searcy Ridge Rd  
Patriot, Indiana 47038  
Attorney for Petitioner:  
**/s/ Rachel M. Wagoner**  
Rachel M. Wagoner  
Attorney  
Florida Bar Number: 736066  
COLEN & WAGONER, P.A.  
1756 N. Belcher Road  
Clearwater, Florida 33765  
Telephone: (727) 545-8114  
Fax: (727) 545-8227  
E-Mail: rachel@colenwagoner.com  
Secondary E-Mail:  
probate@colenwagoner.com  
November 17, 24, 2023 23-01118T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**Case No. 2023 CP 001171**  
**IN RE: ESTATE OF WILLIAM M. HENNINGSEN Deceased**

The administration of the estate of William M. Henningsen, deceased, whose date of death was June 25, 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 THREE (3) MONTHS AFTER THE TIME 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 other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 November 17, 2023.

**Personal Representative:**

**/s/ Jennifer L. Hamey**  
**JENNIFER L. HAMEY (PR)**  
3815 US Highway 301 N  
Ellenton, FL 34222  
Attorney for Personal Representative:  
**/s/ Jennifer L. Hamey**  
JENNIFER L. HAMEY (0123046)  
Jennifer L. Hamey, PA  
3815 US Highway 301 N  
Ellenton, FL 34222 (941) 932-6217  
jenniferhamey@gmail.com  
November 17, 24, 2023 23-01110T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No.: 2023-CP-00126**  
**Division: Probate**  
**IN RE: ESTATE OF RICHARD L. TREWORGY a/k/a RICK TREWORGY Deceased.**

The administration of the estate of Richard L. Treworgy a/k/a Rick Treworgy, deceased, whose date of death was October 19, 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 17, 2023.

**Personal Representative:**

**April Patchell**  
5601 Taylor Road  
Punta Gorda, FL 33950  
Attorney for Personal Representative:  
Brett H. Sifrit, Attorney  
Florida Bar No.: 105564  
Farr, Farr, Emerich, Hackett, Carr & Holmes, PA  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
E-Mail: bsifrit@farr.com  
Secondary E-Mail:  
msleeper@farr.com and  
probate@farr.com  
November 17, 24, 2023 23-01108T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 23-001216CP**  
**Division Probate**  
**IN RE: ESTATE OF Jack E. Hoffman Deceased.**

The administration of the estate of Jack E. Hoffman, deceased, whose date of death was September 14, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: November 17, 2023.

Signed on this 8th day of November, 2023.

**/s/ Joye H. Cole**

**Joyce H. Cole**  
**Personal Representative**  
**/s/ Mark Martella**  
Mark Martella, Esq.  
Florida Bar No. 0024021  
Martella Law Firm, PLLC  
18245 Paulson Drive, Suite 131  
Port Charlotte, FL 33954  
Telephone: 941-867-6865  
Fax: 941-867-8949  
E-mail: mark@martellalaw.com  
Secondary: tara@martellalaw.com  
Attorney for Petitioner  
November 17, 24, 2023 23-01107T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 23-CP-0928**  
**Division PROBATE**  
**IN RE: ESTATE OF ZACHARY WEIR, Deceased.**

The administration of the estate of Zachary Weir, deceased, whose date of death was July 10, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR 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 17, 2023.

**/s/ James Weir**

**James Weir**  
901 S. Broadway, Apt. B  
Englewood, Florida 34223  
O'BRIEN & BENNETT, P.A.  
**/s/ Gerald F. O'Brien**  
Gerald F. O'Brien, Esquire  
Attorney for Personal Representative  
Florida Bar No.: 768820  
2750 Ringling Boulevard, Suite 3  
Sarasota, Florida 34237  
Telephone: (941) 316-9200  
Fax: (941) 308-0202  
E-Mail: gerald@obrienbennett.com  
Secondary:  
service@obrienbennett.com  
November 17, 24, 2023 23-01119T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 23-CP-1168**  
**IN RE: ESTATE OF PETER JOSEPH PIRRI JR. Deceased.**

The administration of the estate of Peter Joseph Pirri Jr., deceased, whose date of death was September 26, 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 17, 2023.

**Personal Representative:**

**/s/ Niena Piedrahita-Pirri**  
**Niena Piedrahita-Pirri**  
43298 Greenway Blvd.  
Punta Gorda, Florida 33982  
Attorney for Personal Representative:  
**/s/ Scott Kuhn**  
Scott Kuhn, Esq.  
E-mail Addresses:  
pleadings@kuhnlegal.com  
Florida Bar No. 555436  
Kuhn Law Firm PA  
6720 Winkler Rd  
Fort Myers, Florida 33919  
Telephone: (239) 333-4529  
November 17, 24, 2023 23-01112T

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 23001173CP**  
**Division Probate**  
**IN RE: ESTATE OF WILLIAM E. ARTHUR Deceased.**

The administration of the estate of William E. Arthur, deceased, whose date of death was September 2, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 17, 2023.

**Personal Representative:**

**/s/ Marie Strubbe**  
**Marie Strubbe**  
847 Highland Drive  
Whiteland, IN 46184  
Attorney for Personal Representative:  
**/s/ T. Thomas Shirley**  
T. Thomas Shirley  
Attorney  
Florida Bar Number: 0154581  
DUNKIN & SHIRLEY PA  
170 West Dearborn Street  
Englewood, Florida 34223  
Telephone: (941) 474-7753  
Fax: (941) 475-1954  
E-Mail: tom@dunkinshirley.com  
November 17, 24, 2023 23-01105T



FIRST INSERTION

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF RULEMAKING PUBLIC HEARINGS FOR ADOPTION OF THE AMENDED AND SUPPLEMENTED UTILITY RATES AND SOLIDS WASTE RATES AND REGULAR BOARD MEETING**

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a rulemaking hearing and a regular meeting at the following date, time and place:

Date and Time: December 21, 2023 at 1:00 p.m.  
 Place: The Hatchery  
 East Conference Room, Second Floor  
 42881 Lake Babcock Drive  
 Punta Gorda, Florida 33982

