

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

Notice of Public Auction for money due on storage units. Auction will be held on January 23, 2024 at 23950 Veterans Blvd Port Charlotte, FL 33954 at or after 8am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of those unit will be sold as follows:

Jessica Mendoza 2072 \$629.21
John Case 1089 \$286.86
Kaitlyn Reilly 1012 \$579.10
Jose Gonzalez 6024 \$1,003.50
Jeffrey Anderson 4010 \$1,396.10
John Case 2068 \$127.46
John Case 2060 \$127.46
Sasha Verworren 3231 \$1,657.89
Kim Smith 2133 \$764.61
Donald Rumph Jr 2136 \$2,158.95
Michelle Wrazien-Mailly 2004 \$169.99
Nakia Cuffie Rountree 2117 \$629.21
Robert Heaton 2050 \$824.83
Christian Morales 2002 \$169.99
Jamal Reid 1021 \$876.60
Stacey Schall 2073 \$597.36

January 5, 12, 2024

24-00010T

FIRST INSERTION

FLORIDA SOUTHWESTERN STATE COLLEGE (FSW)
Request for Qualifications (RFQ) #24-02

Project Name: Architectural/Engineering (A/E) Services for Lee Campus Bldg. L Renovation
RFQ Submittal: PRIOR to 2PM ET Tuesday 1/30/24; Electronic submission via: <https://www.bidnetdirect.com/florida/floridasouthwestern>
Phase 1 Public Evaluation Team Meeting: Wednesday 2/7/24 at 11AM ET
Phase 2 Public Evaluation Team Meeting: Friday 2/16/24 Time TBD
Recommendation for intended award to be posted <https://www.bidnetdirect.com/florida/floridasouthwestern> on or about 2/19/24
FSW is accepting qualifications from professional qualified A/E firms to provide services for the Lee Campus Bldg. L Renovation. Interested vendors may obtain detailed information and related documents for RFQ #24-02 at <https://www.bidnetdirect.com/florida/floridasouthwestern>.
January 5, 12, 19, 2024

24-00001T

FIRST INSERTION

FLORIDA SOUTHWESTERN STATE COLLEGE (FSW)
Request for Qualifications (RFQ) #24-01

Project Name: Architectural/Engineering (A/E) Services for Collier Campus Bldg. E/F Renovation
RFQ Submittal: PRIOR to 2PM ET Monday 1/29/24; Electronic submission via: <https://www.bidnetdirect.com/florida/floridasouthwestern>
Phase 1 Public Evaluation Team Meeting: Tuesday 2/6/24 at 11AM ET
Phase 2 Public Evaluation Team Meeting: Thursday 2/15/24 Time TBD
Recommendation for intended award to be posted <https://www.bidnetdirect.com/florida/floridasouthwestern> on or about 2/19/24
FSW is accepting qualifications from professional qualified A/E firms to provide services for the Collier Campus Bldg. E/F Renovation. Interested vendors may obtain detailed information and related documents for RFQ #24-01 at <https://www.bidnetdirect.com/florida/floridasouthwestern>.
January 5, 12, 19, 2024

24-00002T

FIRST INSERTION

AMENDED
PUBLICATION SUMMONS
STATE OF WISCONSIN
CIRCUIT COURT
MILWAUKEE COUNTY
Case No. 23CV8044

DOUG HEIN,
Plaintiff, vs.
FERRUM IV,
MICHAEL COX,
JOSHUA ALLEN
ROBINSON S. ROWE, ESQ.,
ROWE WEINSTEIN & SOHN
PLLC,
ADAM AUSLOOS, and
ADVCEWORKS WEALTH
ADVISORS, LLC
Defendants.

THE STATE OF WISCONSIN
TO: ADAM AUSLOOS
4245 Spire St.
Port Charlotte, FL 33981

YOU ARE HEREBY NOTIFIED that the Plaintiff named above has filed a lawsuit or other legal action against you. The complaint, which is also served upon you, states the nature and basis of the legal action.

