





FIRST INSERTION

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

CASE NO.: 2021-CA-003583 PHH MORTGAGE CORPORATION, Plaintiff, v. UNKNOWN HEIR, BENEFICIARY AND DEVISEE 1 OF THE ESTATE OF BARBARA A. STONEBRAKER, DECEASED, et al., Defendants.

NOTICE is hereby given that Angelina "Angel" Colonnese, Clerk of the Circuit Court of Manatee County, Florida, will on January 9, 2024, at 11:00 a.m. ET, via the online auction site at www.manatee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit:

Lot 44 and the South 20 feet of Lot 43, Onwego Park, as per plat thereof recorded in Plat Book 2, Page 130 of the Public Records of Manatee County, Florida. Property Address: 214 50th Street W, Bradenton, FL 34209

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason,

the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

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 the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

SUBMITTED on this 17th day of November, 2023.

TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147

Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL:

Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 Nov. 24; Dec. 1, 2023 23-01823M

FIRST INSERTION

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

CASE NO.: 2022-CA-002497 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. TIMOTHY W. WILDER, et al., Defendants.

TO: Unknown Personal Representative of the Estate of Kent E. Sims 1415 22nd Street East Palmetto FL 34221 Unknown Heirs, Beneficiaries and Devisees of Kent E. Sims 1415 22nd Street East Palmetto FL 34221

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

Lot 13, Block A, Palmetto Estates according to the map or plat thereof recorded in Plat Book 51, Pages 20 through 29, inclusive of the Public Records of Manatee County.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

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 the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Manatee County, Florida, this 17th day of NOVEMBER, 2023.

Angelina "Angel" Colonnese as Clerk of the Circuit Court of Manatee County, Florida (SEAL) By: Kris Gaffney DEPUTY CLERK

Anthony R. Smith, Esquire the Plaintiff's attorney Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Nov. 24; Dec. 1, 2023 23-01834M

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO.

412023CA002475CAAXMA THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-11, Plaintiff, vs. SARABAY REAL ESTATE, INC., et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 13, 2023, and entered in 412023CA002475CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-11 is the Plaintiff and SARABAY REAL ESTATE, INC.; HOWARD COSNER; HARBOR PINES OF MANATEE OWNERS ASSOCIATION, INC. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on December 12, 2023, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. 7, OF LAGOON BUILDING OF HARBOR PINES, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1439, AT PAGE 4215, AS AMENDED, AND ASPER CONDOMINIUM PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 17, PAGES 183 THROUGH 185, INCLUSIVE,

OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON PROPERTIES DESCRIBED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM, AS AMENDED.

6033 34TH ST W, BRADENTON, FL 34210

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

Dated this 20 day of November, 2023. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 21-016148 - VIT Nov. 24; Dec. 1, 2023 23-01840M

RESOLUTION R-23-190

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, DECLARING A PUBLIC HEARING TO CONSIDER AN APPLICATION TO VACATE A CERTAIN PLATTED EASEMENT WITHIN A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

WHEREAS, an application has been made and filed before the Board of County Commissioners of Manatee County, Florida, (Board) by Mervat Sawaged and Munji Sawaged, (Applicants) to vacate a certain platted easement within a plat subdividing land; and

WHEREAS, the Applicant seeks to vacate property located in an unincorporated area of Manatee County, Florida, and more particularly described in Exhibit A attached hereto and by this reference provided herein.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Manatee County, Florida, that:

1. A public hearing will be held before the Board in the Commissioners' Chambers on the first floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, at 9:00 a.m., or as soon thereafter as same may be heard, on the 9th day of January, 2024, to consider the advisability of granting said application, or some portion thereof. All interested persons, firms, corporations or other entities and organizations shall govern themselves accordingly.

DULY ADOPTED with a quorum present and voting this 14th day of November, 2023.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

(SEAL) By: /s/ Kevin Van Ostenbridge Chairperson

ATTEST: ANGELINA COLONNESO CLERK OF THE CIRCUIT COURT AND COMPTROLLER By: /s/ Hannah Bishop Deputy Clerk

November 24, December 1, 2023

FIRST INSERTION

EXHIBIT "A" SKETCH OF DESCRIPTION: VACATION PORTION OF EASEMENT. Includes a map showing lots 26, 27, and 28, easements, and a line table with 5 lines. Includes a legal description and a surveyor's certification from Nexgen Surveying, LLC.

23-01828M

FIRST INSERTION

RESOLUTION R-23-129

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, DECLARING A PUBLIC HEARING TO CONSIDER AN APPLICATION TO VACATE CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY PORTIONS OF PLATTED RIGHTS-OF-WAY KNOWN AS MAIN STREET AND DAVIS AVENUE, AND A PORTION OF A PLATTED ALLEYWAY IN THE PLAT OF A.L. DAVIS SUBDIVISION, VERNA, FLA., PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

WHEREAS, an application has been made and filed before the Board of County Commissioners of Manatee County, Florida, (Board) by Christopher Kolb (Applicant) to vacate certain streets, roads, or other appropriate property, in the plat of A.L. Davis Subdivision, Verna, FLA.; and

WHEREAS, the Applicant seeks to vacate property located in an unincorporated area of Manatee County, Florida, and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Manatee County, Florida, that:

1. A public hearing will be held before the Board in the Honorable Patricia M. Glass Chambers on the first floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, at 9:00 a.m., or as soon thereafter as same may be heard, on the 12th day of December, 2023, to consider the advisability of granting said application, or some portion thereof. All interested persons, firms, corporations or other entities and organizations shall govern themselves accordingly.