The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address the proposed amended and supplemented Utility Rates and Solid Waste Rates. The purpose and effect of the proposed changes to the rules, rates, fees, and charges is to update such rules, rates, fees, and charges as provided below and to provide for efficient and effective District operations and to provide sufficient revenues to meet expenses and provide services within the boundaries of the District. Prior notice of rule development and rulemaking for this rulemaking hearing was published in the Florida Administrative Register on November 16, 2023 and November 17, 2023, respectively. The proposed rules, rates, fees and charges are as follows:

**POTABLE WATER, WASTEWATER AND IRRIGATION QUALITY WATER RATES AND FEES SCHEDULE Effective January 1, 2024**

**A. INITIAL FEES – CONNECTION FEES/AFPI, DEPOSIT FEES, TAP IN, ROAD PUSH**

The below fees and rates are applicable to all Customers of the Utility at the time of an initial connection to the Utility System, depending on whether residential or non-residential.

Please consult the **ERC Calculation Tool** for an approximate ERC calculation. Final ERC calculation and meter sizing will be determined by the District.

**Residential**

Account Set Up Fee	\$47.00
Potable Water	
Connection Fee/AFPI	\$2,899.46(per calculated # of ERC)
Meter Installation Fee	
3/4" "	\$558.99
1"	\$675.97
1 1/2"	\$1,607.21
2"	\$1,785.67
Greater than 2"	Actual Cost <sup>+</sup>
Customer Deposit	\$45.00
Tap In Fee (if service not currently available)	\$1,606.31
(or Actual Cost <sup>+</sup> , whichever is greater)	
Road Push (if service not currently available at property line)	\$2,524.20
(or Actual Cost <sup>+</sup> , whichever is greater)	

Private Fire Protection<sup>1</sup> (if separate meter/connection)

Connection Fee/AFPI (based upon fire flow)	
0-50 GPM	\$4,808.10
51-100 GPM	\$6,256.60
01-150 GPM	\$7,291.23
151-300 GPM	\$9,470.10
301-500 GPM	\$11,372.66
501-750 GPM	\$13,382.31
751-1000 GPM	\$14,917.25
1001-1500 GPM	\$17,382.15
1501-3000 GPM	\$22,579.77
3001-4500 GPM	\$26,311.80
Meter Installation Fee	
3/4"	\$558.99
1"	\$675.97
1 1/2"	\$1,607.21
2"	\$1,785.67
Greater than 2"	Actual Cost <sup>+</sup>
Customer Deposit	\$45.00
Tap In Fee (if service not currently available)	\$1,606.31
(or Actual Cost <sup>+</sup> , whichever is greater)	
Road Push (if service not currently available at property line)	\$2,524.20
(or Actual Cost <sup>+</sup> , whichever is greater)	

Wastewater

Connection Fee/AFPI	\$3,044.32 (per calculated # of ERC)
Customer Deposit	\$50.00
Tap In Fee (if service not currently available)	\$1,606.31
(or Actual Cost <sup>+</sup> , whichever is greater)	
Road Push (if service not currently available at property line)	\$2,524.20
(or Actual Cost <sup>+</sup> , whichever is greater)	

Irrigation Quality Water<sup>2</sup>

Connection Fee/AFPI	\$2,292.06 (per connection, regardless of meter size)
Meter Installation Fee	
3/4"	\$558.99
1"	\$675.97
1 1/2"	\$1,607.21
2"	\$1,785.67
Greater than 2"	Actual Cost <sup>+</sup>
Customer Deposit	\$40.00
Tap In Fee (if service not currently available)	\$1,606.31
(or Actual Cost <sup>+</sup> , whichever is greater)	
Road Push (if service not currently available at property line)	\$2,524.20
(or Actual Cost <sup>+</sup> , whichever is greater)	

**Non-Residential**

Account Set Up Fee	\$47.00
Potable Water	
Connection Fee/AFPI	\$2,899.46 (per calculated # of ERC)
Meter Installation Fee	
3/4"	\$558.99
1"	\$675.97
1 1/2"	\$1,607.21
2"	\$1,785.67
Greater than 2"	Actual Cost <sup>+</sup>
Customer Deposit	Two times estimated monthly charge
(not less than Residential Customer Deposit fee)	
Tap In Fee (if service not currently available)	\$1,606.31
(or Actual Cost <sup>+</sup> , whichever is greater)	
Road Push (if service not currently available at property line)	\$2,524.20
(or Actual Cost <sup>+</sup> , whichever is greater)	

Private Fire Protection<sup>1</sup> (if separate meter/connection)

Connection Fee/AFPI (based upon fire flow)	
0-50 GPM	\$4,808.10
51-100 GPM	\$6,256.60
101-150 GPM	\$7,291.23
151-300 GPM	\$9,470.10
301-500 GPM	\$11,372.66
501-750 GPM	\$13,382.31
751-1000 GPM	\$14,917.25
1001-1500 GPM	\$17,382.15
1501-3000 GPM	\$22,579.77
3001-4500 GPM	\$26,311.80
Meter Installation Fee	
3/4"	\$558.99
1"	\$675.97
1 1/2"	\$1,607.21
2"	\$1,785.67
Greater than 2"	Actual Cost <sup>+</sup>

Customer Deposit	\$45.00
Tap In Fee (if service not currently available)	\$1,606.31
(or Actual Cost <sup>+</sup> , whichever is greater)	
Road Push (if service not currently available at property line)	\$2,524.20
(or Actual Cost <sup>+</sup> , whichever is greater)	
Wastewater	
Connection Fee/AFPI	\$3,044.32 (per calculated # of ERC)
Customer Deposit	Two times estimated monthly charge
(not less than Residential Customer Deposit fee)	
Tap In Fee (if service not currently available)	\$1,606.31
(or Actual Cost <sup>+</sup> , whichever is greater)	
Road Push (if service not currently available at property line)	\$2,524.20
(or Actual Cost <sup>+</sup> , whichever is greater)	