Within 40 days after January 5, 2024, you must respond with a written demand for a copy of the complaint. The demand must be sent or delivered to the court, whose address is Milwaukee County Courthouse, 901 N. 9th Street, Milwaukee, WI 53233, and to

Stephen M. Cox, Plaintiff's attorney, whose address is Halling & Cayo, S.C., 320 E. Buffalo Street, Suite 700, Milwaukee, WI 53202 You may have an attorney help or represent you.

If you do not demand a copy of the complaint within 40 days, the court may grant judgment against you for the award of money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 27th day of December, 2023.
HALLING & CAYO, S.C.
Electronically signed by
Stephen M. Cox

Sean M. Sweeney
State Bar No. 1063452
Stephen M. Cox
State Bar No. 1088607
Attorneys for the Plaintiff
320 E. Buffalo St., Suite 700
Milwaukee, WI 53202
Telephone: (414) 271-3400
Facsimile: (414) 271-3841
sms@hallingcayo.com
smc@hallingcayo.com
January 5, 12, 19, 2024

24-00008T

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
(PROPERTY)
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CASE NO. 23-003434-CA

BIG 3, LLC,
Plaintiff, vs.
SERGE R. FOULON, et al.,
Defendant.
To: Serge R. Foulon and Vanessa Foulon, 14216 SW 115 Terrace, Miami, FL 33186

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: Lots 13, Block 627, of PUNTA GORDA ISLES SECTION 20, according to the Plat thereof, as recorded in Plat Book 11, Page 2A, of the Public Records of Charlotte County, Florida

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Dane T. Stanish, Esq., attorney for Add Value Development, LLC, whose address is 3475 Sheridan St., Suite 209, Hollywood, FL 33021, and file the original with the Clerk of the above-styled Court on or before February 2, 2024, otherwise a default will be entered against you for the relief prayed

for in the complaint or petition.

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

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

WITNESS my hand and seal of said Court at Punta Gorda, Florida, on this Dec 28, 2023.

ROGER D. EATON
As Clerk of said Court
(SEAL) By D. Gerace
Deputy Clerk

Dane T. Stanish, Esq.,
3475 Sheridan St., Suite 209,
Hollywood, FL 33021
(954-923-0524,
stanishd@gmail.com)
Jan. 5, 12, 19, 26, 2024

24-00012T

FIRST INSERTION

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

CASE NO. 2020-CA-000890
WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A
CHRISTIANA TRUST, AS OWNER
TRUSTEE ON BEHALF OF CSMC
2018-RPL12 TRUST,
Plaintiff, vs.
DAWN M. AYALA A/K/A DAWN
AYALA; KEVIN AYALA; SECTION
23, PROPERTY OWNER'S
ASSOCIATION, INC.; UNKNOWN
TENANT 1 AND UNKNOWN
TENANT 2, the names being
fictitious to account for parties in
possession,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on December 4, 2023, in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, Roger D. Eaton, the Clerk of Court will on January 17, 2024 at 11:00 a.m. EST, offer for sale and sell at public outcry to the highest and best bidder for cash at www.charlotte.realestate.com the following described property situated in Charlotte County, Florida:

LOT 7, BLOCK 631, PUNTA GORDA ISLES, SECTION TWENTY - THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK

12, PAGES 2-A THROUGH 2-Z-41, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 25075 SOUTH PALISADE ROAD, PUNTA GORDA, FL 33983

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.