DULY ADOPTED with a quorum present and voting this 14th day of November, 2023.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

(SEAL) By: /s/ Kevin Van Ostenbridge Chairperson

ATTEST: ANGELINA COLONNESO CLERK OF THE CIRCUIT COURT AND COMPTROLLER By: /s/ Hannah Bishop Deputy Clerk

November 24, December 1, 2023

LEGAL DESCRIPTION: AREA #1, AREA #2, AREA #3. SURVEY NOTES: BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 35 SOUTH, RANGE 20 EAST, AS BEING N89°49'23"W. SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE. SHEET 1 OF 2

STATE ROAD 70 (66' WIDE PUBLIC R/W) (FOOT R/W MAP SECTION NO. 1350-000) GOLDEN WAY - 60' WIDE RIGHT OF WAY PLAT BOOK 4, PAGE 123. VERNA ROAD (PUBLIC R/W VERNAS, 66' WIDE R/W PER PLAT) (66' WIDE R/W PER PLAT). SHEET 2 OF 2

23-01829M

PUBLISH YOUR LEGAL NOTICE We publish all Public sale, Estate & Court-related notices • We offer an online payment portal for easy credit card payment • Service includes us e-filing your affidavit to the Clerk's office on your behalf Call 941-906-9386 or email legal@businessobserverfl.com Business Observer







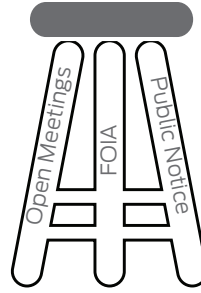






# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

**essential elements of public notice:**



**Accessibility**



**Independence**

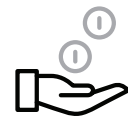


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



**Newspapers remain the primary vehicle for public notice in all 50 states**



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

SUBSEQUENT INSERTIONS

SECOND 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

FOURTH 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 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

FOURTH 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 ac-

tion to Partition to the following property has been filed in Charlotte County, Florida:  
Golden Ranches of Florida Tract #11, the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 40 South, Range 27 East, Charlotte County Florida Parcel #4027282000010  
Street Address: 50634 Bermont Avenue, Punta Gorda, Florida 33982  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before December 2, 2023 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.  
Dated October 27, 2023.  
Roger D. Eaton  
As Clerk of the Court (SEAL) By D. Gerace  
As Deputy Clerk

Payne Ryan, PLLC  
25073 Marion Avenue  
Punta Gorda, FL 33950  
November 3, 10, 17, 24, 2023  
23-01072T

SECOND INSERTION

NOTICE 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

23-01104T

SECOND 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

23-01110T

SECOND 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

23-01111T

SECOND 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

23-01108T

SECOND 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

23-01119T

SECOND 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

23-01118T

**WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.**

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

Why try to fix something that isn't broken?

2 OUT OF 3 U.S. adults read a newspaper in print or online during the week.

Keep Public Notices in Newspapers.

NEWS MEDIA ALLIANCE  
www.newsmediaalliance.org

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 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

SECOND 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

SECOND 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

SECOND 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 WASHSEL**  
 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@ohalloranlegallgroup.com  
 Email: Eve@ohalloranlegallgroup.com  
 November 17, 24, 2023 23-01132T

THIRD 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

THIRD 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: fmail@rasg.com  
 23-133908  
 Nov. 10, 17, 24; Dec. 1, 2023  
 23-01089T

SECOND 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

SECOND 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  
 debbie@farr.com  
 November 17, 24, 2023 23-01106T

SECOND 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:**  
**Mary Wagley Belser**  
 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

SECOND 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**  
 Lysaldeen 9B  
 4000 Roskilde, Denmark  
 Attorney for Personal Representative:  
 Jenny C. Hazel, Esquire  
 Attorney  
 Florida Bar Number: 0163562  
 MCCROY LAW FIRM  
 309 Tamiami Trail  
 Punta Gorda, FL 33950  
 Telephone: (941) 205-1122  
 Fax: (941) 205-1133  
 E-Mail: jenny@mccroylaw.com  
 Secondary E-Mail:  
 debbie@mccroylaw.com  
 November 17, 24, 2023 23-01129T

SECOND 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 unmatrued, 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 unmatrued, 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

SECOND 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 Charlotte, 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

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. 19000725CA

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.

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, 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.

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

SECOND 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: 412333330005 Date Filed: November 17, 24, 2023 23-01117T

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

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2023-CA-2605

SIGMA INFINITY LLC, Plaintiff, v. JOSEPHINE M GRABOW; ET AL., Defendants. To JOSEPHINE M GRABOW; SONIA MARTINEZ LOZANO; HUMBERTO TOVAR RIVERA; and DANIEL GRABOW:

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as: PORT CHARLOTTE SEC78 BLK4405 LT 23 More commonly known as: 9307 Cyclamen Street, Port Charlotte, FL 33981 AND/OR PORT CHARLOTTE SEC14 BLK1011 LT 29 More commonly known as: 18379 Jefferson Avenue, Port Charlotte, FL 33954 has been filed by Plaintiff, SIGMA INFINITY LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or

before December 7, 2023 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Witness my hand and the seal of this court on this 1 day of November, 2023. Clerk of the Circuit Court By: D. Gerace (SEAL) Deputy Clerk

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 Nov. 3, 10, 17, 24, 2023 23-01086T

THIRD 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 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:

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

FOURTH 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 Section 28, Township 40 South, Range 27 East, Charlotte County Florida Parcel #4027282000010 Street Address: 50634 Bermont Avenue, Punta Gorda, Florida 33982 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

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 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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23003737CA

S. S. 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 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 Controllor 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

SECOND 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