Irrigation Quality Water<sup>2</sup>

Connection Fee/AFPI	\$2,292.06 (per connection, regardless of meter size)
Meter Installation Fee	
3/4"	\$558.99
1"	\$675.97
1 1/2"	\$1,607.21
2"	\$1,785.67
Greater than 2"	Actual Cost <sup>+</sup>
Customer Deposit	Two times estimated monthly charge
(not less than Residential Customer Deposit fee)	
Tap In Fee (if service not currently available)	\$1,606.31
(or Actual Cost <sup>+</sup> , whichever is greater)	
Road Push (if service not currently available at property line)	\$2,524.20
(or Actual Cost <sup>+</sup> , whichever is greater)	

**Master Meter Irrigation Quality Water Service**

Account Set Up Fee	\$45.00
Irrigation Quality Water <sup>2</sup>	
Connection Fee/AFPI	\$2,292.06 (per calculated # of ERC)
Meter Installation Fee	
3/4"	\$558.99
1"	\$675.97
1 1/2"	\$1,607.21
2"	\$1,785.67
Greater than 2"	Actual Cost <sup>+</sup>
Customer Deposit	Two times estimated monthly charge
(not less than Residential Customer Deposit fee)	
Tap In Fee (if service not currently available)	\$1,606.31
(or Actual Cost <sup>+</sup> , whichever is greater)	
Road Push (if service not currently available at property line)	\$2,524.20 (or Actual Cost <sup>+</sup> , whichever is greater)

**B. MONTHLY USE AND COMMODITY FEES – WATER, WASTEWATER AND IRRIGATION**

**Residential** – Applicable to single-family Customers or multi-family Customers which are individually metered.

Potable Water	
Monthly Base Facility Charge (based upon meter size)	
3/4"	\$31.20
1"	\$77.98
1 1/2"	\$155.97
2"	\$249.54
Over 2"	\$31.20 (per calculated # of ERC)
Commodity Charge (per 1000 gallons)	
0 to 6,000 gallons	\$6.18
6,001 gallons and above	\$9.03

Temporary Water Service (<2")	\$337.65 Deposit plus
Actual Cost <sup>+</sup> plus	
Monthly Base Facility Charge Fee plus	
Commodity Charge	

Private Fire Protection Service <sup>1</sup>	
Monthly Base Facility Charge	
2" or less	\$20.80
3"	\$41.58
4"	\$65.00
6"	\$129.99
8"	\$207.98
Commodity Charge (per 1000 gallons)	\$6.18

Wastewater	
Monthly Base Facility Charge	\$36.50 (all meters)
Commodity Charge	\$6.48 (per 1,000 gallons, to max 10,000 gallons)

Temporary Wastewater Service	\$354.54 Deposit plus
Actual Cost <sup>+</sup> plus	
Monthly Base Facility Charge Fee plus	
Commodity Charge	

Irrigation Quality Water <sup>2</sup>	
Monthly Base Facility Charge (all meters)	\$10.03
Commodity Charge (per 1000 gallons)	\$3.00

Temporary Irrigation Service (<2")	\$327.82 Deposit plus
Actual Cost <sup>+</sup> plus	
Monthly Base Facility Charge Fee plus Commodity Charge	

**Multi-Family Residential** - Applicable to multi-family Customers as defined in the Babcock Ranch Water Utilities Policies Manual.

Account Set Up Fee	\$45.00
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Potable Water	
Monthly Base Facility Charge (per calculated # of ERC)	\$31.20
Commodity Charge (per 1,000 gallons)	
0 to 6,000 gallons	\$6.18
6,001 gallons and above	\$9.03

Temporary Water Service (<2")	\$337.65 Deposit plus
Actual Cost <sup>+</sup> plus	
Monthly Base Facility Charge Fee plus	
Commodity Charge	

Private Fire Protection Service	
Monthly Base Charge	
2" or less	\$20.80
3"	\$41.58
4"	\$65.00
6"	\$129.99
8"	\$207.90
Commodity Charge (per 1000 gallons)	\$6.18

Wastewater	
Monthly Base Facility Charge (per unit in building)	\$36.50
Commodity Charge	\$6.48
(per 1,000 gallons to max. 10,000 gallons per unit in the building)	

Temporary Wastewater Service (<2")	\$354.54 Deposit plus
Actual Cost <sup>+</sup> plus	
Monthly Base Facility Charge Fee plus	
Commodity Charge	

Irrigation Quality Water <sup>2</sup>	
Monthly Base Facility Charge (per meter)	\$10.03
Commodity Charge (per 1000 gallons)	\$3.00

Temporary Irrigation Service (<2")	\$337.65 Deposit plus
Actual Cost <sup>+</sup> plus	
Monthly Base Facility Charge Fee plus	

Commodity Charge

**Non-Residential** - Applicable to non-residential commercial, industrial, office, civic, or other Customers for which no other rate schedule applies. Tiered rates are based on total gallons used.

Potable Water	
Monthly Base Facility Charge	
3/4"	\$31.20
1"	\$77.98
1 1/2"	\$155.97
2"	\$249.54
Over 2"	\$31.20 (per calculated # of ERC)
Commodity Charge (per 1,000 gallons)	
0 to 6,000 gallons	\$6.18
6,001 gallons to 20,000	\$9.03
20,001 and above	\$12.11

Temporary Water Service (Potable or Irrigation Quality) (<2")	\$337.65 Deposit plus
Actual Cost <sup>+</sup> plus	
Monthly Base Facility Charge Fee plus	
Commodity Charge	

Private Fire Protection Service <sup>1</sup>	
Monthly Base Charge	
2" or less	\$20.80
3"	\$41.58
4"	\$65.00
6"	\$129.99
8"	\$207.98
Commodity Charge (per 1000 gallons)	\$6.18

Wastewater	
Monthly Base Facility Charge	\$36.50 (all meters)
Commodity Charge (per 1000 gallons)	\$7.77