Dated:12/27/2023

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

Attorney for Plaintiff:
MCMICHAEL TAYLOR GRAY, LLC
3275 W. Hillsboro Blvd, Suite 312
Deerfield Beach, FL 33442
servicefl@mtglaw.com
January 5, 12, 2024

24-00007T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-001404
IN RE: ESTATE OF
BETTY MARIE RANKIN A/K/A
BETTY RANKIN
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 Betty Marie Rankin A/K/A Betty Rankin, deceased, File Number 2023CP001404, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was November 4, 2023; that the total value of the estate is \$9,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Donna Markl
Oderfelder Strasse 7
Hamburg, Germany 20149
Joanne Campbell
17712 St. Agnes Way
Olney, MD 20832
Joyce Stempa
3178 Harvard Street
Woodbridge, VA 22192

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

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

The date of first publication of this notice is January 5, 2024.

Person Giving Notice:
Donna Markl
Oderfelder Strasse 7
Hamburg, Germany 20149
Attorney for Person Giving Notice
Jenny C. Hazel, Esquire

Attorney
Florida Bar Number: 0163562
MCCRORY LAW FIRM
309 Tamiami Trail
PUNTA GORDA, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccrorylaw.com
Secondary E-Mail:
debbie@mccrorylaw.com
January 5, 12, 2024

24-00013T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-1410-CP
Division Probate
IN RE: ESTATE OF
BRIAN M. OLTON
Deceased.

The administration of the estate of Brian M. Olton, deceased, whose date of death was September 4, 2020, 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 January 5, 2024.

Personal Representative:
Michelle M. Olton
94 Vivante Blvd., #9445
Punta Gorda, FL 33950

Attorney for
Personal Representative:
Guy S. Emerich
Attorney
Florida Bar Number: 126991
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: gemerich@farr.com
Secondary E-Mail: mlavine@farr.com
and probate@farr.com

January 5, 12, 2024

24-00006T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23001180CP
Division Probate
IN RE: ESTATE OF
DEBORAH J. MOLLER
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 Deborah J. Moller, deceased, File Number 23001180CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was July 10, 2023; that the total value of the estate is \$4,928.88, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
John E. Moller
5806 Callaway Street
Port Charlotte, Florida 33981
Kelly Pollock
82 Challenger Avenue
Hampton, Virginia 23665

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

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

The date of first publication of this Notice is January 5, 2024.

Person Giving Notice:
/s/ John E. Moller
John E. Moller
5806 Callaway Street
Port Charlotte, Florida 33981

Attorney for Person Giving Notice
/s/ T. Thomas Shirley
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
DUNKIN & SHIRLEY PA
170 West Dearborn Street
ENGLEWOOD, FL 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
January 5, 12, 2024

24-00003T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-001404
IN RE: ESTATE OF
BETTY MARIE RANKIN A/K/A
BETTY RANKIN
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 Betty Marie Rankin A/K/A Betty Rankin, deceased, File Number 2023CP001404, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was November 4, 2023; that the total value of the estate is \$9,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Donna Markl
Oderfelder Strasse 7
Hamburg, Germany 20149
Joanne Campbell
17712 St. Agnes Way
Olney, MD 20832
Joyce Stempa
3178 Harvard Street
Woodbridge, VA 22192

24-00014T

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 27 day of December, 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
Jan. 5, 12, 19, 26, 2024

24-00009T

FIRST INSERTION

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
NOTICE OF ISSUANCE OF AN ENVIRONMENTAL RESOURCE PERMIT

The Department of Environmental Protection has granted an Environmental Resource Permit, number 0417640-002 EI, to Joseph Weingates, c/o Hans Wilson & Associates, Inc., 1938 Hill Avenue, Fort Myers, FL 33901. The permit authorizes the following:

The permittee is authorized to construct 153 linear feet of new seawall that will extend approximately 13 feet waterward of the mean high-water line and to install 104 linear feet of rip rap in a canal, Class III Waters. The activities authorized by this permit are located at 3616 Colony Ct, Parcel ID 412318352004, Punta Gorda, Florida 33950, in Section 18, Township 41, Range 23, in Charlotte County.

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

Mediation is not available in this proceeding.

