

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION
 NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No.: 23-1329-CP
 Division: PROBATE
 IN RE: ESTATE OF
 SANDRA L. HONEYCUTT
 Deceased.

The administration of the estate of Sandra L. Honeycutt, deceased, whose date of death was October 3, 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 December 8, 2023.

Personal Representative:
WILLIE B. HONEYCUTT
 7216 Brookhaven Terrace
 Englewood, Florida 34224
 Attorney for Personal Representative:
 MARY A. BYRSKI
 Attorney
 Florida Bar Number: 0166413
 MARY A. BYRSKI
 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
 December 8, 15, 2023 23-01202T

FIRST INSERTION
 NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 CHARLOTTE COUNTY,
 FLORIDA
 PROBATE DIVISION
 File No. 23-CP-1025
 IN RE: ESTATE OF
 RONALD RINZ
 Deceased.

The administration of the estate of Ronald Rinz, deceased, whose date of death was February 18, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 8, 2023.

KATE WIRSING
Ancillary Personal Representative
 c/o Todd L. Bradley, Esq.
CUMMINGS & LOCKWOOD LLC
 P.O. Box 413032
 Naples, Florida 34101-3032
 TODD L. BRADLEY, ESQ.
 Attorney for
 Ancillary Personal Representative
 Email Address:
 tbradley@cl-law.com Florida Bar
 No. 0898007
 CUMMINGS & LOCKWOOD LLC
 P.O. Box 413032
 Naples, Florida 34101-3032
 December 8, 15, 2023 23-01203T

FIRST INSERTION
 NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 CHARLOTTE COUNTY,
 FLORIDA
 PROBATE DIVISION
 File No. 23001214CP
 Division Probate
 IN RE: ESTATE OF
 GLENN A. MILLER
 Deceased.

The administration of the estate of Glenn A. Miller, deceased, whose date of death was October 9, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 8, 2023.

Pamela L. Dugas
 43230 Smith Road
 Wellington, OH 44090
 Attorney for Personal Representative:
 Cheyenne R. Young
 Florida Bar Number: 0515299
 Wotitzky, Wotitzky, Ross & Young, P.A.
 1107 W. Marion Avenue, #111
 Punta Gorda, FL 33950
 Telephone: (941) 639-8617
 Fax: (941) 639-8617
 E-Mail: cyoung@wotitzkylaw.com
 Secondary E-Mail:
 jackie@wotitzkylaw.com
 December 8, 15, 2023 23-01197T

FIRST INSERTION
 NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 CHARLOTTE COUNTY,
 FLORIDA
 PROBATE DIVISION
 File No. 23-001263-CP
 Division: Probate
 IN RE: ESTATE OF
 BETTINA OLIVE JONES,
 A/K/A BETTINA O. JONES,
 Deceased.

The administration of the estate of Bettina Olive Jones, a/k/a Bettina O. Jones, deceased, whose date of death was October 4, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 8, 2023.

Personal Representative:
Pamela L. Dugas
 43230 Smith Road
 Wellington, OH 44090
 Attorney for Personal Representative:
 Cheyenne R. Young
 Florida Bar Number: 0515299
 Wotitzky, Wotitzky, Ross & Young, P.A.
 1107 W. Marion Avenue, #111
 Punta Gorda, FL 33950
 Telephone: (941) 639-8617
 Fax: (941) 639-8617
 E-Mail: cyoung@wotitzkylaw.com
 Secondary E-Mail:
 jackie@wotitzkylaw.com
 December 8, 15, 2023 23-01197T

FIRST INSERTION
 NOTICE OF PUBLIC SALE
 Notice is hereby given that on 12/22/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1992 DEST HS 21795 . Last Tenants: STACI CROFT AND JOHNNY TYLER and all unknown parties beneficiaries heirs . Sale to be at NHC-FL 118 LLC DBA SHELL CREEK RV AND MARINA, 35711 WASHINGTON LOOP ROAD, PUNTA GORDA, FL 33982. 813-241-8269.
 December 8, 15, 2023 23-01189T

FIRST INSERTION
 NOTICE OF PUBLIC SALE
 Notice is hereby given that on 12/22/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1992 HYLI TV 19LBA02R-9NA924218 . Last Tenants: DAISY JANE MARIE HAYES AND BARRETT JEROME HAYES and all unknown parties beneficiaries heirs . Sale to be at NHC-FL 118 LLC DBA SHELL CREEK RV RESORT & MARINA, 35711 WASHINGTON LOOP ROAD, PUNTA GORDA, FL 33982. 813-241-8269.
 December 8, 15, 2023 23-01190T