Temporary Wastewater Service (<2")	\$354.54 Deposit plus
Actual Cost <sup>+</sup> plus	
Monthly Base Facility Charge Fee plus	
Commodity Charge	

Irrigation Quality Water <sup>2</sup>	
Monthly Base Facility Charge (all meters)	\$10.03
Commodity Charge (per 1000 gallons)	\$3.00
IQ on a Bulk Basis (Golf Course Only, per 1000 gallons)	\$0.69

Temporary Irrigation Service <sup>2</sup> (<2")	\$327.82 Deposit plus
Actual Cost <sup>+</sup> plus	
Monthly Base Facility Charge Fee plus	
Commodity Charge	

Raw Water	
Monthly Base Facility Charge	\$25.59
Commodity Charge (per 1000 gallons)	\$3.30

**Master Meter Irrigation Quality (IQ) Water Service** – Applicable to Single-Family Residential Customers, Multi-Family Residential Customers, and other non-residential Customers.

Irrigation Quality Water <sup>2</sup>	
Monthly Base Facility Charge (per calculated # of ERC)	\$10.03
Commodity Charge (per 1000 gallons)	\$3.00

**C. MISCELLANEOUS FEES**

**Violation of District policies may lead to discontinuation of Utility Service, assessment of fees and fines, as well as inspection charges and fees to reconnect services once the violation has been resolved. Any work performed between 3:00PM and 8:00AM shall be considered after normal working hours.**

Disconnection of Services	
Normal disconnect working hours	\$37.35
Normal disconnect after working hours	\$74.69
Due to Violation	\$74.69 plus violation fine
Premise Visit in Lieu of disconnection	\$36.27
	during normal working hours
	\$72.51
	after normal working hours

Reconnection of Services	
Normal reconnect during working hours	\$56.02
Normal reconnect after working hours	\$68.47
Due to Violation	\$74.69 plus violation fine

Service Relocation Fees	Actual Cost <sup>+</sup>
Trip Charge (per visit)	\$51.27
Late Payment (up to \$133 past due)	\$2.29
Late Payment (greater than \$133 past due)	1.50%
Returned Checks <sup>5</sup>	\$27.85
(Face Value does not exceed \$50.00)	\$33.42
(Face Value is more than \$50.00, but does not exceed \$300.00)	\$44.56
(Face Value more than \$300)	

Customer Account Transfer Fee	\$29.55
Unauthorized Water Use Fee	\$59.09 per violation per day
Unauthorized Tampering <sup>7</sup>	
Single-Family	\$300.00 per violation
Multi-Family	\$580.00 per violation
Non-residential	\$1,155.00 per violation
Fire suppression, hydrant, fire line	\$580.00 per violation

Copy of Check Fee	\$6.00
Document Recording Fee	\$12.00 first page,
	\$10.00 each additional page
	\$180.00

Fire Flow Test	
Request for Third Party Meter Testing (up to 1 1/2")	\$84.00
Request for Third Party Meter Test Testing (2" and above)	Actual Cost <sup>+</sup>
Request for Field Meter Testing (up to 1 1/2")	\$38.50
Request for Field Meter Test Testing (2" and above)	Actual Cost <sup>+</sup>
Backflow Prevention- Device Repair and/or Certification	Actual Cost <sup>+</sup>
Cross-Connection	Actual Cost <sup>+</sup>
Service Policy Related Fees	\$42.00 per visit
Non-Compliant Irrigation System Fine	\$60.44 to \$181.30
per day as determined by District	
Non-Compliant Industrial Discharge Fine	\$60.44 to \$181.30
per day as determined by District	

Grease Trap Inspections	Actual Cost <sup>+</sup>
Grease Trap Violations (within 10-year period)	
(1st Occurrence)	\$240.00 + Actual Cost <sup>+</sup>
(2nd Occurrence)	\$470.00 + Actual Cost <sup>+</sup>
(3rd Occurrence)	\$690.00 + Actual Cost <sup>+</sup>
(4th Occurrence)	Service Disconnection
Lien Search Request Fee	\$57.50
Utility Relocations Fee	Actual Cost <sup>+</sup>
Traffic Bearing Meter Box	Actual Cost <sup>+</sup>
Televising Sewer Laterals	\$2.35 per Linear Foot + Equipment Fee
Private Lift Station/Grinder Station Inspection and	
Routine Preventative Maintenance	\$262.50 per month
per Lift Station/Grinder Station	
Private Lift Station/Grinder Station Corrective Maintenance	Actual Cost <sup>+</sup>

The District reserves the right to impose additional fees for the following to the extent not covered above, including cost for rental of any equipment not otherwise listed in the Tariff, plus a 10% markup.



\*\*Ad Cont'd from previous page\*\*

Plant / System Operator (Class C) per hour	\$82.04	\$123.05
Skilled Maintenance per hour	\$82.04	\$123.05
Foreman per hour	\$88.35	\$132.51
Manager per hour	\$132.51	\$145.14
Electrician per hour	\$88.35	\$132.51
Inspector per hour	\$79.65	\$119.47
Controls Technician per hour	\$94.67	\$141.99
Administrative per hour	\$73.52	\$110.28

Equipment Type	Regular Working Hours	After Working Hours
Backhoe with Operator per hour	\$157.76	N/A
Loader with Operator per hour	\$157.76	N/A
Track-hoe with Operator per hour	\$220.87	N/A
Dump Truck with Operator per hour	\$126.21	N/A
Utility Vehicle with Operator per hour	\$82.04	N/A
Flat Bed Truck with Operator per hour	\$108.34	N/A
Portable Pump (4" trash) per hour	\$44.16	N/A
Generator (35-45 kw) per hour	\$50.48	N/A
Factor Truck with One Operator per hour	\$392.58	N/A
TV Truck with Operator per hour	\$252.43	N/A

**D. INDUSTRIAL DISCHARGE AND APPROVAL FEES**

Industrial Wastewater Discharge Approval	
Application Fee	\$93.38
Transfer Fee	\$90.65