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

- The name and address of each agency affected and each agency's file or identification number, if known;
- The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- A statement of when and how the petitioner received notice of the agency decision;
- A statement of all disputed issues of material fact. If there are none, the petitioner must so indicate;
- A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

January 5, 2024

24-00014T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23001421CP Division Probate IN RE: ESTATE OF THOMAS WILLIAM BOWEN Deceased.

The administration of the estate of Thomas William Bowen, deceased, whose date of death was March 12, 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 Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

er 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 January 5, 2024. Personal Representative: Sigrid Bowen 1235 Gulf Blvd Englewood, Florida 34223 Attorney for Personal Representative: James W. Mallonee Attorney Florida Bar Number: 0638048 946 Tamiami Trail, #206 Port Charlotte, FL 33953 Telephone: (941) 9412062223 Fax: (941) 206-2224 E-Mail: jmallonee@jameswmallonee.com E-Mail: hchalmers@jameswmallonee.com January 5, 12, 2024 24-00004T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001323 IN RE: ESTATE OF ROSALEE U. STILWELL A/K/A ROSALEE STILWELL Deceased.

The administration of the estate of Rosalee U. Stilwell A/K/A Rosalee Stilwell, deceased, whose date of death was August 17, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 January 5, 2024. Personal Representative: Forrest A. Stilwell 1801 Wynkoop Street Apt. 302 Denver, Colorado 80202 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 January 5, 12, 2024 24-00005T

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2300138CP Division: Probate IN RE: ESTATE OF THOMAS ALBERT HAMMOND, Deceased.

The administration of the estate of THOMAS ALBERT HAMMOND, deceased, whose date of death was October 11, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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.

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 29, 2023.

Personal Representative: Madline H. LaRocca 117 Birchwood Drive Ithaca, NY 14850 Attorney for Personal Representative: Katharine W. Payne Florida Bar Number: 0873411 Payne Ryan, PLLC 25073 Marion Avenue Punta Gorda, FL 33950 Telephone: (941) 655-8970 Fax: (941) 655-8973 E-Mail: kpayne@payneryan.com Dec. 29, 2023; Jan. 5, 2024 23-01266T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-1373-CP Division Probate IN RE: ESTATE OF BARBARA R. GRAY a/k/a BARBARA ANN GRAY Deceased.

The administration of the estate of Barbara R. Gray a/k/a Barbara Ann Gray, deceased, whose date of death was October 7, 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 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 29, 2023.

Personal Representative: Mary Ellen Gray 5 Glen Avenue Burlington, Massachusetts 01803 Attorney for Personal Representative: Guy S. Emerich, Attorney Florida Bar Number: 126991 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: gemerich@farr.com Secondary E-Mail: mlavine@farr.com and probate@farr.com Dec. 29, 2023; Jan. 5, 2024 23-01265T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 22001560CA BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. SUEANN SANDERS, AS PLEINARY GUARDIAN OF THE PERSON AND PROPERTY OF BEVERLY A. HARRAR, THE WARD, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 13, 2023, and entered in 22001560CA of the Circuit Court of the TWENTIETH JUDICIAL Circuit in and for Charlotte County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and SUEANN SANDERS, AS PLEINARY GUARDIAN OF THE PERSON AND PROPERTY OF BEVERLY A. HARRAR, THE WARD; UNKNOWN SPOUSE OF BEVERLY A. HARRAR; SANDPIPER KEY CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on January 17, 2024, the following described property as set forth in said Final Judgment, to wit: UNIT 404, BUILDING 8, SANDPIPER KEY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM

RECORDED IN OFFICIAL RECORDS BOOK 685, PAGE 49, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 3, PAGE 42A - X, AS AMENDED PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 1751 BEACH RD. UNIT 404, ENGLEWOOD, FL 34223

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

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 12/21/2023. ROGER D. EATON As Clerk of the Court

By: (SEAL) D. Gerace As Deputy Clerk Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 22-072557 - MaM Dec. 29, 2023; Jan. 5, 2024 23-01268T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, TWENTIETH JUDICIAL CIRCUIT, IN AND FOR ST. CHARLOTTE COUNTY, FLORIDA CASE NO.: 23001413CP IN RE: ESTATE OF JUDITH ALEXANDER, Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN SECTION 733.302, FLORIDA STATUTES,

WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The address of the court where this probate is pending is: Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33950.