FIRST INSERTION
 NOTICE OF ACTION FOR
 DISSOLUTION OF MARRIAGE
 (NO CHILD OR
 FINANCIAL SUPPORT)
 CIRCUIT COURT FOR CHARLOTTE
 COUNTY, FLORIDA
 Case No.: 23001214DR
**CHRISTOPHER HENRY LAPIDUS,
 Husband, vs.
 KELLY LYN LAPIDUS
 Wife.**
 TO: KELLY LYN LAPIDUS, 17215 Berwin Avenue, Port Charlotte, Florida, 33948.
 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CHRISTOPHER HENRY LAPIDUS, whose address is 17215 Berwin Avenue, Port Charlotte, Florida, 33948 on or before 1-10-2024 (28 days after the first publication of this notice) and file the original with the clerk of this Court at 18500 Murdock Cir, Port Charlotte, FL 33948, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided:
 Parcel Id. No.: 402113383004;
 Lot 9, Block 618, PORT CHARLOTTE SUBDIVISION, Section 41, according to the Plat thereof recorded in Plat Book 5, Pages 51A through 51K, of the Public Records of Charlotte County, Florida
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.
 WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 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: 12-5-2023
 Rodger D. Eaton,
 As Clerk of the Court
 By: G. Colon (SEAL)
 Deputy Clerk

Submitted by:
 Gregg M. Horowitz, P.A.
 Attorney for Plaintiff
 P.O. Box 2927
 Sarasota, Florida 34230
 gregg.horowitz@verizon.net
 Dec. 8, 15, 22, 29, 2023 23-01200T

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FIRST INSERTION

NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 231386CA AMERICAN PRIME, LLC, a Florida Limited Liability Company, Plaintiff, vs. MARIA HELENA GONZALEZ, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or

alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are

claiming to have any right, title or interest in and to the lands hereafter described, and UNKNOWN SPOUSE OF MARIA HELENA GONZALEZ, Defendants. NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Wednesday, January 17, 2024, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida

Statutes, the following-described real property: Lot 23, Block 12 Rotonda Sands North Replat - Unit 1, a subdivision according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 4A, 4Z2, of the Public Records of Charlotte County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2023-001386-CA, American Prime, LLC v. Gonzalez.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-

2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated 11/30/2023.

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

Albert J. Tiseo, Jr., Esq.,
701 JC Center Court, Suite 3,
Port Charlotte, FL 33954
December 8, 15, 2023 23-01194T

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL ACTION NO: 23004214CA Civil Division IN RE: VIZCAYA LAKES HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST OF KATHERINE E. MURPHY, DECEASED; et al, Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST OF KATHERINE E. MURPHY, DECEASED

NOTICE FOR PUBLICATION YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the following property in CHARLOTTE County, Florida: LOT 944 OF EL JOBEAN, WARD 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 47 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any to it on FLORIDA COMMUNITY LAW GROUP, P.L.,

Attorney for VIZCAYA LAKES HOMEOWNERS ASSOCIATION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before January 9, 2024, (or 30 days from the first date of publication, whichever is later); 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 two consecutive weeks in The Charlotte County Business Observer (Newspaper) If you are a person with a disability who needs any accommodation in

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

Florida on this 4 day fo December 2023. ROGER D EATON As Clerk, Circuit Court CHARLOTTE County, Florida By: D. Gerace As Deputy Clerk /s/ Jared Block Florida Community Law Group, P.L. Jared Block, Esq. P.O. Box 292965 Davie, FL 33329-2965 Phone: (954) 372-5298 Fax: (866) 424-5348 Email: jared@fclg.com Fla Bar No.: 90297 December 8, 15, 2023 23-01199T

FIRST INSERTION

NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on November 15th, 2023, issued an Environmental Resource Permit (Permit Number 08-109454-P, Application Number 230807-39766), with conditions to Babcock Neighborhood School, Inc, at 43301 Cypress Parkway, Babcock Ranch, FL 33982 for the construction and operation of a stormwater management (SWM) conveyance serving the 0.64 acres for an institutional development known as Babcock Neighborhood School - High School Expansion. This permit authorizes the construction of a high school building expansion with associated pedestrian walkways and utilities. The stormwater management facilities consist of conveyance connections to the master system. The site is located within Section 29, Township 42 South, Range 26 East in the northwestern corner of the Babcock Ranch Community in Punta Gorda, within the Charlotte County Portion of Tract A, sub-basin A-400. There are no wetlands or other surface waters within the project limits.

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.

The District's agency action is final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition.

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD

has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the time-frame described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. - 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party

FIRST INSERTION

NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on July 6, 2021, issued an Environmental Resource Permit (Permit Number 08-104960-P, Application Number 230111-37141), which was modified on November 9th, 2023, with conditions to Babcock Property Holdings, LLC, and Babcock Ranch Community Independent Special District, at 42850 Crescent Loop Dr, Babcock Ranch, FL 33982 for the construction and operation of a stormwater management (SWM) system of 56.00 acres for transportation development known as Tract A - Lake A400-28, 29 & 32 Spine Road DD18-19. This permit authorizes the construction of 5,650 linear feet of roadway, with associated infrastructure, and sidewalks. The stormwater management facilities consisting of master wet detention areas. This modification is to update the permit reflecting the expansion of Lake A400-28 from 3 acres to 16.7 acres changed during the construction process. The surrounding developments relying on Lake A400-28 were calculated based on the expanded wet detention, therefore no adverse impacts are anticipated as a result of this modification. The project area is located in the northwestern corner of the Babcock Ranch Community in Punta Gorda, within Section 32, Township 42 South, Range 26 East in the Charlotte County Portion of Tract A. The site is part of Basin A-400 within the Babcock Ranch Community, that is partially constructed.

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.

The District's agency action is final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition.

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental re-

source permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the time-frame described above waives the right to request a hearing on that decision.

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Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. - 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed

shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

December 8, 2023

23-01180T

document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

December 8, 2023

23-01179T

FIRST INSERTION

NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on November 20th, 2023, issued an Environmental Resource Permit (Permit Number 08-101816-P, Application Number 230817-39937), with conditions to Babcock Property Holdings, LLC, at 42850 Crescent Loop Drive, Ste 200, Babcock Ranch FL, 33982 for the construction and operation of a stormwater management (SWM) system serving 108.00 acres of a wetland creation area known as Wetland Creation 7 and 8, located in Mitigation Area H. This permit authorizes the construction of wetland creation areas consistent with the conceptual approval under Application No. 070330-5, the original permit for the Babcock Ranch Community; the stormwater management facilities consist of filter marsh and conveyance connections of preserve areas. The property is located within Section 31, Township 42 South, Range 26 East, within Mitigation Area H, within the Babcock Ranch Community, in Punta Gorda. The site consists of natural uplands, wetlands, improved pasture, and remnant portions of Earthsource Mine.

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.

The District's agency action is final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition.

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means

receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the time-frame described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. - 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party

shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

December 8, 2023

23-01182T

FIRST INSERTION

NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on November 16th, 2023, issued an Environmental Resource Permit (Permit Number 08-109616-P, Application Number 230626-39214), with conditions to Flatwoods B2R Holdings LLC, at 4500 PGA Blvd Suite 400, Palm Beach Gardens, FL 33418 for the construction and operation of a stormwater management (SWM) system serving 2.59 acres of a recreational development known as The Flatwoods Parks at Babcock Ranch. This permit authorizes the construction of five (5) recreational parks with associated pathways, sidewalks, canopy structures, and playground. The stormwater management facilities consist of conveyance connections to the master SWM system. The property is located within Section 31, Township 42 South, Range 26 East, within a residential area on the southwest corner of the intersection between Cypress Parkway and Muhly Grass Road, within Tract A of the Babcock Ranch Community, in Punta Gorda. The site contains residential activities within Basin A-400 with surrounding development.

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.

The District's agency action is final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition.

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means

receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the time-frame described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

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- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party

shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

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MEDIATION

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December 8, 2023

23-01181T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT
OF THE TWENTIETH JUDICIAL
CIRCUIT JUDICIAL CIRCUIT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 23002303CA
LAKEVIEW LOAN SERVICING,
LLC
PLAINTIFF, vs.
ASHLEY NICOLE JAMES A/K/A
ASHLEY JAMES AND MAYA
IMANI JAMES, ET AL.,
DEFENDANT(S).
TO: UNKNOWN SPOUSE OF ASHLEY NICOLE JAMES A/K/A ASHLEY JAMES
Last Known Address: 2458 RIO DE JANEIRO AVE, PUNTA GORDA, FL 3398
1370 NW 172ND ST, Miami, FL 33169
3046 BEAVER POND TRAIL, VAL-RICO, FL 33596
7814 CARRIAGE POINTE DR, GIBSONTON, FL 33534
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 7, BLOCK 810, PUNTA GORDA ISLES, SECTION TWENTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 2, 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 MILLER,

GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, within on or before a date at least 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 29 day of November, 2023.
ROGER D. EATON
As Clerk of the Circuit Court
By: D. Gerace (SEAL)
As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900
Coral Springs, FL 33071
December 8, 15, 2023 23-01178T

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
Case #: 23000195CC
Nationstar Mortgage LLC
Plaintiff, -vs.-
Vikki Meyer; Unknown Spouse
of Vikki Meyer; Unknown Parties
in Possession #1, if living, and all
Unknown Parties claiming by,
through, under and against the above
named Defendant(s); Unknown
Parties in Possession #2, if living,
and all Unknown Parties claiming
by, through, under and against the
above named Defendant(s)
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23000195CC of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Vikki Meyer are defendant(s), I, Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash AT WWW.CHARLOTTE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES at 11:00AM on January 17, 2024, the following described property as set forth in said Final Judgment, to-wit:
LOT 7, BLOCK 1337, PORT CHARLOTTE SUBDIVISION SECTION 11, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 22A THROUGH 22E,


PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.
Roger D. Eaton
CLERK OF THE CIRCUIT COURT
Charlotte County, Florida
(SEAL) D. Gerace
DEPUTY CLERK OF COURT
Submitted By: ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
23-328099 FC01 CXE
December 8, 15, 2023 23-01201T

FIRST INSERTION

NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No.: 23001363DR
IN THE INTEREST OF: MARIAH GOLDSMITH
Minor Child
TO: Gerald Sterling Goldsmith Jr.
6984 74th Street Circle East
Bradenton, Florida, 34203
YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on William Galarza, Esq., Petitioner's attorney, whose address is 6151 Lake Osprey Drive, Suite 300, Sarasota, FL 34240, on or before 1-9-2024, and file the original with the clerk of this court at Charlotte County Courthouse, 350 E. Marion Ave, Punta Gorda, Florida 33950, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be

entered against you for the relief demanded in the petition.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
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 4th day of December, 2023.
CLERK OF THE CIRCUIT COURT
By: G. Colon
Deputy Clerk
Dec. 8, 15, 22, 29, 2023 23-01198T

LV20906_V11



SAVE TIME

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-1312
Division Probate
IN RE: ESTATE OF CHRISTOPHER RICHARD GAUTIER
Deceased.

The administration of the estate of CHRISTOPHER RICHARD GAUTIER, deceased, whose date of death was October 20, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 8, 2023.

Personal Representative:
Scott Gautier
 492 Pebble Brook Ln.
 Princeton, TX 75407
 Attorney for Personal Representative:
 Douglas Alan Dodson
 Florida Bar Number: 126439
 DORCEY LAW FIRM PLC
 10181 Six Mile Cypress Parkway, Ste C
 Fort Myers, Florida 33966
 Telephone: (239) 418-0169
 E-Mail: Douglas@dorceylaw.com
 Secondary E-Mail:
 probate@dorceylaw.com
 December 8, 15, 2023 23-01188T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-1276-CP
Division Probate
IN RE: ESTATE OF Eugene Francis Sapinski, Jr.
a/k/a Eugene F. Sapinski
a/k/a Eugene Sapinski
Deceased.

The administration of the estate of Eugene Francis Sapinski, Jr., a/k/a Eugene F. Sapinski, a/k/a Eugene Sapinski, deceased, whose date of death was December 27, 2022 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 December 8, 2023.

Personal Representative:
Scott Sapinski
 Attorney for Personal Representative:
 Robert C. Benedict
 Florida Bar No: 0361150
 rbenedict@bigwlaw.com
 Wideikis, Benedict & Berntsson, LLC
 The BIG W Law Firm
 3195 S. Access Road
 Englewood, FL 34224
 (941) 627-1000 Telephone
 December 8, 15, 2023 23-01187T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-1317-CP
Division Probate
IN RE: ESTATE OF Patricia Lee Tomczak
a/k/a Patricia L. Tomczak
a/k/a Patricia Tomczak
Deceased.

The administration of the estate of Patricia Lee Tomczak, a/k/a Patricia L. Tomczak, a/k/a Patricia Tomczak, deceased, whose date of death was September 23, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 December 8, 2023.

Personal Representative:
Amy Francis
 Attorney for Personal Representative:
 Robert C. Benedict
 Florida Bar No: 0361150
 rbenedict@bigwlaw.com
 Wideikis, Benedict & Berntsson, LLC
 The BIG W Law Firm
 3195 S. Access Road
 Englewood, FL 34224
 (941) 627-1000 Telephone
 December 8, 15, 2023 23-01185T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23001299CP
Division Probate
IN RE: ESTATE OF HOWARD J JAREST
Deceased.

The administration of the estate of Howard J Jarest, deceased, whose date of death was December 27, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 December 8, 2023.

Personal Representative:
 2 Shirley Ave
 Raymond, New Hampshire 03077
 Attorney for Personal Representative:
 James W Mallonee
 Attorney
 Florida Bar Number: 0638048
 946 Tamiami Trail, #206
 Port Charlotte, FL 33953
 Telephone:941-206-2223
 E-Mail:
 jmallonee@jameswmallonee.com
 December 8, 15, 2023 23-01184T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-1217
IN RE: ESTATE OF JACQUELINE ROGERS CHITAMBAR,
Deceased.

The administration of the estate of Jacqueline Rogers Chitambar, deceased, whose date of death was September 21, 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, including unmaturred, 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 unmaturred, 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 December 8, 2023.

Personal Representative:
 /s/ **Sheridan J.R. Chitambar**
 42311 Lake Timber Dr.
 Punta Gorda, FL 33982-5017
 Attorney for
 Personal Representative:
 /s/ Vito M. Roppo, Esq.
 Fla. Bar No. 0112153
 Colosseum Counsel, PLLC
 3811 Airport Pulling Road
 Suite 203
 Naples, FL 34105
 Telephone: (239) 631-8160
 Vito@FightForMe.com
 December 8, 15, 2023 23-01186T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY FLORIDA
PROBATE DIVISION
Case No. 23-1244-CP
IN RE: THE ESTATE OF TONI DENISE BARCOMB,
deceased

The administration of the estate of TONI DENISE BARCOMB, deceased, whose date of death was September 16, 2022 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is: Clerk of the Court, Charlotte County Justice Center, Probate Division, 350 E Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO 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 December 8, 2023.

Personal Representative:
Richard Thomas Barcomb
 Attorney for Personal Representative:
 Jack Pankow, Esquire
 5230-2 Clayton Court
 Fort Myers, FL 33907
 Telephone: 239-334-4774
 FL Bar # 164247
 December 8, 15, 2023 23-01177T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23001198CP
Division Probate
IN RE: ESTATE OF EILEEN DEMETER
Deceased.

The administration of the estate of Eileen Demeter, deceased, whose date of death was August 28, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 8, 2023.

Personal Representative:
 /s/ **Robert Demeter**
Robert Demeter
 70 Caddy Road
 Rotonda West, Florida 33947
 Attorney for Personal Representative:
 /s/ T. Thomas Shirley
 T. Thomas Shirley
 Attorney
 Florida Bar Number: 0154561
 Dunkin & Shirley P.A.
 170 West Dearborn Street
 Englewood, Florida 34223
 Telephone: (941) 474-7753
 Fax: (941) 475-1954
 E-Mail: tom@dunkinshirley.com
 December 8, 15, 2023 23-01192T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23001340CP
IN RE: ESTATE OF CATHERINE COLANGELO
Deceased.

The administration of the estate of Catherine Colangelo, deceased, whose date of death was May 12, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Street, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 December 8, 2023.

Personal Representative:
 /s/ **Kenneth L. Colangelo Jr.**
Kenneth L. Colangelo Jr.
 4 Sheri Drive
 Allendale, New Jersey 07401
 Attorney for Personal Representative:
 /s/ Andrej Cuturic
 Andrej Cuturic
 Attorney
 Florida Bar Number: 1018523
 801 E Venice Ave, Ste. 2
 Venice, Florida 34285
 Telephone: (941) 441-9193
 Fax: (941) 214-2629
 E-Mail: ac@legacylifelegal.com
 Secondary E-Mail:
 stephanie@legacylifelegal.com
 December 8, 15, 2023 23-01193T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23001301CP
IN RE: ESTATE OF GEORGE A. FAIST,
Deceased.

The administration of the estate of GEORGE A. FAIST, deceased, whose date of death was September 25, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 December 8, 2023.

Personal Representative:
KERI J. FAIST-SHARROW
 10061 Eagle Preserve Dr.
 Englewood, FL 34224
 Attorney for Personal Representative:
 RIC GREGORIA
 Florida Bar No. 0908551
 Williams Parker Harrison
 Dietz & Getzen
 50 Central Avenue, Eighth Floor
 Sarasota, FL 34236
 Telephone: 941-366-4800
 Designation of Email
 Addresses for service:
 Primary:
 rgregoria@williamsparker.com
 Secondary:
 mbussiere@williamsparker.com
 December 8, 15, 2023 23-01195T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-001283
IN RE: ESTATE OF GRACE ELLEN SQUIRES A/K/A GRACE ELLEN SQUIRES-CAPION
A/K/A GRACE E. SQUIRES
Deceased.

The administration of the estate of Grace Ellen Squires A/K/A Grace Ellen Squires-Capion A/K/A Grace E. Squires, deceased, whose date of death was August 22, 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 December 8, 2023.

Personal Representative:
Judith H. Barnosky
 23033 Westchester Blvd, Apt D401
 Port Charlotte, Florida 33980
 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
 December 8, 15, 2023 23-01196T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 23001162CP
Division: Probate
IN RE: ESTATE OF CARRIE MAE KLIPA
Deceased.

The administration of the estate of Carrie Mae Klipa, deceased, whose date of death was September 22, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth at the end of this notice.

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 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 UNDER SECTION 733.702, FLORIDA STATUTES, 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 December 8, 2023.

Personal Representative:
 /s/ **Barbara J. Loughlin**
Barbara J. Loughlin
 276 Rotonda Boulevard East
 Rotonda West, Florida 33947
 Attorney for Personal Representative:
 /s/ Will W. Sunter
 Will W. Sunter
 Florida Bar Number: 011448
 Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.
 99 Nesbit Street
 Punta Gorda, Florida 33950
 Telephone: (941) 639-1158
 Fax: (941) 639-0028
 Email: wsunter@farr.com
 Secondary Email:
 alambert@farr.com and
 ctout@farr.com
 December 8, 15, 2023 23-01183T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-001275-CP
Division Probate
IN RE: ESTATE OF ROBERT REIGN BURKHARDT
a/k/a ROBERT R. BURKHARDT
Deceased.

The administration of the estate of Robert Reign Burkhardt a/k/a Robert R. Burkhardt, deceased, whose date of death was June 10, 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 December 8, 2023.

Personal Representative:
 /s/ **Mary Lou Cecelia Burkhardt**
Mary Lou Cecelia Burkhardt
 33763 Lagoon Lane
 Ocean View, Delaware 19970
 Attorney for Personal Representative:
 /s/ Brett H. Sifrit
 Brett H. Sifrit, Esq.
 Attorney
 Florida Bar Number: 105564
 Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.
 99 Nesbit Street
 Punta Gorda, FL 33950
 Telephone: (941) 639-1158
 Fax: (941) 639-0028
 E-Mail: bsifrit@farr.com
 Secondary E-Mail:
 mbuckley@farr.com;
 probate@farr.com
 December 8, 15, 2023 23-01176T

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2023-CP-001318 Division: Probate IN RE: ESTATE OF DAVID WAYNE KENDALL a/k/a DAVID W. KENDALL Deceased.

The administration of the estate of David Wayne Kendall a/k/a David W. Kendall, deceased, whose date of death was October 14, 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 de-

mands 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 December 1, 2023.

Personal Representative:

Ralph W. Kendall Jr.
1615 Watermark Circle NE
St. Petersburg, FL 33702

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: msleper@farr.com and probate@farr.com

December 1, 8, 2023 23-01174T

THIRD INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY

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

CASE NO.: 2023-CA-003741

LORI DENES AS ADMINISTRATOR OF THE LD 401K PLAN & TRUST LORI DENES, Plaintiff, vs.

TAKATAKA, LLC, Defendant.

TO: TAKATAKA, LLC, UNKNOWN ADDRESS

YOU ARE NOTIFIED that an action to quiet title to the following properties in Charlotte County, Florida:

TRACT C, BLOCK 1025, PORT CHARLOTTE SUBDIVISION, SECTION 14, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 3A THRU 3E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 402206458011

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on

or before December 27, 2023, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on November 21, 2023.

ROGER D. EATON CLERK OF THE CIRCUIT COURT

By: D. Gerace DEPUTY CLERK

SOKOLOF REMTULLA, PLLC

6801 Lake Worth Road, Suite 100E

Greenacres, FL 33467

Telephone: 561-507-5252

Facsimile: 561-342-4842

E-mail: pleadings@sokrem.com

Counsel for Plaintiff

Nov. 24; Dec. 1, 8, 15, 2023

23-01156T

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/19/2023 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Carol Fleres	142	Furniture, TV
Carol Fleres	2431	Art, Tools, Furniture
Chris Hamlet	2102	Instruments, Electronics, Exercise Equipment
Tiffany Pringle	529	Instruments, Furniture, Electronics, Boxes
Benjamin Mading	405	Boxes, Art, Tools, Rugs
Nancy Cambrola	2702	Boxes, Bags
Marcia Wallace	2309	Boxes, Bags

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.

December 1, 8, 2023

23-01166T

FOURTH 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

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 22000401CA

FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NORMAN P. GREER ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Order on Motion to Cancel and Reschedule the December 18, 2023 Foreclosure Sale dated the 27th day of November, 2023, and entered in Case No. 22000401CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LISA GREER; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NORMAN P. GREER; KELLY NICOLE GREER; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are Defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at 11:00 A.M. on the 8th day of January, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 1334, PORT CHARLOTTE SUBDIVISION SECTION ELEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 22A

THROUGH 22E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this day of 11/28/2023.

Roger D. Eaton Clerk of The Circuit Court

By: (SEAL) D. Gerace Deputy Clerk

Submitted by:

Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF

210 N. University Drive, Suite 900 Coral Springs, FL 33071

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

ESERVICE@MGS-LEGAL.COM

22FL373-0052

December 1, 8, 2023 23-01170T

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO. 23001782CA

WILLIAM COOLE as Trustee of the WILLIAM COOLE REVOCABLE TRUST DATED 8/30/18, Plaintiff, vs.

DALLAS TRUCK LINES, LLC, a foreign limited liability company; BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a not for profit Florida corporation; UNKNOWN TENANT IN POSSESSION # 1; and UNKNOWN TENANT IN POSSESSION # 2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Mortgage Foreclosure dated November 27, 2023 entered in Case No. 23001782CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida wherein WILLIAM COOLE as Trustee of the WILLIAM COOLE REVOCABLE TRUST DATED 8/30/18, is the Plaintiff(s) and DALLAS TRUCK LINES, LLC, a foreign limited liability company; BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC., a not for profit Florida corporation; UNKNOWN TENANT IN POSSESSION # 1; and UNKNOWN TENANT IN POSSESSION # 2, are Defendants. I will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on the 8 day of January, 2024 at www.charlotte.realforeclose.com, the following described property as set forth in said Order or Final Judgment, to-wit:

Lot 1006, Babcock Ranch Community, Phase 2B, according to the plat thereof, as recorded in Plat Book 23, Page 2, of the Public Records of Charlotte County, Florida.

a/k/a 17605 Winding Wood Ln., Punta Gorda, FL 33982

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

WITNESS my hand and seal of said Court on 11/28/2023.

Roger Eaton Circuit and County Clerk of Court

By: (SEAL) D. Gerace as Deputy Clerk

Attorney for Plaintiff

DAVID R. ROY, P.A.

David R. Roy, Esq.

4209 N. Federal Hwy.

Pompano Beach, FL 33064

954-784-2961 or

email: David@davidrroy.com

December 1, 8, 2023 23-01169T

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

FOURTH 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA.

CASE NO. 21000963CA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB5,
PLAINTIFF, VS.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JOHN BEBON, JR. (DECEASED), ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 21, 2023, in the above action, I will sell to the highest bidder for cash at Charlotte County, Florida, on JANUARY 10, 2024, at 11:00 AM, at WWW.CHARLOTTE.REALFORECLOSE.COM for the following described property:

Lots 1, 2, 3 and the Northerly 10 feet of Lot 4, Block 157, together with portion of the vacated alley lying between said Lots Grove City subdivision, as per plat thereof recorded in Plat Book 1, Page 4, of the Public Records of Charlotte

County, Florida

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

Date: 11/28/2023

Clerk of the Circuit Court
By: (Seal) D. Gerace
Deputy Clerk of the Court

Prepared by:
Tromberg, Morris & Poulin, PLLC
1515 South Federal Highway, Suite 100
Boca Raton, FL 33432
Our Case #: 20-000682-FHA-REV\21000963CA\PHH
December 1, 8, 2023

23-01168T

FOURTH 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-1267-CP
Division Probate
IN RE: ESTATE OF MARIANNE SUCH, Deceased.

The administration of the estate of MARIANNE SUCH, deceased, whose date of death was October 18, 2023, file number Case No. 23-1267-CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 1, 2023.

ISOLDE HAAG

Schonbachstrasse 88

Leipzig, 04299 Germany

JAMES W. MALLONEE

Attorney for Personal Representative

Florida Bar Number: 0638048

946 Tamiami Trail, #206

Port Charlotte, FL 33953-3108

Telephone: (941) 206-2223

Fax: (941) 206-2224

E-mail:

jmallonee@jameswmallonee.com

December 1, 8, 2023

23-01158T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 23001288CP
Division: Probate
IN RE: ESTATE OF DAVID T. FARRELL Deceased.

The administration of the estate of David T. Farrell, deceased, whose date of death was February 21, 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 Friday, December 1, 2023.

Personal Representative:

James Farrell

115 Palmer Street

Easton, Pennsylvania 18042

Attorney for Personal Representative:

Lori A. Wellbaum

Attorney for Personal Representative

Florida Bar Number: 071110

WELLBAUM LAW, PA

686 N. Indiana Avenue

Englewood, FL 34223

Telephone: (941) 474-3241

Fax: (941) 475-2927

E-Mail: lori@wellbaumlaw.com

Secondary E-Mail:

karen@wellbaumlaw.com

December 1, 8, 2023

23-01164T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-1298-CP
Division Probate
IN RE: ESTATE OF Robert Gordon Scheeler a/k/a Robert G. Scheeler Deceased

The administration of the estate of Robert Gordon Scheeler, a/k/a Robert G. Scheeler, deceased, whose date of death was June 13, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 December 1, 2023.

Personal Representative:

Linda J. Scheeler

Attorney for Personal Representative:

Robert C. Benedict

Florida Bar No: 0361150

rbenedict@bigvlaw.com

Wideikis, Benedict & Berntsson, LLC

The BIG W Law Firm

3195 S. Access Road

Englewood, FL 34224

Telephone: (941) 627-1000 Telephone

December 1, 8, 2023

23-01167T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23001308CP
IN RE: ESTATE OF JEROME J. WALZAK JR. Deceased.

The administration of the estate of Jerome J. Walzak Jr., deceased, whose date of death was October 2, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Street, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 December 1, 2023

Personal Representative:

/s/ Linda S. Penny

Linda S. Penny

9425 W. Maiden Ct.

Vero Beach, Florida 32963

Attorney for Personal Representative:

/s/ Andrej Cuturic

Andrej Cuturic

Attorney

Florida Bar Number: 1018523

801 E Venice Ave, Ste. 2

Venice, Florida 34285

Telephone: (941) 441-9193

Fax: (941) 214-2629

E-Mail: ac@legacylifelegal.com

Secondary E-Mail:

stephanie@legacylifelegal.com

December 1, 8, 2023

23-01159T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-001269-CP
Division: Probate
IN RE: ESTATE OF PAULINE E. LONES Deceased.

The administration of the estate of Pauline E. Lones, deceased, whose date of death was July 25, 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 Dec. 1, 2023.

Personal Representative:

Donna M. Goodell

1661 Palace Court

Port Charlotte, Florida 33980

Attorney for Personal Representative:

Jeffrey Briscoe, Esq.

Florida Bar No. 127501

3440 Conway Blvd., Suite 1-A

Port Charlotte, Florida 33952

Telephone: (941) 625-4189

Facsimile: (941) 237-4126

E-mail: jeff@jeffbriscoe.com

December 1, 8, 2023

23-01173T

SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-001204-CP
Division: Probate
IN RE: ESTATE OF AILENE A. BEACH a/k/a AILENE BEACH 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 Ailene A. Beach a/k/a Ailene Beach, deceased, File Number 23-001204-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the Decedent's date of death was September 6, 2022; that the total value of the estate is \$22,950 and that the names and addresses of those to whom it has been assigned by such order are:

Rebecca A. Gaines
4977 State Route 7
Burghill, Ohio 44404
Ralph E. Beach
5318 Bushnell Campbell Road
Kinsman, Ohio 44428

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is: December 1, 2023.

Personal Giving Notice:

Rebecca A. Gaines

4977 State Route 7

Burghill, Ohio 44404

Attorney for Person Giving Notice:

Jeffrey Briscoe

Florida Bar No. 0127501

3440 Conway Blvd., Suite 1A

Port Charlotte, Florida 33952