Industrial Wastewater Discharge Approval Annual Fees	Flow Rate (per gpd)	Minor	Significant
Up to 1,999	\$124.49	\$280.10	
2,000 to 4,999	\$217.85	\$466.84	
5,000 to 9,999	\$311.23	\$529.07	
10,000 to 24,999	\$404.59	\$715.82	
25,000 to 49,999	N/A	\$778.05	
50,000 to 99,999	N/A	\$964.79	
Over 100,000	N/A	\$1,027.04	

High Strength Industrial Wastewater Surcharge	
Minimum Monthly Charge	\$19.30
Biochemical Oxygen Demand (BOD)	\$0.1913 (per pound)
Concentration in excess of 400 mg/L	

Total Suspended Solids (TSS)	\$0.1814 (per pound)
Concentration in excess of 400 mg/L	

Oil and Grease (O&G) concentration	
In excess of 50 mg/L	\$0.1381 (per pound)

Chemical Oxygen Demand (COD) in	\$0.1905 (per pound)
Excess of 2 times BOD and greater than 800 mg/L	

Waste Hauler Charges <sup>6</sup>	
Annual Fee per Hauler	\$248.99
Waste Disposal Fee (normal hours - per 1000 gallons)	\$68.47
Waste Disposal Fee (after hours - per 1000 gallons)	\$168.06
Mixed Load Fee (per 1000 gallons)	\$43.56
Violations Process Charge (per appeal)	\$121.78
Remediation (handling fee plus Actual Cost <sup>4</sup> )	\$248.99

**E. NOTES**

**1. Automatic Cost Escalation.** In the absence of Board action, the District's rates, fees and charges shall be automatically increased without further action five percent (5%) per year. Upon application of this automatic cost escalation provision, the District Manager shall submit to the District Board of Supervisors a report detailing the amount of the escalation and the new rates as revised. The Rate Schedule shall be adjusted pursuant to this section as required.

**2. Utility Cost Pass-Through.** The District's rates, fees and charges shall be automatically increased without further action of the Board based upon the implementation of a rate increase to the District Utility System by any utility which provides service to the District, or upon implementation or increase of any taxes levied by a governmental authority against the District, or upon an increase of costs incurred for water quality, wastewater or irrigation quality water quality testing required by the Department of Environmental Protection, or other unfunded mandates imposed by a controlling governmental agency. Upon application of this cost pass-through provision, the District Manager shall submit to the Board of Supervisors a report detailing the amount of the escalation and the new rates as revised. The Rate Schedule shall be adjusted pursuant to this section as required.

**3. Water Use Restriction Surcharge.** Commodity charges may be adjusted from time to time temporarily by up to twenty five percent (25%) to reflect a water use restriction surcharge rate adjustment that may be implemented in response to and for the duration of general water use restrictions imposed by the South Florida Water Management District (SFWMD).

**4. Prorations.** Base Facility Charges will be pro-rated for any partial month of service.

<sup>1</sup> In the event that a new single-family Customer requests a meter up-sizing to support a fire sprinkler system for a residence, then the Customer will be required to pay for the cost of the meter to be installed. The Customer will be required to pay Base Facility Charges based on the size of meter installed. The Customer must also install a reduced pressure backflow prevention device on the fire sprinkler line. The backflow prevention device shall be registered with the District. The Customer will be required to perform annual inspections of the backflow prevention device and provide certified inspection reports to the Utility.

If a Customer has only a single meter that also provides Private Fire Protection Service, then potable water charges apply, subject to the meter size as detailed in the prior paragraph. If a Customer has a separate meter for the Private Fire Protection Service, Customer will pay according to both meters, i.e. a monthly potable water facility charge and a monthly Private Fire Protection Service facility charge.

<sup>2</sup> Customers shall not have private irrigation wells nor utilize lake/pond water for irrigation purposes.

<sup>3</sup> Tampering includes unauthorized connections or disconnections to potable water, wastewater, or irrigation water lines/services, and removal of wastewater cleanout caps for the purpose of draining rainwater or disposal of any other substances.

<sup>4</sup> Actual Cost= Labor + Material (+10% markup) + Cost for Rental of any Equipment Not Otherwise Listed in the Tariff (+10% markup) + professional time incurred on behalf of Babcock Ranch Water Utilities or its Lessor or Operator.

<sup>5</sup> All returned checks subject to service charge not to exceed the service fees authorized under Florida Statutes 832.08(5) or an amount of up to five percent (5%) of the face amount of the check, whichever is greater.

<sup>6</sup> Waste refers to bio-solids, wastewater treatment plant effluent disposal, septage and bio-diesel. References to gallonage refers to "per 1,000 gallons of truck capacity".

<sup>7</sup> Applicable for non-phased projects. For projects with more than one phase, all additional phases are charged at Actual Cost<sup>4</sup>.

**Babcock Ranch Community Independent Special District  
Waste Collection Rates and Fees Schedule <sup>1</sup>**

**A. RESIDENTIAL SERVICES:**

The below fees and rates are applicable to all residential Customers of the District upon the commencement of Waste Services to the Customer's property.

**Fees and Charges:**

Bulk item pick-up (furniture or white goods)	
1 item	\$20.29
2 items	\$28.98
3+ items (each)	\$11.60
Loose limbs/brush/vegetative waste	\$17.39 (one cubic yard)
2 or more cubic yards	\$14.50 (per cubic yard)
Extra pick up (normal route day)	\$6.96
Special pick up (not on normal route day)	\$17.39
Extra cart (normal collection day)	\$83.65 (per year)
Move-in waste (boxes/packing material, with boxes flattened and next to recycle container)	No charge
<b>Additional Services:</b>	
Can Sanitize	\$19.00 (each)
Cart replacement 65 gallon residential	\$60.00 (each)
Lid replacement 65 gallon residential	\$21.00 (each)
Wheel axle replacement 65 gallon residential	\$21.00 (each)
Grab bar replacement 65 gallon residential	\$11.70 (each)

**B. NON-RESIDENTIAL SERVICES:**

The below monthly fees and rates are applicable to all Non-Residential (including multi-family) Customers of the District upon the commencement of Waste Services and Recycling Services to the Customer's property.