The date of death of the decedent is: November 25, 2023.

The date of first publication of this notice is: December 29, 2023.

Petitioner: Alexander Gross c/o Law Offices of Mark F. Moss, PLLC 12276 San Jose Blvd., Suite 520 Jacksonville, FL 32223

/s/ Mark F. Moss Attorney for Petitioner MARK F. MOSS, ESQ. Florida Bar Number: 119573 Law Offices of Mark F. Moss, PLLC 12276 San Jose Blvd., Suite 520 Jacksonville, FL 32223 Telephone: (904) 329-7242 E-Mail 1: Service@markmossllaw.com E-Mail 2: mark@markmossllaw.com Dec. 29, 2023; Jan. 5, 2024 23-01264T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23001372CP Division: Probate IN RE: ESTATE OF PHILIP F. BAMFORTH Deceased.

The administration of the estate of Philip F. Bamforth, deceased, whose date of death was October 30, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 29, 2023.

Personal Representative: /s/ Robert L. Price (Dec 22, 2023 15:30 EST) Robert L. Price 1753 Dunvegan Drive Port Charlotte, Florida 33980 Attorney for Personal Representative: /s/ Ellie K. Harris Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number 0109033 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: elise@schwarzllaw.net Secondary E-Mail: stephen@schwarzllaw.net Dec. 29, 2023; Jan. 5, 2024 23-01263T

SECOND INSERTION

ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE SECOND JUDICIAL CIRCUIT IN AND FOR LEON COUNTY, FLORIDA

CIVIL ACTION NO. 2023 CA 002447 VALIDATION OF NOT TO EXCEED \$5,000,000,000 FLORIDA LOCAL GOVERNMENT FINANCE COMMISSION REVENUE BONDS (PUBLIC PROJECTS), IN VARIOUS SERIES AND NOT TO EXCEED \$5,000,000,000 FLORIDA LOCAL GOVERNMENT FINANCE COMMISSION REVENUE BONDS (PRIVATE PROJECTS), IN VARIOUS SERIES FLORIDA LOCAL GOVERNMENT FINANCE COMMISSION, a separate legal and administrative entity created pursuant to Section 163.01(7), Florida Statutes, Plaintiff, vs. THE STATE OF FLORIDA, and all of the Property Owners, Taxpayers and Citizens of the State of Florida, including nonresidents owning property or subject to taxation therein and all others having or claiming any right, title or interest in property to be affected by the issuance of the bonds herein described, or to be affected in any way thereby, Defendants.

TO THE STATE OF FLORIDA, THROUGH THE STATE ATTORNEY FOR THE SECOND JUDICIAL CIRCUIT OF FLORIDA, AND THE PROPERTY OWNERS, TAXPAYERS AND CITIZENS OF THE STATE OF FLORIDA, INCLUDING SPECIFICALLY THOSE WITHIN LEON COUNTY, FLORIDA, BREVARD COUNTY, FLORIDA, CHARLOTTE COUNTY, FLORIDA, LEE COUNTY, FLORIDA, OSCEOLA COUNTY, FLORIDA, AND SARASOTA COUNTY, FLORIDA, INCLUDING NONRESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN AND ALL

OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED THEREBY:

You and each of you are hereby required to appear, in-person, on Monday, the 5th day of February, 2024, at 10:00 o'clock a.m. (ET), before the Circuit Court for the Second Judicial Circuit, in and for Leon County, Florida, at the Leon County Courthouse, 301 South Monroe Street, in Chambers, Room 365-D, Tallahassee, Florida 32301, and to show cause why the Complaint for Validation filed in this action should not be granted, and the Bonds herein described and the proceedings authorizing the issuance thereof validated and confirmed, said Bonds being designated "Not to Exceed \$5,000,000,000 Florida Local Government Finance Commission Revenue Bonds (Public Projects), in Various Series and Not to Exceed \$5,000,000,000 Florida Local Government Finance Commission Revenue Bonds (Private Projects), in Various Series," a more particular description of said Bonds being contained in the Complaint for Validation filed in this action.