**Size/Frequency:**

Can/Container Size/Service	1 x week	2 x week	3 x week	4 x week	5 x week	1x Extra
2 Yard Waste or Recycle	\$203.01	\$407.00	\$611.00	\$720.00	\$1,019.00	\$22.61
4 Yard Waste or Recycle	\$284.00	\$550.00	\$800.00	\$1,035.00	\$1,254.00	\$45.21
6 Yard Waste or Recycle	\$360.00	\$669.00	\$1,018.00	\$1,370.00	\$1,592.00	\$67.82
8 Yard Waste or Recycle	\$407.00	\$789.00	\$1,148.00	\$1,483.00	\$1,796.00	\$90.41
96 Gallon Waste or Recycle	\$76.00	NA	NA	NA	NA	\$33.04

Can/Container Size/Service	Haul Rate	Disposal (per ton)	Delivery	Liner	Emergency	Relocate
30 Yard Compactor	\$478.00	\$78.20	\$128.70	\$159.00	\$565.75	\$164.25
20 Yard Waste	\$396.50	\$78.20	\$128.70	\$159.00	\$565.75	\$164.25
30 Yard Waste	\$478.00	\$78.20	\$128.70	\$159.00	\$565.75	\$164.25
20 Yard Metal Recycle	\$396.50	\$62.25	\$128.70	NA	\$565.75	\$164.25
30 Yard Metal Recycle	\$478.50	\$62.25	\$128.70	NA	\$565.75	\$164.25

**Additional Services:**

Enclosure opening/closure	\$6.96 (per occurrence)
Container roll out-in/close enclosure	\$13.91 (per occurrence)
Extra pick up, regular service day while on site	\$5.21 (per yard)
Extra pick up, return or on-call	\$13.91 (per yard)
Deodorize spray while on site	\$9.26 (per occurrence)
Cart replacement 95-gallon cart	\$70.00 (each)
Lid replacement 2-yard container	\$57.96 (per pair)
Lid replacement 95-gallon cart	\$21.00 (each)
Wheels/casters on 2-yard container	\$86.94 (one-time charge)
Wheels & axels 95-gallon cart	\$21.00 (per assembly)
Wheel replacement 2-yard container	\$28.98 (each)
Grab bar 95-gallon cart	\$11.70 (each)

**C. COMMUNITY PARK SERVICES:**

Can Collection	\$23.18 (per month/can)
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**D. MISCELLANEOUS:**

Late payment (up to \$133 past due)	\$2.12
Late payment (greater than \$133 past due)	1.5% of past due amount
Credit card processing fee	max of 4%
Restoration of Waste Service	\$79.57 (per occurrence)

**E. NOTES:**

1. Waste Services are mandatory for all properties within the District. No Customer shall refuse to receive and/or pay for Waste Services.

2. **Automatic Cost Escalation.** In the absence of Board action to the contrary, the District's rates, fees and charges shall be automatically increased, without further action, five percent (5%) per year. Upon application of this automatic cost escalation provision, the District Manager shall submit to the District Governing Board a report detailing the amount of the escalation and the new rates as revised. The Rate Schedule shall be adjusted pursuant to this section as required.

3. **Prorations.** Monthly charges will be pro-rated for any partial month of service.

4. All returned checks will be subject to a service fee, as per Section 832.07, Florida Statutes, equal to the greater of five percent (5%) of the face amount of the returned check, or \$25.00 if the face value is less than \$50.00; \$30.00 if the face value is greater than \$50.00, but less than \$300.00; or \$40.00 if the face value is greater than \$300.00. Dishonored checks shall be handled in accordance with Section 68.065, Florida Statutes.

Specific legal authority for the rules includes Chapter 120, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice.

A Board meeting of the District will also be held where the Board may consider any other District business that may come before the Board. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting and public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting and public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone. Any person requiring special accommodations at the hearing 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 at 1-800-955-8770, for aid in contacting the District Office. A copy of the proposed rules may be obtained by contacting the District Manager, Craig Wrathell, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or by visiting the District's website at the following address: <http://www.babcockranchliving.com/153/Independent-Special-District>.

Craig Wrathell, District Manager  
November 17, 2023

23-01120T

**FIRST INSERTION**

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION **CASE NO. 22001560CA BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. SUEANN SANDERS, AS PLENARY GUARDIAN OF THE PERSON AND PROPERTY OF BEVERLY A. HARRAR, THE WARD, et al. Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 13, 2023, and entered in 22001560CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and SUEANN SANDERS, AS PLENARY GUARDIAN OF THE PERSON AND PROPERTY OF BEVERLY A. HARRAR, THE WARD; UNKNOWN SPOUSE OF BEVERLY A. HARRAR; SANDPIPER KEY CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on December 11, 2023, the following described property as set forth in said Final Judgment, to wit: UNIT 404, BUILDING 8, SANDPIPER KEY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CON-

DOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 685, PAGE 49, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 3, PAGE 42A - X, AS AMENDED PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 1751 BEACH RD. UNIT 404, ENGLEWOOD, FL 34223 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated this day of 11/14/2023. ROGER D. EATON As Clerk of the Court By: (SEAL) D. 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 22-072557 - MaM November 17, 24, 2023 23-01124T

**FIRST INSERTION**

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA **CASE NO.: 23003737CA U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE COLT 2021-5 MORTGAGE LOAN TRUST, A NEW YORK COMMON LAW TRUST, Plaintiff, vs. MAI THI KIM PHAM; ROYAL HOANG DUONG; UNKNOWN SPOUSE OF MAI THI KIM PHAM; UNKNOWN SPOUSE OF ROYAL HOANG DUONG; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al. Defendant(s).** TO: MAI THI KIM PHAM (Current Residence Unknown) (Last Known Address(es)) 205 WEST WOOD STREET TAMPA, FL 33604 461 SHARON CIRCLE PORT CHARLOTTE, FL 33952 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 461 SHARON CIRCLE PORT CHARLOTTE, FL 33952 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 101, BLOCK 36, PORT CHARLOTTE SUBDIVISION, SECTION 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3,

PAGE 87-A, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. A/K/A: 461 SHARON CIRCLE, PORT CHARLOTTE, FL 33952. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before December 21, 2023, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in 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 15 day of November, 2023. ROGER D. EATON As Clerk of the Court and/or Comptroller By: D. Gerace (SEAL) As Deputy Clerk Brian L. Rosaler, Esquire POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 23-50563 November 17, 24, 2023 23-01127T

**FIRST INSERTION**

NOTICE OF ACTION UPSTATE ENTERPRISES, LLC v. JAMES EDWARDS, et al. IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION **Case No. 23-003424CA Judge: Geoffrey H. Gentile UPSTATE ENTERPRISES, LLC, a Florida limited liability company, Plaintiff, v. JAMES EDWARDS, an individual; JAMIE EDWARDS, an individual; CHARLOTTE EDWARDS, an individual; JAMES CLINTON BEASLEY A/K/A JAMES BEASLEY, an individual; LYNZEE NICOLE BEASLEY, an individual; MORGAN DAWN TAYLOR, an individual; MADISON JEAN BEASLEY, an individual; BROCK THOMAS BEASLEY, an individual; CYNTHIA WELLS, an individual; THOMAS K. WELLS, an individual; JESSE LOVELL BLEVINS a/k/a JESSE BLEVINS, an individual; CHARLOTTE COUNTY, a political subdivision of the State of Florida; all others claiming by, through or under the foregoing Defendants, Defendants.** TO: JAMIE EDWARDS Last Known Addresses: 20298 Xita Avenue, Port Charlotte, FL 33952-1235 CHARLOTTE EDWARDS Last Known Addresses: 2121 Mark Avenue, Punta Gorda, FL 33950 CYNTHIA WELLS Last Known Addresses: 3281 Milwaukee Street, Punta Gorda, FL 33980 THOMAS K. WELLS Last Known Addresses: 1619 34th Avenue E., Bradenton, FL 34208-4645 YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida: LOT 28, MARIAN TERRACE SUBDIVISION OF BLOCK 17 SOLANA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT

BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Commonly known as: 2121 Mark Avenue, Punta Gorda, Florida 33950 Parcel ID: 412305235002 (the "Property"). has been filed against you and you are required to serve a copy of your written defenses by the Charlotte County Clerk of Court's scheduled default date of December 21, 2023 on Bradley W. Butcher, Plaintiff's attorney, whose address is 6830 Porto Fino Circle, Ste. 2, Fort Myers, Florida 33912 and file the original with 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. This notice shall be published once a week for four (4) consecutive weeks in the Business Observer. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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 15 day of November, 2023. CLERK OF THE CIRCUIT COURT (SEAL) ROGER D. EATON Charlotte County Clerk of Court By: D. Gerace As Deputy Clerk Butcher & Associates, P.L. 6830 Porto Fino Circle, Ste. 2 Fort Myers, Florida 33912 Nov. 17, 24; Dec. 1, 8, 2023 23-01126T



## 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 Rental Refreshers located at 110 Ferdon Circle in the City of Port Charlotte, Charlotte County, FL 33954 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of November, 2023.

Carrie Andrade  
November 17, 2023

23-01109T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23 CP 1286  
IN RE: ESTATE OF  
WILLADENE RUTH MARCHESE  
Deceased.

The administration of the Estate of Willadene Ruth Marchese, deceased, File Number 23 CP 1286 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 petitioner 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is November 17, 2023.

**Petitioner:**  
**Kimberly Dawn Conley**  
1735 3rd Ave.  
East Bank, WV 25067

Attorney for Petitioner:  
Nathan Dougherty, Esquire  
Florida Bar No. 118632  
P.O. Box 380984  
Murdock, FL 33938  
Tel: (941) 270-4489  
Email:  
contact@nathandoughertylaw.com  
November 17, 24, 2023 23-01131T

## FIRST INSERTION

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

CASE NO.: 2023-CA-4181  
SIGMA INFINITY LLC,  
Plaintiff, v.  
AMERICAN ESTATE AND TRUST  
FBO LAURA STRATER IRA;  
PAULINE MCCARTHY,  
Defendants.

To PAULINE MCCARTHY:

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

PCH 027 1462 0018 PORT  
CHARLOTTE SEC 27 BLK 1462  
LT 18 More commonly known as:  
1089 Decatur Street, Port Char-  
lotte, FL 32052

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 21, 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 15 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. 17, 24; Dec. 1, 8, 2023

23-01125T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23-CP-915  
IN RE: ESTATE OF  
MARGARET L. HARRISON,  
Deceased.

The administration of the estate of MARGARET L. HARRISON, deceased, whose date of death was April 23, 2023, is pending in the Circuit Court for Charlotte County, Florida, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN 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: November 17, 2023.

**Personal Representative:**  
**/s/ Shannon Arlene Washel**  
**SHANNON ARLENE WASHEL**  
613 SW 9th Ave  
Cape Coral, Florida 33991

Attorney for Personal Representative:

/s David G. Jones  
David G. Jones, Esq.  
Florida Bar No. 1010525  
O'Halloran Legal Group, PLLC  
2080 McGregor Blvd., Suite 300  
Fort Myers, FL 33901  
Telephone: (239) 334-7212  
Email:

David@ohalloranlegalgroup.com  
Email: Eve@ohalloranlegalgroup.com  
November 17, 24, 2023 23-01132T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-001207  
IN RE: ESTATE OF  
WENDELL NEAL REDDEN A/K/A  
WENDELL N. REDDEN  
Deceased.

The administration of the estate of Wendell Neal Redden A/K/A Wendell N. Redden, deceased, whose date of death was October 6, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 17, 2023.