This Order to Show Cause shall be published in the manner required by Section 75.06, Florida Statutes, as amended, in a newspaper published and of general circulation in Leon County, Florida, Brevard County, Florida, Charlotte County, Florida, Lee County, Florida, Osceola County, Florida, and Sarasota County, Florida, once each week for two consecutive weeks prior to the date of the hearing set forth in the preceding paragraph, the first publication to be at least twenty (20) days prior to said date. DONE AND ORDERED on Monday, October 30, 2023.

/s/ J. Lee Marsh J. Lee Marsh, Circuit Judge Dec. 29, 2023; Jan. 5, 2024 23-01260T

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.

Property includes the storage unit contents belonging to the following tenants at the following locations:

Metro Self Storage 1231 Kings Highway Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on January 16th at 10AM

Occupant Name	Unit	Description of Property
John William Vargo JR, John Vargo	10090	Household Items
Jeffrey Otis Anderson, Jeffrey Anderson	12025	Household Items
Charles William Edelen JR, Charles Edelen	05005	Household Items
Clyvens Salomon	05013	Household Items
Michael Richard Hawkins, Michael R Hawkins	12015	Household items
Latarsha Shawnta Cross-Wesley, Latarsha Cross-Wesley		
Latarsha Cross Wesley	11152	Household Items
Ashley Ann Parabak, Ashley Parabak	10032	Household Items

Dec. 29, 2023; Jan. 5, 2024 23-01258T

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

SECOND INSERTION

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

CASE NO. 2023003536CA SANDHILL PINES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. STEPHEN WAGNER, as an Heir of Stuart Allen Wagner, Deceased, et al., Defendants.

Notice is hereby given pursuant to a Final Summary Judgment of Foreclosure filed the 21st day of December, 2023 and entered in Case No. 2023003536CA in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein SANDHILL PINES CONDOMINIUM ASSOCIATION, INC. is the Plaintiff and STEPHEN WAGNER, as an Heir of Stuart Allen Wagner, Deceased, THE UNKNOWN PERSONAL REPRESENTATIVE of the Estate of Stuart Allen Wagner Deceased, THE UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST STUART ALLEN WAGNER, DECEASED, ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND

AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, SUCCESSORS, BENEFICIARIES, OR OTHER CLAIMANTS, AND THE UNKNOWN TENANT(S)/OCCUPANT(S) are the Defendants. That I will sell to the highest and best bidder for cash beginning at 11:00 a.m. at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes, on WEDNESDAY, FEBRUARY 14, 2024 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit:

UNIT 21C, SANDHILL PINES CONDOMINIUM, PHASE I, a Condominium subdivision, as shown in the survey, plot plan and graphic description of improvements thereof recorded in Condominium Book 3, Pages 31A through 31H, as amended in Condominium Book 3, Pages 34A through 34H and according to the Declaration of Condominium, recorded in O.R. Book 677, Pages 1619 through 1672, and any amendments thereto, of the Public Records of Charlotte County, Florida, together with an undivided interest in the common elements appurtenant

thereto Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031 before the Clerk reports the surplus as unclaimed.