**Personal Representative:**  
**Christopher N. Redden**  
Lysalleen 9B  
4000 Roskilde, Denmark

Attorney for Personal Representative:  
Jenny C. Hazel, Esquire  
Attorney  
Florida Bar Number: 0163562  
MCCRORY LAW FIRM  
309 Tamiami Trail  
Punta Gorda, FL 33950  
Telephone: (941) 205-1122  
Fax: (941) 205-1133  
E-Mail: jenny@mccrorylaw.com  
Secondary E-Mail:  
debbie@mccrorylaw.com  
November 17, 24, 2023 23-01129T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File Number: 23001177CP  
IN RE: ESTATE OF  
DENNIS R. DORAN,  
Deceased.

The administration of the Estate of Dennis R. Doran, Deceased, whose date of death was April 11, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate upon 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 the 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 17, 2023.

**Personal Representative:**  
**Cheryl Doran**  
5096Norseman Circle  
Marietta, GA 30068  
Attorney for Personal Representative:  
/s/ Barry A. Diamond  
BARRY A. DIAMOND, #471770  
LAW OFFICES OF  
BARRY A. DIAMOND, P.A.  
Coral Springs Professional Campus  
5541 N. University Drive, Suite 103  
Coral Springs, Florida 33067  
Telephone: (954) 752-5000  
November 17, 24, 2023 23-01128T

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 23001148CP  
Division Probate  
IN RE: ESTATE OF  
JUDY D. DAVIS,  
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 JUDY D. DAVIS, deceased, File Number 23001148CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was April 22, 2023; that the total value of the estate is \$800.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:  
Stacy Davis  
510 Palmetto Dr. NE,  
Port Charlotte, FL 33952  
Kristopher Davis  
3607 Harbor Blvd.,  
Port Charlotte, FL 33952  
David Davis  
983 Osborne Dr.,  
Sarasota, FL 34234

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 17, 2023.

**Person Giving Notice:**  
**Stacy Davis**  
510 Palmetto Dr NE  
Port Charlotte, FL 33952

Attorney for Person Giving Notice:  
Ariana R. Fileman, Esq.  
Florida Bar No. 0990612  
Fileman Law Firm, P.A.  
201 W. Marion Ave., Suite 1208  
Punta Gorda, FL 33950  
Tel. (941) 833-5560  
Email address:  
afileman@filemanlaw.com  
November 17, 24, 2023 23-01130T

## FIRST INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 2023-CA-001990  
WHELESS PROPERTIES, LLC,  
Plaintiff, vs.

H50375 BROOKS TRUST,  
PINNACLE TRUST SERVICES AS  
TRUSTEE AND ANY AND ALL  
KNOWN OR UNKNOWN PARTIES  
CLAIMING BY, THROUGH,  
UNDER OR AGAINST ANY OF THE  
HEREIN NAMED INDIVIDUAL  
DEFENDANTS,  
Defendants.  
TO: H50375 BROOKS TRUST,  
PINNACLE TRUST SERVICES AS  
TRUSTEE  
2401 U.S. Highway 70 Southwest  
Hickory, NC 28602

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA,  
TO WIT:

Lot 924 and 925, South Punta Gorda Heights, 3rd Addition, according to plat thereof as recorded in Plat Book3, Page 96-B, of the Public Records of Charlotte County, Florida.

a/k/a: 26201 Brooks Rd, Punta Gorda, FL 33955  
Parcel ID Number:  
41233330005  
has been filed against you and that you

are required to serve a copy of your written defenses, if any, to it on Florida Consumer Lawyers, Plaintiffs attorney, at PO Box 341499, Tampa, FL 33694, Phone Number: (813) 282-9330, not less than 28 nor more than 60 days of the First date of publication of this Notice, and file the original with the Clerk of this Court, at Charlotte County Justice Center 350 E. Marion Avenue Punta Gorda, FL 33950, with service on Plaintiff or immediately thereafter. If you fail to do so a default may be entered against you for the relief demanded in the Complaint.

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

DATED this 13th day of Sept 2023.  
Clerk of Circuit Court  
(SEAL) B. Lackey  
As Deputy Clerk

Florida Consumer Lawyers,  
Plaintiffs attorney,  
PO Box 341499,  
Tampa, FL 33694,  
Phone Number: (813) 282-9330  
Nov. 17, 24; Dec. 1, 8, 2023

23-01117T

## 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. 19000725CA  
DITECH FINANCIAL LLC,  
Plaintiff, vs.

THOMAS A. YAMASHITA, et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 09, 2021, and entered in 19000725CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein DITECH FINANCIAL LLC is the Plaintiff and THOMAS A. YAMASHITA; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; MARY YAMASHITA 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](http://www.charlotte.realforeclose.com), at 11:00 AM, on December 14, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 49, PORT CHARLOTTE SUBDIVISION, SECTION 4, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 87 A THROUGH 87D, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 755 FLORAL LN, PORT CHARLOTTE, FL 33952

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 11/14/2023.  
ROGER D. EATON  
As Clerk of the Court  
By: (SEAL) D. 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  
19-279129 - MaM  
November 17, 24, 2023 23-01123T

## SUBSEQUENT INSERTIONS

## THIRD 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

# PUBLISH YOUR LEGAL NOTICE

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Estate & Court-  
related notices

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- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386

and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**



SECOND 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

THIRD 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 Clyclem 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 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 ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS 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

SECOND 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, 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

THIRD 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

**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

FOURTH 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 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

THIRD 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

THIRD 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

SECOND 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 Mathew**  
 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  
 KUHN'S 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



## 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. 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

## SECOND 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 GDC-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

## SECOND 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, DEVEISEES, 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, DEVEISEES, 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

## SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE (PROPERTY)

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

CASE NO. 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

## SECOND 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, DEVEISEES, 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, DEVEISEES, 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

## SECOND INSERTION

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

CASE NO. 22001044CA

REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, 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, DEVEISEES, 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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,