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

Dated on this day of 12/21/2023.
ROGER D. EATON,
Clerk of the Circuit Court
By: (SEAL) D. Gerace Deputy Clerk
Keith H. Hagman, Esq.
PAVESE LAW FIRM
Attorneys for Plaintiff
P.O. Box 1507
Fort Myers, Florida 33902-1507
keithhagman@paveselaw.com
glendahaskell@paveselaw.com
Dec. 29, 2023; Jan. 5, 2024
23-01267T

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23003903CA

ZILTHAI O. SOTO, Plaintiff, v. MELVIN MORGAN and EMMA JEAN MORGAN, Defendants.

TO: MELVIN MORGAN
7090 LACEY BOULEVARD
HANFORD, CALIFORNIA 93230
EMMA JEAN MORGAN
7090 LACEY BOULEVARD
HANFORD, CALIFORNIA 93230

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

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

LOT 82, BLOCK 23, ROTANDA LAKES, ACCORDING TO THE MAP OR PLAT THEROF AS RECORDED IN PLAT BOOK 8, PAGE 22 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 18500 Murdock Circle, Port Charlotte, Florida 33948 before 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 18 day of December, 2023.
Clerk of the Circuit Court
By: (Seal) D. Gerace
As Deputy Clerk

The Law Office of
C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
Dec. 22, 29, 2023; Jan. 5, 12, 2024
23-01237T

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.: 23003884CA CMA PROPERTIES LLC, Plaintiff, vs.

ESTATE OF ANTONIA BATISTA; UNKNOWN HEIRS OF ANTONIA BATISTA; STATE OF NEW JERSEY, DEPARTMENT OF HUMAN SERVICES, DIVISION OF MEDICAL ASSISTANCE AND HEALTH SERVICES; CARTER SY TIU; and VICTORIA CHUNG TIU, Defendants.

TO: VICTORIA CHUNG TIU, 37 7TH STREET, NEW MANILA, QUEZON CITY, PHILIPPINES
CARTER SY TIU, 37 7TH STREET, NEW MANILA, QUEZON CITY, PHILIPPINES

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

LOTS 24 AND 25, BLOCK 3016, PORT CHARLOTTE SUBDIVISION, SECTION 55, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 69A THRU 69G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 402107204015 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 January 20, 2024, 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 Dec 15, 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
Dec. 22, 29, 2023; Jan. 5, 12, 2024
23-01240T

THIRD INSERTION

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

CASE NO.: 2023-33-CA DONNA COLLOVA PLAINTIFF, v. SINGLETON I. SCHAUF, and JOHN DOE TENNANTS DEFENDANTS,

TO: SINGLETON I. SCHAUF, UNKNOWN SPOUSE OF SINGLETON I. SCHAUF

Last Known Address: Unknown YOU ARE NOTIFIED, that an action to Foreclose a Mortgage on the following property in Charlotte County, Florida:

Unit 1100F, Cedar Woods II, Phase 9, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1078, Page

1347, and amendments thereto, and as per plat thereof recorded in Condominium Book 9, Pages 35-35D, and amendments thereto, in the Public Records of Charlotte County, Florida Property Address: 22441 Westchester Blvd, Unit 1100F, Port Charlotte, FL 33980

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on KASSEBAUM AND BASILE, PA., Plaintiff's attorney, whose address is 150 West Flagler Street, Suite 1675, Miami, FL 33130, on or before 23 of January 2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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 this 18 day of December, 2023
ROGER D. EATON
Clerk of the Court
By: (Seal) D. Gerace
As Deputy Clerk
KASSEBAUM AND BASILE, PA.,
Plaintiff's attorney,
150 West Flagler Street, Suite 1675,
Miami, FL 33130
Dec. 22, 29, 2023; Jan. 5, 12, 2024
23-01238T

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 01/18/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

713 Natasha Maute-Pelletier
639 Angela Lescrynski
124 Kelli Flaherty
561 Mark Kuldach
2310 James Davis
2423 Carol Fleres

Boxes, Totes
Boxes, Furniture
Boxes, Electronics, Furniture
Furniture, Tools
Tools, Boat Parts
Art, Tools, TV

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.

Dec. 29, 2023; Jan. 5, 2024

23-01259T

THIRD INSERTION

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

Case No.: 2023-CA-1374 STP HOLDINGS LLC, a Florida limited liability company,

Plaintiff, v. MARY BOSTIC-FITZGERALD; et al.

Defendants. TO: MARY BOSTIC-FITZGERALD; and any unknown heirs, devisees, grantees, creditors, successors in interest, and other unknown persons and unknown spouses claiming by, through or under Defendants

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

Lot 7, Block 1949, Port Charlotte Subdivision, Section Sixty,

according to the plat thereof as recorded in Plat Book 5, Page 74-A, 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 Attorney Francis M. King, PLLC, the plaintiff's attorney, whose address is 2944 10th Ave. N., St. Petersburg, Florida 33713 on or before Jan 24, 2024 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: December 19, 2023
ROGER D. EATON
As Clerk of the Court
(SEAL) By: D. Gerace
As Deputy Clerk

Attorney Francis M. King, PLLC,
the plaintiff's attorney,
2944 10th Ave. N.,
St. Petersburg, Florida 33713
Dec. 22, 29, 2023; Jan. 5, 12, 2024
23-01243T

THIRD INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE (PROPERTY)

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

CASE NO. 23-002995-CA ADD VALUE DEVELOPMENT, LLC,

Plaintiff, vs. KIN CHOW,

Defendant.

To: Kin Chow, 3045 Linden Place, 2d Floor, Flushing, NY 11354

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: Lots 13, Block 164, of Tropical Gulf Acres Unit 9, according to the Plat thereof, as recorded in Plat Book 4, Page 63, Public Records of Charlotte County, Florida

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Dane T. Stanish, Esq., attorney for Add Value Development, LLC, whose address is 3475 Sheridan St., Suite 209, Hollywood, FL 33021, and file the original with the Clerk of the above-styled Court on or before January 23 2024, otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta

Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court at Punta Gorda, Florida, on this Dec 18 2023.

ROGER D. EATON
As Clerk of said Court
(SEAL) By D. Gerace
Deputy Clerk

Dane T. Stanish, Esq.,
3475 Sheridan St., Suite 209,
Hollywood, FL 33021
(954-923-0524,
stanishd@gmail.com)
Dec. 22, 29, 2023; Jan. 5, 12, 2024
23-01236T

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.: 23003878CA B & G REAL ESTATE

INVESTMENT SOLUTIONS, LLC, Plaintiff, vs.

RUTH J. ROSENDALE; ESTATE OF NAOMI R. HEATWOLE; UNKNOWN HEIRS OF NAOMI R. HEATWOLE,

Defendants. TO: ESTATE OF NAOMI R HEATWOLE, UNKNOWN ADDRESS UNKNOWN HEIRS OF NAOMI R HEATWOLE, UNKNOWN ADDRESS

YOU ARE NOTIFIED that an action to quiet title to the following properties in Charlotte County, Florida: LOT 13, BLOCK 1157, PORT

CHARLOTTE SUBDIVISION, SECTION 30, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 23A THRU 23F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 402102202011

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 January 20, 2024, 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 Dec 15, 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
Dec. 22, 29, 2023; Jan. 5, 12, 2024
23-01235T

SECOND INSERTION

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

22000381CA PHH MORTGAGE CORPORATION, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES; SANDRA YOUNG, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ERIC W.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; SANDRA YOUNG; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 7, 2023 in Civil Case No. 22000381CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES; SANDRA YOUNG, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ERIC W.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; SANDRA YOUNG; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ARE Defendants.

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com on January 24, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 34, BLOCK 2930, PORT CHARLOTTE SUBDIVISION, SECTION FIFTY NINE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 73A TO 73F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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WITNESS my hand and the seal of the court on 12/20/2023.

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

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-5756B
Dec. 29, 2023; Jan. 5, 2024
23-01257T

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer