

CHARLOTTE COUNTY LEGAL NOTICES

CHARLOTTE COUNTY

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09 Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SAL REMODELING SERVICES : Located at $3237~\mathrm{SW}$ Santa Barbara Pl : Charlotte County in the City of Cape Coral : Florida, $33914\hbox{-}5065$ intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Cape Coral Florida, this February day of 23, 2024

RUBIO VERONICA

March 1, 2024

24-00198T

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF RULEMAKING FOR ADOPTION OF THE AMENDED AND SUPPLEMENTED SCHEDULE OF FEES FOR DESIGN AND SPECIFICATION MANUAL, VOLUMES 1, 2 AND 3

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

> Date and Time: Place:

March 28, 2024 at 4:00 p.m. Babcock Ranch Field House Cafeteria 43281 Cypress Parkway Babcock Ranch, Florida 33982

The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address the proposed amended and supplemented Schedule of Fees for the Babcock Ranch Community Independent Special District Design and Specification Manual, Volumes 1, 2, and 3 as well as fees associated with the right-of-way and stormwater acceptance process. The purpose and effect of the proposed changes to the rates, fees, and charges is to update such rates, fees, and charges as provided below and to provide for efficient and effective administration of District construction, maintenance and operations within boundaries of the District. Prior notice of rule development and rulemaking for this rulemaking hearing was published in the Florida Administrative Register on February 26, 2024 and February 27, 2024, respectively. The proposed rates, fees and charges are as follows:

Permit Type	Submittal Criteria	Cost
Stormwater Acceptance Package (SAP) Right of Way Acceptance Package (RAP) Stormwater and Right of Way Acceptance Package (SRAP)	Per Request	1% of Construction Cost or minimum of \$772.50, whichever is greater

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

A Board meeting of the District will also be held where the Board may consider any other District business that may come before the Board. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting and public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting and public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. A copy of the proposed rules may be obtained by contacting the District Manager, Craig Wrathell, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or by visiting the District's website at the following address: <a href="http://www. babcockranchliving.com/153/Independent-Special-District

Craig Wrathell, District Manager

24-00199T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09. FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Timothy R Lannon will engage in business under the fictitious name CLOTHES BUNN, with a physical address 21405 OLEAN BOULEVARD APT 405 PORT CHARLOTTE, FL 33952, with a mailing address 21405 OLEAN BOULEVARD APT 405 PORT CHARLOTTE, FL 33952, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

March 1, 2024

FIRST 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 03/21/2024 at 2:30 pm. Contents include personal property along with the described belongings to those individuals listed below

529 Tiffany Pringle 2103 Annabel Deller Kelli Flaherty

Folding chairs, Sound Equipment, Canopy, Boxes, Bags, Totes, Books, Electronics Boxes, Bags, Totes, Electronics, Furniture

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

24-00212T

FIRST 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 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

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

Occupant Name

Michael Joseph Scrudato,

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on March 19th at 10AM

Description of Property

TT------1--13 T4----

Unit

Michael Scrudato	08014	Household Items
Robert Ashley Williams,		
Robert Williams	11121	Household Items
Michael Richard Hawkins,		
Michael R Hawkins	12015	Household Items/ garage
Paul Anthony Davis,		
Paul Davis	02023	Household items
Felix Castro Sanchez,		
Felix Sanchez	08018	Household Items/ garage
Alexander Eugene Downing,		, e e
Alexander E Downing	05050	Household Items
r 1		T00100 10

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY,

FLORIDA PROBATE DIVISION File No. 24000172CP **Division Probate** IN RE: ESTATE OF Georgia Doris Eno, a/k/a Georgia Eno a/k/a Georgia D. Eno Deceased.

The administration of the estate of Georgia Doris Eno, a/k/a Georgia Eno, a/k/a Georgia D. Eno, deceased, whose date of death was November 17, 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 oth-

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 WITH-IN 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 SEC-TION 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: March 1, 2024.

Signed on this 22nd day of February, /s/Katie Lynn Gardner

Katie Lynn Gardner Personal Representative /s/ Mark Martella

Mark Martella, Esq. Florida Bar No. 0024021 Martella Law Firm, PLLC 18245 Paulson Drive, Suite 131 Port Charlotte, FL 33954 Telephone: 941-867-6865 Fax: 941-867-8949 E-mail: mark@martellalaw.com Secondary: tara@martellalaw.com Attorney for Petitioner

March 1, 8, 2024 24-00197T

FIRST INSERTION

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

File No. 24-000113-CP Division: PROBATE IN RE: ESTATE OF KIMBERLY MAXINE BONZI, a/k/a KIMBERLY M. BONZI, A/K/A KIMBERLY BONZI Deceased.

The administration of the estate of Kimberly Maxine Bonzi, a/k/a Kimberly M. Bonzi, a/k/a Kimberly Bonzi, deceased, whose date of death was February 5, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 1, 2024.

Personal Representative: Katy Haynes 113 Tracy Drive Cissna Park, IL 60924

Cheyenne R. Young Attorney for Personal Representative Florida Bar Number: 0515299 WOTITZKY WOTITZKY ROSS & YOUNG, P.A. 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171

Fax: (941) 639-8617 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkylaw.com 24-00216T March 1, 8, 2024

PUBLISH 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

--- ESTATE ---

CHARLOTTE COUNTY

FIRST INSERTION

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

PROBATE DIVISION CASE NUMBER: 24000016CP IN RE: THE ESTATE OF RONALD JOSEPH BIRCHLER,

Deceased.
The estate of RONALD JOSEPH BIRCHLER, deceased, File Number 24000016CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court 350 E. Marion Avenue Punta Gorda, FL. 33950. The name and address of the attorney for the estate and the Personal Representative are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED

WILL BE FOREVER BARRED. The date of first publication of this Notice is March 1, 2024.

Personal Representative: BRETT BIRCHLER

ATTORNEY FOR THE ESTATE: DAVID A. SILVERSTONE, P.A. Attorney for Personal Representative 800 SE Third Ave. #300 Fort Lauderdale, FL 333167 (954) 367-0770 david@dsilverstone.com By: /S/ David A. Silverstone David A. Silverstone Fla. Bar No. 862096 March 1, 8, 2024 24-00186T

FIRST INSERTION

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

File No. 24000201CP Division: Probate IN RE: ESTATE OF GERALD HOGG A/K/A GERALD SYLVENUS HOGG Deceased.

The administration of the estate of GERALD HOGG a/k/a GERALD SYL-VENUS HOGG, deceased, whose date of death was April 20, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 1, 2024.

Personal Representative: /s/ Randy Hogg Randy Hogg (Feb 13, 2024 14:48 EST) Randall Hogg, a/k/a Randy J. Hogg 51 Doon Road

Kitchener, Florida N2G 3C9 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@schwarzlaw.net Secondary E-Mail: . Stephen @schwarzlaw.net

24-00195T

March 1, 8, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File Number: 2024CP000192 IN RE: ESTATE OF MARIO NUNES DE GOUVEIA

Deceased The administration of the Estate of MARIO NUNES DE GOUVEIA, deceased, File Number 2024CP000192, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 33948. The Estate is Intestate. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and all 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 the court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICES 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of the first publication of this notice is March 1, 2024.

Personal Representative: CARMEN PURDY,

104 Lyme Road St. Francis Bay, Eastern Cape 6312 Attorney for Personal Representative: ROBERT D. SCHWARTZ, ESQ. Florida Bar No. 028525 1901 S. Congress Avenue, Suite 215 Boynton Beach, Florida 33426 Telephone: (561) 736-3440 E-mail: robert@schwartzpa.com March 1, 8, 2024 24-00208T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000081CP **Division Probate** IN RE: ESTATE OF ALEXIS NOEL MONTES VILLAFAÑE,

Deceased. The administration of the Estate of Alexis Noel Montes Villafañe, deceased, whose date of death was September 18, 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 WITH-IN 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 SEC-TION 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 March 1, 2024.

Personal Representative: /s/ Myrna Luz Villafañe Lopez 01-22-2024

Myrna Luz Villafañe Lopez

19505 Quesada Avenue, No. O-202 Port Charlotte, Florida 33948 Attorney for Personal Representative: /s/ Tania V. Sotelo Tania V. Sotelo Attorney for Myrna Luz Villafañe Lopez Florida Bar Number: 939471 Law Office of Tania V. Sotelo, P.A. 4000 Ponce de Leon Blvd., Suite 470 Coral Gables, FL 33146 Telephone (305) 925-0643 Fax: (305) 440-0446 E-Mail: tvsotelo@sotelolaw.com Secondary E-Mail: assistant@sotelolaw.com & paralegal@sotelolaw.com March 1, 8, 2024 24-00213T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-55-CP IN RE: ESTATE OF TOBIN JAMES TRIPP,

Deceased. The administration of the estate of TO-BIN JAMES TRIPP, deceased, whose date of death was July 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 demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 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: March 1, 2024.

CRISTIE HERBERT Personal Representative 26104 Notre Dame Blvd.

Punta Gorda, FL 33955 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@ȟnh-law.com March 1, 8, 2024 24-00188T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000187CP **Division Probate** IN RE: ESTATE OF CATHERINE L. BARRETT, aka CATHERINE LOUISE BARRETT

Deceased. The administration of the estate of CATHERINE L. BARRETT, also known as CATHERINE LOUISE BAR-RETT, deceased, whose date of death was December 24, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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: March 1, 2024. Signed on this 27th day of Feb, 2024.

/s/ David A. Steves DAVID A. STEVES Personal Representative

901 Ridgewood Avenue Venice, FL 34285 /s/ William E. Gaylor, III William E. Gaylor, III Attorney for Personal Representative Florida Bar No. 0834350 Muirhead, Gaylor, Steves & Waskom, P.A. 901 Ridgewood Avenue Venice, FL 34285 Telephone: 941-484-3000 Email: chip.gaylor@mgswlaw.com Secondary Email:

24-00214T

beth.waskom@mgswlaw.com

March 1, 8, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA File No. 2024-CP-194

PROBATE DIVISION IN RE: ESTATE OF MICHAEL P. AMBROSE

Deceased. The administration of the estate of Michael P. Ambrose, deceased, whose date of death was December 18, 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 WITH-IN 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 SEC-TION 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 March 1, 2024.

Personal Representative: Michele Rae Hoehner

77 Hutchinson Lane St. Augustine, FL 32095 Attorney for Personal Representative: Katherine B. Schnauss Naugle Attorney Florida Bar Number: 514381 810 Margaret Street

JACKSONVILLE, FL 32204 Telephone: (904) 366-2703 Fax: (904) 353-9040 E-Mail: knaugle@jaxlawteam.com Secondary E-Mail: aforquer@jaxlawteam.com 24-00187T

March 1, 8, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-178-CP **Division: PROBATE** IN RE: ESTATE OF

EUGENE E. LAFOLLETTE Deceased.

The administration of the estate of Eugene E. LaFollette, deceased, whose date of death was January 19, 2024, 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 WITH-IN 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 SEC-TION 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 March 1, 2024.

Personal Representative: /s/ Eugene C. LaFollette Eugene C. LaFollette PO Box 492

Boyertown, PA19512

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: e-service@schwarzlaw.net Secondary E-Mail: mackenzie@schwarzlaw.net March 1, 8, 2024 24-00207T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-166-CP IN RE: ESTATE OF NIKOLAUS MUSSAR,

aka NICK MUSSAR

Deceased.

The administration of the estate of NIKOLAUS MUSSAR, also known as NICK MUSSAR, deceased, whose date of death was October 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, 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 WITH-IN 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: March 1, 2024.

KATY M. CHINN

Personal Representative

7130 Quiet Creek Drive Bradenton, FL 34212 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com

March 1, 8, 2024

FIRST INSERTION

24-00189T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000153CP **Division Probate** IN RE: ESTATE OF PAULA M. BARON Deceased.

The administration of the estate of Paula M. Baron, deceased, whose date of death was December 19, 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 F 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 WITH-IN 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 March 1, 2024.

Personal Representative: /s/ Beth White Beth White

21253 Edgewater Drive Port Charlotte, Florida 33952 Attorney for Personal Representative: /s/ Jeffrey M. Backo Jeffrey M. Backo Attorney Florida Bar Number: 0086426 MELLOR & BACKO LLP 13801 Tamiami Trail, Suite D North Port, Florida 34287 Telephone: (941) 426-1193 Fax: (941) 426-5413 E-Mail: jeff@northportlaw.com Secondary E-Mail: shelly@northportlaw.com March 1, 8, 2024 24-00194T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-216-CP Division Probate IN RE: ESTATE OF CYNTHIA CONSTANCE WELCH

A/K/A CYNTHIA C. WELCH

Deceased. The administration of the estate of Cynthia Constance Welch a/k/a Cynthia C. Welch, deceased, whose date of death was November 15, 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 WITH-IN 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 SEC-TION 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 March 1, 2024.

Personal Representative: Christopher Welch 33 Williams Way

Rochester, Massachusetts 02770 Attorney for Personal Representative: Nicole S. Peet. Attorney Florida Bar Number: 1025612 Farr Law Firm P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: npeet@farr.com Secondary E-Mail: tweiss@farr.com March 1, 8, 2024 24-00215T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-000086-CP

Division Probate IN RE: ESTATE OF JENNIFER L. MCLALIN A/K/A JENNIFER LEA MCLALIN Deceased. The administration of the estate of Jen-

nifer L. McLalin a/k/a Jennifer Lea McLalin, 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 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 March 1, 2024.

Personal Representative: Joseph Kelly McLalin

3657 Hazelwood Avenue SW Wyoming, Michigan 49519-3625 Attorney for Personal Representative: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000 Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: forrest@kuhnslawfirm.com March 1, 8, 2024 24-00196T

--- ACTIONS / SALES ---

CHARLOTTE COUNTY

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA GENERAL JURISDICTION DIVISION

Case No. 24-000321-CA Wells Fargo Bank, N.A. Plaintiff, vs.

The Unknown Heirs, Devisees. Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Elizabeth Letson a/k/a Mary E. Letson, Deceased; et al Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Elizabeth Letson a/k/a Mary E. Letson, Deceased Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County,

LOT 2, BLOCK 113, UNIT NO. 7 TROPICAL GULF ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 99"A" THROUGH 99"I", OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. has been filed against you and you are

required to serve a copy of your written

quire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St. Suite 130. Ft. Lauderdale. FL 33309, within thirty (30) days of the first date of publication on or before March 28, 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,

DATED on 2-21-2024.

Roger Eaton As Clerk of the Court By B. Lackey (SEAL) As Deputy Clerk

Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309 File # 23-F02308

defenses, if any, to it on Julie York, Es-March 1, 8, 2024 24-00193T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIRT, IN AND FOR CHARLOTTE COUNTY, FLORIDA

CIVIL DIVISION: CASE NO.: 22001157CA RESIDENTIAL INVESTMENT Plaintiff, vs.

N & J DREAMS, LLC, a Nevada Limited Liability Company; FELICIA ACOSTA; BLUE INTERNATIONAL GROUP, LLC; COVID RELIEF ASSISTANCE, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2,

Defendants.
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 30th day of January 2024 and entered in Case No. 22001157CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein RESIDENTIAL INVESTMENT TRUST IV is the Plaintiff and N & J DREAMS, LLC, a Nevada Limited Liability Company; FELICIA ACOSTA; INTERNATIONAL GROUP, LLC; COVID RELIEF ASSISTANCE, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.charlotte. realforeclose.com in accordance with Chapter 45, Florida Statutes at, 11:00 AM on the 1st day of April 2024, the following described property as set

forth in said Final Judgment, to wit:
LOT 14, BLOCK 2108, PORT CHARLOTTE SUBDIVISION
SECTION TWENTY-FIVE, A
SUBDIVISION, ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 18A THROUGH 18C, INCLUSIVE OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 854 CONREID DRIVE NORTHEAST, PORT CHARLOTTE, FL 33952

ANY PERSON CLAIMING AN IN-TEREST 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this day of 02/23/2024.

Roger D. Eaton Clerk of The Circuit Court (SEAL) By: B. Lackey Deputy Clerk

DELUCA LAW GROUP, PLLC. Attorney for the Plaintiff 2101 NE 26th Street Fort Lauderdale, FL 33305 Telephone (954) 368-1311 | Fax: (954) 200-8649 service@delucalawgroup.com March 1, 8, 2024 24-00203T

FIRST INSERTION

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

CIVIL ACTION CASE NO.: 23-2932-CA

NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. ABUMUSA HAMIDUE KHAN

a/k/a ABUMUSA H. KHAN a/k/a ABUMUSA KHAN, 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, though, 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 ABUMUSA HAMIDUE KHAN a/k/a ABUMUSA H. KHAN a/k/a ABUMUSA KHAN,

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 Monday, April $8,\,2024,$ at 11:00 a.m. at www.charlotte.

realforeclose.com, with Chapter 45 Florida Statutes, the following-described real property:

Lot 26, Block 2045, Port Charlotte Subdivision, Section 24, according to the map or plat thereof, as recorded in Plat Book 5, Pages 16A through 16E, inclusive, of the Public Records of Charlotte County,

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. 2023-002932-CA, New Vista Properties, Inc., v. Khan.

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, 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 02/26/2024. 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 24-00210T March 1, 8, 2024

FIRST INSERTION

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

CASE NO.: 23004738CA AH INVESTMENT TRUST, Plaintiff, v. RICKY P. RICHMOND,

Defendant. TO: RICKY P. RICHMOND 2149 LAKE AVENUE

AKRON, OH 44312 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 20, Block 70, Unit 4, Tropical Gulf Acres Subdivision as per plat thereof as recorded in Plat book 3 Pages 52A-52D 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 350 E. Marion Avenue, Punta Gorda, Florida 33950 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 6th day of February, 2024.

Clerk of the Circuit Court By: B. Lackey (SEAL) 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 March 1, 8, 15, 22, 2024 24-00205T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 23001687CA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs.

WILLIAM LEONARD A/K/A WILLIAM JOSEPH LEONARD, et al.,

Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST WILLIAM LEONARD A/K/A WILLIAM JOSEPH LEONARD, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 98, BLOCK 136, PORT CHARLOTTE SUBDIVISION, SECTION 18, A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 8A THROUGH 8E, OF THE PUB-LIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Morgan B Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before March 28, 2024, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand 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 seal of this Court this 21st day of February, 2024. Clerk of the Court By B. Lackey (SEAL)

As Deputy Clerk Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 23-05904FL

March 1, 8, 2024 24-00191T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

23001819CA MORTGAGE ASSETS MANAGEMENT, LLC,

EDDY NELSON A/K/A EDDY I. NELSON A/K/A EDDY ISAIAH NELSON; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; 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 February 5, 2024 in Civil Case No. 23001819CA, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, MORTGAGE AS-SETS MANAGEMENT, LLC is the Plaintiff, and EDDY NELSON A/K/A EDDY I. NELSON A/K/A EDDY ISA-IAH NELSON; UNITED STATES OF AMERICA. DEPARTMENT OF HOUSING AND URBAN DEVEL-OPMENT; ANY AND ALL UN-KNOWN 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 PAR-

TIES MAY CLAIM AN INTEREST

AS SPOUSES, HEIRS, DEVISEES,

GRANTEES, OR OTHER CLAIM-

ANTS are Defendants.

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose com on April 5, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 25, BLOCK 2840, PORT CHARLOTTE SUBDIVISION, SECTION 45, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 56A THRU 56E, 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.

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, 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 the court on 02/21/2024.

CLERK OF THE COURT Roger D. Eaton (Seal) B. Lackey Deputy Clerk

ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1395-843B March 1, 8, 2024 24-00192T

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR

CHARLOTTE COUNTY, FLORIDA CASE NO. 23001934CA MIDFIRST BANK

Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF CYNTHIA L. BENNETT, DECEASED; UNKNOWN TENANT 2; GREGORY ALLEN BENNETT, JR.; ANGELA LEIGH CORSIATTO; CHRISTLE ANN BENNETT; DUSTIN ALLEN BENNETT, JR.; ZACHARY DANIEL BENNETT: MICHAEL BENNETT, A MINOR; AMANDA BENNETT KIRKENDALL, NATURAL GUARDIAN OF MICHAEL BENNETT, A MINOR; UNKNOWN TENANT 1; UNITED STATES OF AMERICA DEPARTMENT

Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 24, 2024, in this cause, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County,

OF HOUSING AND URBAN

DEVELOPMENT

Florida, described as:

LOT 15, BLOCK 1768, PORT CHARLOTTE SUBDIVISION SECTION - FIFTY TWO, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 5, PAGE 66A AND 66F, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. a/k/a 5364 CHARD TER, PORT

CHARLOTTE, FL 33981-4963 at public sale, to the highest and best bidder, for cash, online at www. charlotte.realforeclose.com, on March 25, 2024 beginning at 11:00 AM.

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 this day of 02/22/2024.

Roger D. Eaton Clerk of the Circuit Court By: (SEAL) B. Lackey Deputy Clerk

eXL Legal, PLLC 12425 28TH ST NORTH, STE. 200 ST. PETERSBURG, FL 33716-1826 EFILING@EXLLEGAL.COM 1000008995

March 1, 8, 2024 24-00201T

FIRST INSERTION

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

COUNTY, FLORIDA CIVIL ACTION Case No. 22-856-CC SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation, Plaintiff, v. LAURENT CARIUS,

Defendant.

NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages dated February 22, 2024 in Case No. 22-856 CC in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation is plaintiff and LAURENT CARIUS is the defendant.

THE CLERK OF THE CIRCUIT COURT WILL SELL to the highest and best bidder for cash at www. charlotte.realforeclose.com on April 12, 2024 at 11:00 a.m. the following described property set forth in the Final Judgment of Foreclosure and Damages. Lot 2, Block 773, PUNTA GOR-

DA ISLES, Section 23, according to the plat thereof as recorded in Plat Book 12, Pages 2A thru 2-Z-41 of the public records of Charlotte County, Florida.

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

Dated February 23, 2024.

ROGER D. EATON CLERK OF THE COURT (SEAL) By D. Gerace Deputy Clerk

David K. Oaks, Esq. P.O. Box 671 Saluda, NC 28773 doaksesq@comcast.net March 1, 8, 2024

24-00202T

FIRST INSERTION

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

CIVIL ACTION CASE NO. 2023-CA-001568 JOHN W. KAUPPINEN, Plaintiff, vs.

IVICA J. CINDRIC, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and 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 UKNOWN SPOUSE OF IVICA J. CINDRIC.

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 Monday, April 8, 2024, at 11:00 a.m. at www.charlotte. realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Part of Lot 13, all of Lots 14 and 15. and a part of Lot 16, Block 167, Grove City, according in Plat Book 1, Page 4, Charlotte County, Florida; being more particularly described as follows; Commence at the North Westerly intersection of Maryland Avenue and Sixth Street, thence Northwesterly along the Westerly right of way said Sixth Street. 85 feet for a point of beginning, thence Southwesterly parallel with the Northerly boundary of

said Lot 13, 100 feet to the intersection with a 15 foot alley; thence Northwesterly along Easterly boundary of said alley 67.2 feet, thence Northeasterly parallel with the Northerly boundary of said Lot 15, 100 feet to Westerly boundary of said Sixth Street, thence Southeasterly along said Westerly boundary of Sixth Street, 67.2 feet to the point of beginning All lying and being in Section 17, Township 41 South, Range 20 East, Charlotte County, Florida, Also the portion of vacated Sixth Street, Grove City abutting the above described land TOGETHER with that certain mobile home described as: YEAR: 1973 TITLE #: 5725053 MAKE: Hill

commonly known as 3174 Quail Court, Englewood, FL 34224 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-

ID#: 02612486G

001568-CA, Kauppinen v. Cindric. 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 von. 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 02/26/2024. 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 March 1, 8, 2024 24-00211T

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 24000108CA AH INVESTMENT TRUST,

K & E PRODUCTIONS,

Defendants. TO: K & E PRODUCTIONS $\ensuremath{\mathrm{c}}/\ensuremath{\mathrm{o}}$ ED MURPHY, Its Registered Agent 312 STABLE AVENUE

BAKERSFIELD, CA 93307 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BE-IN CHARLOTTE COUNTY, $FLORIDA, TO\ WIT:$

Lot 1. Block 144, Unit 7, Tropical Gulf Acres Subdivision as per plat thereof as recorded in Plat Book 3, Pages 996A-991, 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 350 E. Marion Avenue, Punta Gorda, Florida 33950 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 21st day of February,

Clerk of the Circuit Court By: B. Lackey (SEAL) 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 $March 1, 8, 15, 22, 2024 \quad \ 24 \text{--} 00209 T$

FIRST INSERTION

NOTICE OF FORECLOSURE SALE. IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE. COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 23001937CA Land Home Financial Services, Inc., Plaintiff, vs.

Scott Clark, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23001937CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Land Home Financial Services, Inc. is the Plaintiff and Scott Clark; Unknown Spouse of Scott Clark: Charlotte County, Florida are the Defendants, that I will sell to the highest and best bidder for cash www.charlotte.realforeclose.com. beginning at 11:00 AM on the 4th day of April, 2024, the following described property as set forth in said Final

Judgment, to wit: LOT 1, BLOCK 2807, PORT CHARLOTTE SUBDIVISION, SECTION FORTY-FIVE, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 5, PAGE(S) 56A THROUGH 56E,

INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TAX ID: 402215330001 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 this day of 02/22/2024 Roger Eaton

As Clerk of the Court By: (SEAL) D. Gerace As Deputy Clerk Brock & Scott PLLC

2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Attorney for Plaintiff File # 23-F00759 24-00200T March 1, 8, 2024

FIRST INSERTION

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

CIVIL DIVISION Case #: 22001137CA Truist Bank, formerly known as **Branch Banking and Trust Company** Plaintiff, -vs.-

Tammy Lyn Ewing; Unknown Spouse of Tammy Lyn Ewing; State of Florida; Clerk of Circuit Court of Charlotte County, Florida; 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. 22001137CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Truist Bank, formerly known as Branch Banking and Trust Company, Plaintiff and Tammy Lyn Ewing are defendant(s), I, Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash AT WWW. CHARLOTTE.REALFORECLOSE. IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES at 11:00AM on April 5, 2024, the following described property as set forth in said Final Judgment, to-wit: LOT 7. TUDOR CIRCLE NO. 2.

BEING A REPLAT OF LOT 78 PLAT OF ENGLEWOOD GAR- 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) B. Lackey

DEPUTY CLERK OF COURT ATTORNEY FOR PLAINTIFF LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700

(561) 998-6707 March 1, 8, 2024 24-00204T

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

DENS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 75, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST 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

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legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO PINELLAS • POLK • LEE • COLLIER • CHARLOTTE





CHARLOTTE COUNTY

--- ESTATE ---

SECOND INSERTION

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000013 IN RE: ESTATE OF KENT MARVIN MOENTER A/K/A KENT M. MOENTER Deceased.

The administration of the estate of Kent Marvin Moenter A/K/A Kent M. Moenter, deceased, whose date of death was December 10, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, 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-

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 23001385CP

Division Probate

IN RE: ESTATE OF

BEVERLY M. SULLIVAN

Deceased.

The administration of the estate of

Beverly M. Sullivan, deceased, whose date of death was October 20, 2023, is

pending in the Circuit Court for Char-

lotte 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 repre-

sentative's attorney are set forth below.

All creditors of the decedent and oth-

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

and other persons having claims or demands against decedent's estate must

All other creditors of the decedent

OF THIS NOTICE ON THEM.

NOTICE TO CREDITORS mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

> ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

> 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 February 23, 2024.

Personal Representative: Michael L. Moenter 4721 Devil's Hole Road Pemberville, Ohio 43450 Attorney for Personal Representative:

Jenny C. Hazel 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 24-00182T Feb. 23; March 1, 2024

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative:

shawn m sullivan

(Dec 13, 2023 13:08 EST)

Shawn M. Sullivan

322 Avalon Way

Plymouth, Massachusetts 02360 Attorney for Personal Representative:

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is February 23, 2024.

Ira Stewart Wiesner, Esq.

Florida Bar Number: 222887

ADVOCATES IN AGING

WIESNER SMITH PLLC

328 N Rhodes Avenue

Fax: (941) 365-4479

Secondary E-Mail:

Sarasota, Florida 34237

rachel@wiesnerlaw.com

Telephone: (941) 365-9900

E-Mail: sherri@wiesnerlaw.com

24-00165T

SECOND INSERTION

SECOND INSERTION

NOTICE.

ER BARRED.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000157CP

Division Probate IN RE: ESTATE OF DELORES ANN WEBER Deceased.

The administration of the estate of DELORES ANN WEBER, deceased, whose date of death was September 1, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave. Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

NOTICE TO CREDITORS

IN THE CIRCUIT COURT

OF THE 20TH JUDICIAL

CIRCUIT IN AND FOR

CHARLOTTE

COUNTY, FLORIDA

PROBATE DIVISION

File No. 23001309CP

IN RE: ESTATE OF

LEROY DAVID HERMAN,

Deceased.

The administration of the estate of

LEROY DAVID HERMAN, Deceased, whose date of death was January 17,

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

All creditors of the decedent and

other persons having claims or de-

mands 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

All other creditors of the decedent

THIS NOTICE ON THEM.

set forth below

mands against decedent's estate must file their claims with this court WITH-IN 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 February 23, 2024. Personal Representative: Dana C. Welch

485 Dorchester Street Port Charlotte, Florida 33954 Attorney for Personal Representative: Bryan K. Tippen Esq., Attorney Florida Bar Number: 113421 TIPPEN LAW FIRM, PLLC 315 E. Olympia Ave, STE 224 Punta Gorda, Florida 33950 Telephone: (941) 888-4260 Fax: (239) 214-6080 E-Mail: info@tippenlaw.com Secondary E-Mail: Bryan@TippenLaw.com

and other persons having claims or demands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN

SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

LORI BRISSELLI.

Personal Representative

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is February 23, 2024

Scott R. Bugay, Esquire

Florida Bar No. 5207

Citicentre, Suite P600

290 NW 165TH Street

Fax: (305) 945-2905

Scott@srblawyers.com

angelica@srblawyers.com

Telephone: (305) 956-9040

Miami FL 33169

Primary Email:

SECOND INSERTION

Secondary Email:

NOTWITHSTANDING THE TIME

Feb. 23; March 1, 2024 24-00171T

SECOND INSERTION

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

File No. 24000021CP IN RE: ESTATE OF KIMBLE LEE WAGNER. aka KIM WAGNER Deceased.

The administration of the estate of Kimble Lee Wagner, deceased, whose date of death was July 3, 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 WITH-IN 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 SEC-TION 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: February 23, 2024.

Robert D. Hines

Curator 1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com

SECOND INSERTION

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

File No. 24-000167-CP IN RE: ESTATE OF NANCY ROSE EISELE. a/k/a Nancy R. Eisele, a/k/a Nancy Eisele, Deceased.

The administration of the estate of Nancy Rose Eisele, deceased, whose date of death was December 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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

Feb. 23: March 1, 2024 24-00167T

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 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 February 23, 2024.

Personal Representative: Albert Sticklev III

737 S. Indiana Avenue, Suite A Englewood, Florida 34223 Attorney for Personal Representative: Albert Stickley III, Esquire Attorney Florida Bar Number: 51605

737 S. Indiana Ave., Suite A Englewood, FL 34223 Telephone: (941) 474-5506 Fax: (941) 474-5507 E-Mail: aj@stickleylaw.com Secondary E-Mail: ryan@stickleylaw.com Feb. 23; March 1, 2024

24-00163T

file their claims with this court WITH-Feb. 23; March 1, 2024 SECOND INSERTION

SECOND INSERTION

NOTICE.

BARRED.

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-000033-CP IN RE: ESTATE OF MICHAEL COOPER FARRIS, a/k/a Michael Cooper Sampley, 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 Michael Cooper Farris, deceased, File Number 24-000033-CP, 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 November 9, 2023; that the total value of the estate is \$less than \$75,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name

Address

Carolyn Davis 8961 Franklin Ave. Irvington, AL 36544 Diane Derwin 9950 CD Glaze Dr. Theodore, AL 36582 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. NOT-WITHSTANDING 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 Intice is February 23, 2024 **Person Giving Notice:**

Lana Fay Engquist 9156 Cherry Drive Englewood, Florida 34224 Attorney for Person Giving Notice

/s/ Albert Stickley III Albert Stickley III, Esquire Attorney Florida Bar Number: 51605 737 S. Indiana Ave., Suite A Englewood, FL 34223 Telephone: (941) 474-5506 Fax: (941) 474-5507 E-Mail: aj@stickleylaw.com Secondary E-Mail:

ryan@stickleylaw.com Feb. 23; March 1, 2024 24-00170T

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

File No.: 2023 CP 001205 Division: Probate RE: ESTATE OF RICHARD FRANCIS BONAVITA SR. a/k/a RICHARD FRANCIS BONAVITA, Deceased.

The administration of the estate of RICHARD FRANCIS BONAVITA SR. a/k/a RICHARD FRANCIS BONAVI-TA, deceased, whose date of death was April 9, 2023, is pending in the Circuit Court for Charlotte County, Florida Probate Division, the address of which s 350 East Marion Avenue, Punta Gorda, FL 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 the 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 THREE 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 WITH-IN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

Feb. 23; March 1, 2024 24-00162T

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 February 23, 2024.

Personal Representative: DocuSigned by: / Katherine Scibilia KATHERINE SCIBILIA, Petitioner 135 Whitman Ave

Whitman, MA 02382 Attorney for Personal Representative: DocuSigned by: /s/ Gregory S. Band Gregory S. Band Attorney for Petitioner Florida Bar Number: 869902 BAND LAW GROUP PL 1 South School Ave., Suite 500 Sarasota, FL 34237 Telephone: (941) 917-0505 Fax: (941) 917-0506 E-Mail: gband@bandlawgroup.com Feb. 23; March 1, 2024 24-00178T SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, NOTIFIED THAT:

FLORIDA PROBATE DIVISION File No. 24000059CP **Division Probate** IN RE: ESTATE OF ANNA MARIA CALVANO Deceased.

TO ALL PERSONS HAVING CLAIMS DEMANDS AGAINST THE OR ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Anna Maria Calvano, deceased, File Number 24000059CP, 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 October 25, 2023; that the total value of the estate is \$9323.15, and that the names and addresses of those to whom it has been assigned by such order are:

Address Daryl W. Calvano 27444 Baptist Church Road Mechanicsville, Maryland 20659 Stephen M. Calvano 51 Black Bridge Lane Natural Bridge Station, Virginia 24579 David J. Calvano 51 Black Bridge Lane Natural Bridge Station, Virginia 24579

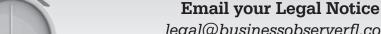
Karen L. Thompson 5362 Murphy Street Port Charlotte, Florida 33981 ALL INTERESTED PERSONS ARE

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. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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 February 23, 2024.

> Person Giving Notice: /s/ Daryl W. Calvano Daryl W. Calvano 27444 Baptist Church Road

Mechanicsville, Maryland 20659 Attorney for Person Giving Notice /s/ T. Thomas Shirley T. Thomas Shirley, Attorney Florida Bar Number: 0154581 DUNKIN & SHIRLEY PA 170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: tom@dunkinshirley.com Feb. 23; March 1, 2024 24-00179T



legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication

PASCO • PINELLAS • POLK • LEE **COLLIER • CHARLOTTE**

SARASOTA • MANATEE • HILLSBOROUGH



--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23002730CA AMERICAN NATIONAL FUNDING, LLC, etc.

Plaintiffs, v. CAMERON MCCRON and UNKNOWN TENANT, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to Summary Final Judgment of Mortgage Foreclosure entered on January 29, 2024 in CASE NO. 2023-002730-CA of the Circuit Court of the Twelfth Judicial Circuit in and for Charlotte County, Florida, wherein, the Parties are identified as Plaintiff, AMERICAN NATIONAL FUNDING, LLC., AS TRUSTEE OF THE FLORIDA INVESTMENTS FLORIDA LAND TRUST #95 DATED NOVEMBER 10, 2021 and JOSEPH S. BERG, TRUSTEE OF THE JOSEPH S. BERG REVOCABLE LIVING TRUST, and Defendants CAMERON MCCRON and THE UNKNOWN TENANT that:

The Clerk of Court, Rodger D. Eaton, will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on March 14, 2024 at: www. charlotte.realforeclose.com the following described real property as set forth in said Judgment, to wit:

LOT 18, BLOCK 2194, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY-SEVEN, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 41A THROUGH 41H,

INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PARCEL ID: 402230281002 PROPERTY ADDRESS: 4200 KILPATRICK STREET, PORT

CHARLOTTE, FL 33948 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

or voice impaired, call 711.

DATED THIS 02/20/2024 day of

CLERK OF THE COURT By: (SEAL) B. Lackey As Deputy Clerk

Tepps Treco 499 NW 70 Avenue, Suite 112 Plantation, Florida 33317 Telephone: (954) 565-3231 Direct e-mail:

William@teppstreco.comFeb. 23: March 1, 2024 24-00184T

SECOND INSERTION

NOTICE OF ACTION

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

CIVIL DIVISION CASE NO: 23-CC-001520 ROTONDA SANDS CONSERVATION ASSOCIATION,

INC., Plaintiff, v.

DAVID W. YURKOVICH, Defendant. TO: DAVID W. YURKOVICH

35 Carson Ave. Belle Vernon, PA 15012 YOU ARE NOTIFIED that an action

to foreclose a Claim of Lien on the following described property in CHAR-LOTTE County, Florida:

Lot 180, Block 10, Rotonda Sands I, according to the plat thereof recorded in Plat Book 11, Pages 4A through 4Z-2, Public Records of Charlotte County, Florida. Property Address: 10 Tide Ct, Placida, FL 33946 Which has the address of 10 Tide Ct, Placida, FL 33946

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com,

within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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 February 16 2024 As Clerk of the Court By: D. Gerace (SEAL) As Deputy Clerk

Association Legal Services, LLC Plaintiff's attorney 12600 World Plaza Lane. Build.#63 Fort Myers, FL 33907 (239-887-4276) leland@associationlegalservices.com

Feb. 23; Mar. 1, 2024

SECOND INSERTION

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

CASE NO: 23-CC-1445 ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION.

Plaintiff, v. JULIANA REYES-CHANIN.

Defendant. TO: JULIANA REYES-CHANIN 6303 BLUE LAGOON DR, #400 MIAMI, FL 33126

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHAR-

LOTTE County, Florida: Lot(s) #13, Block #122, RO-TONDA MEADOWS, according to the map or plat thereof on file in the Office of the Clerk of the Circuit Court recorded in DC2330/2119-TJB 2330/2121 2631/67&712789/390 of Char-

lotte County, Florida. Which has the address of 8 Calamondin Way, Placida, FL 33946 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276),

leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ ca.cjis20.org, 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 February 16, 2024. As Clerk of the Court By: D. Gerace (SEAL)

As Deputy Clerk
Association Legal Services, LLC Plaintiff's attorney 12600 World Plaza Lane. Build.#63 Fort Myers, FL 33907 (239-887-4276)

lel and @association legal services. comFeb. 23; March 1, 2024 24-00173T

--- PUBLIC SALES ---SECOND INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - Punta Gorda located at 6221 Marlympia Way, Punta Gorda, FL 33950 intends to hold a sale to sell the property stored at the $\,$ Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 3/13/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnish-ings. Deborah Overley unit #A053; Trisha Ralph unit #A109; Sherri Dimmitt unit #A135; Con McLaughlin unit #D213. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Feb. 23; March 1, 2024

SECOND INSERTION

CHARLOTTE COUNTY

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

CASE NO: 23-CC-1528 ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION.

Plaintiff, v. WELLINGTON MARCELO PAVARINI, Defendant.

TO: WELLINGTON MARCELO PA-7619 Oakboro Dr, Lake Worth, FL

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHAR-

LOTTE County, Florida: Lot 7, Block 117, of ROTONDA MEADOWS, according to the Plat thereof as recorded in Plat Book 10, Page(s) 15A through 15Z18, inclusive, in the Public Records of Charlotte County, Florida. Property Address: 31 Calamondin Way, Placida, FL 33946

Which has the address of 31 Calamondin Way, Placida, FL 33946 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build. #63,

Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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 February 16, 2024. As Clerk of the Court By: D. Gerace (SEAL) As Deputy Clerk

Association Legal Services, LLC Plaintiff's attorney 12600 World Plaza Lane. Build.#63 Fort Myers, FL 33907(239-887-4276) leland@associationlegalservices.com

Feb. 23; Mar. 1, 2024

SECOND INSERTION

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

CASE NO.: 23002277CA NATIONSTAR MORTGAGE LLC PLAINTIFF, VS. MITCHELL KAUFFMAN A/K/A MITCHELL A. KAUFFMAN; ET

DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 13th day of February, 2024, and entered in Case No. 23002277CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Nationstar Mortgage LLC is the Plaintiff and MITCHELL KAUFFMAN A/K/A MITCHELL A. KAUFFMAN; UNKNOWN SPOUSE OF MITCHELL KAUFFMAN A/K/A MITCHELL A. KAUFFMAN N/K/A MARY HILL and CHARLOTTE COUNTY, FLORIDA are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically www.charlotte.realforeclose.com at 11:00 A.M. on the 3rd day of April, 2024, the following described property as set forth in said Final Judgment, to

LOTS 5 AND 6. BLOCK 450. PORT CHARLOTTE SUBDIVI-SION, SECTION 18, A SUBDI-VISION ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 5, PAGES 8A THRU 8E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHAR-LOTTE 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 02/21/2024. Roger D. Eaton

Clerk of The Circuit Court By: (SEAL) B. Lackey 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. WD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 23FL935-0110

Feb. 23; March 1, 2024 24-00183T

SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 24000087CA CARRINGTON MORTGAGE

SERVICES LLC, Plaintiff, vs. GAY A. NUCKOLLS, AS TRUSTEE OF THE GAY A. NUCKOLLS TRUST, UNDER A TRUST AGREEMENT DATED OCTOBER

Defendant(s).
TO: UNKNOWN BENEFICIARIES OF THE GAY A. NUCKOLLS TRUST, UNDER A TRUST AGREEMENT DATED OCTOBER 22, 2003,

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property:

LOT 7, BLOCK E, HOLIDAY MOBILE ESTATES 3RD
ADDITION, AS PER PLAT
THEREOF, RECORDED IN PLAT BOOK 13, PAGE 30A THROUGH 30E, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. TOGETHER WITH-DOUBLE WIDE 1980 MOBILE HOME; VIN NUMBERS 6340B/A

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 3-21-24/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

impaired, call 711.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 14th day of February, 2024. CLERK OF THE CIRCUIT COURT

(SEAL) BY: Brittany Lackey DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVE., SUITE 100 BOCA RATON, FL 33487 PRIMARY EMAIL: FLMAIL@RASLG.COM 23-166633

Feb. 23; March 1, 2024 24-00161T

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 49 IN RE: ESTATE OF SHARON L. BOWEN, Deceased.

The administration of the estate of Sharon L. Bowen, deceased, whose date of death was July 17, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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: February 23, 2024. Signed on this 14th day of February,

2024. /s/ William D. Bowen William D. Bowen Personal Representative 2110 Rowley Ave

Madison, WI 53726 /s/ Mary E. King Mary E. King, Esq. Attorney for Personal Representative Florida Bar No. 0987001 Law Office of Mary E. King, P.L. 3389 Magic Oak Lane Sarasota, FL 34232 Telephone: (941) 906-7585 Email: Tax@kinglawpl.com24-00185T Feb. 23; March 1, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE

DIVISION
Case No.: 24-156CP **Division: Probate** IN RE: ESTATE OF JOEL O. LEDERER. Deceased.

The administration of the estate of Joel O. Lederer, deceased, whose date of death was January 21, 2024, 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 WITH-IN 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

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 February 23, 2024. Personal Representative: /s/ John S. Dzurak

23232 Abrade Ave. Punta Gorda, Florida 33980 Attorney for Personal Representative: /s/ Tamsen Hays Tamsen Hays, Esquire Attorney Florida Bar Number: 44126 Wotitzky Wotitzky Ross & Young PA Attorneys at Law 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: thavs@wotitzkvlaw.com Secondary E-Mail:

Feb. 23; March 1, 2024 24-00166T

jessica@wotitzkylaw.com

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-177-CP **Division: PROBATE** IN RE: ESTATE OF CARL J. GLASS

Deceased. The administration of the estate of Carl J. Glass, deceased, whose date of death was February 3, 2024, 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 WITH-IN 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 February 23, 2024. Personal Representative: /s/ Brian Thomas Glass

Brian Thomas Glass 9951 Oporto Street Livonia, Michigan 48150 Attorney for Personal Representative: /s/ Ellie K. Harris Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 01 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 $\hbox{E-Mail: e-service@schwarzlaw.net}\\$ Secondary E-Mail: mackenzie@schwarzlaw.net

Feb. 23; March 1, 2024



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

24-00181T

CHARLOTTE COUNTY

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 23-CC-1156 ROTONDA HEIGHTS CONSERVATION ASSOCIATION,

Plaintiff, v. S.P. SAHNI and CHANDER SHIEL Defendant.

TO: S.P. SAHNI and CHANDER SHIEL SAHNI 2010 CROW CANYON PL STE 100 SAN RAMON, CA 94583

YOU ARE NOTIFIED that an action

to foreclose a Claim of Lien on the following described property in CHAR-LOTTE County, Florida: Lot 1292 & 1293, Rotonda

Heights, according to the plat thereof, as recorded in Plat Book 8, Page 26A through 26Z of the Public Records of Charlotte County, Florida.

Which has the address of 177 SUNSET RD, ROTONDA WEST, FL 33947

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com,

within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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 vou. to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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 February 16 2024 As Clerk of the Court By: D. Gerace (SEAL) As Deputy Clerk

Association Legal Services, LLC Plaintiff's attorney 12600 World Plaza Lane. Build.#63 Fort Myers, FL 33907 (239-887-4276)

leland@associationlegalservices.com Feb. 23; Mar. 1, 2024

NOTICE OF ACTION required to serve a copy of your written IN THE CIRCUIT COURT OF THE defenses, if any, to it on: Joel W. Walters, Esq. Walters Levine & DeGrave 240 S. Pineapple Ave., Suite 206 Sarasota, FL 34236 Primary TWELFTH JUDICIAL CIRCUIT IN

FOURTH INSERTION

AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 22001239CA Email: jwaltersefile@walterslevine. BARRET ROADMAN, Plaintiff, vs. PHYLISS IRENE MARTIN, com Secondary Email: jww-sec@ walterslevine.com on or before 3-14-F/K/A PHYLISS M. PROVOST; 2024 and file the original with the clerk JEROME PROVOST; KEITH PROVOST; STEPHEN PROVOST; of this court either before service on the Plaintiff's attorney or immediately RONALD PROVOST; PAULA thereafter, otherwise a default will JONES; HARRIET LIQUORI; AND ANY UNKNOWN PARTIES be entered against you for the relief demanded in the complaint or petition. WHICH MAY CLAIM AS If you are a person with a disabil-HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, ity who needs any accommodation in order to participate in this proceed-

CREDITORS, TRUSTEES OR ing, you are entitled, at no cost to you, AS OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST to the provision of certain assistance. Please contact Jon Embury, Adminis-MICHAEL PROVOST, DECEASED. trative Services Manager, whose office Defendants.
TO: STEPHEN PROVOST is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and ADDRESS: UNKNOWN whose telephone number is (941) 637-YOU ARE NOTIFIED that an action 2110, at least 7 days before your schedto quiet title to a tax deed for the foluled court appearance, or immediately lowing described real property located upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing in Charlotte County, Florida:

or voice impaired, call 711. DATED on 2-6-2024. ROGER D. EATON

Joel W. Walters, Esq. Walters Levine & DeGrave

As Clerk of the Court (SEAL) By: B. Lackey As Deputy Clerk

240 S. Pineapple Ave., Suite 206 Sarasota, FL 34236 Primary Email: jwaltersefile@walterslevine.com Secondary Email: jww-sec@walterslevine.com Feb. 9, 16, 23; Mar. 1, 2024

24-00124T

THIRD INSERTION

Florida.

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

CIVIL DIVISION Case No.: 23001171CC ROGER D. EATON, in his official capacity as CLERK OF THE CIRCUIT COURT and COMPTROLLER for CHARLOTTE COUNTY, FLORIDA, Plaintiff, vs.
JAMES L. BELLEVILLE; SUE

BELLEVILLE LUCAS; CHARLES BELLEVILLE; JEFFRY SCOTT BROWNE: ROBERT ALAN RICE: if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against them, and all other parties claiming by, through, under or against the foregoing Defendants,

Defendants.
TO: JAMES L. BELLEVILLE; SUE BELLEVILLE LUCAS; CHARLES BELLEVILLE; JEFFRY SCOTT BROWNE; if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against them, and all other parties claiming by, through, under or against the forego-ing Defendants; AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that an action for interpleader in connection with the following described property in Charlotte County, Florida: LOT 13, BLOCK 3880 PORT

CHARLOTTE SUBDIVISION, SECTION 67, according to the Plat thereof as recorded in Plat Book 6, Pages 5A-5H, of the Public Records of Charlotte County,

Commonly Known As: 7457 Coburn Street, Port Charlotte, FL has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ernest W. Sturges, Jr., Esq., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereaf-

ter: 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 seal of this Court February 13, 2024.

ROGER D. EATON,

CLERK OF COURT (SEAL) By: Deni G Deputy Clerk

Ernest W. Sturges, Jr., Esq. Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 941-625-6666 941-625-0660 (Facsimile) February 16, 23; March 1, 8, 2024

SECOND INSERTION

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

CASE NO: 23-CC-1147 ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC., Plaintiff, v.

S.P. SAHNI and CHANDER SHIEL SAHNI, Defendants.

TO: S.P. SAHNI and CHANDER SHIEL SAHNI 2010~CROW CANYON PL STE~100SAN RAMON, CA 94583 YOU ARE NOTIFIED that an action

to foreclose a Claim of Lien on the following described property in CHAR-LOTTE County, Florida:

Lot 1292 & 1293, Rotonda Heights, according to the plat thereof, as recorded in Plat Book 8, Page 26A through 26Z of the Public Records of Charlotte County, Florida.

Which has the address of 179 SUNSET RD, ROTONDA WEST, FL 33947

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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 Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, 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 February 16 2024 As Clerk of the Court By: D. Gerace (SEAL) As Deputy Clerk

Association Legal Services, LLC Plaintiff's attorney 12600World Plaza Lane. Build.#63Fort Myers, FL 33907 (239-887-4276)

lel and @association legal services.comFeb. 23; Mar. 1, 2024 24-00177T

required to serve a copy of your written

FOURTH INSERTION

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

Case No.: 2023-600CC ROGER D. EATON, CLERK OF THE COURT, CHARLOTTE COUNTY, FLORIDA, Plaintiff, vs. ASSET INTERVENTION, INC. AS ASSIGNEE FOR THOMAS SHERSHENOVICH, CHIEF EXECUTIVE OFFICER OF TDK HOLDING CORP., an inactive New York Corporation; GET LIQUID FUNDING, LLC, AS ASSIGNEE OF TDK HOLDING CORP., an inactive New York Corporation; and LUMIDATH, LLC, Defendants. TO: ASSET INTERVENTION, INC., AS ASSIGNEE FOR THOMAS SHER-SHENOVICH, CHIEF EXECUTIVE OFFICER OF TDK HOLDING CORP:

YOU ARE HEREBY NOTIFIED that an action for interpleader on the following described property in Charlotte

County, Florida: Lot 3, Block C, BREEZEWOOD MANOR SUBDIVISION, according to the Plat thereof as recorded in Plat Book 7, Page 12, of the Public Records of Charlotte County, Florida

Commonly Known As: 1605 Meadow Lark Lane, Englewood, Florida 34224 has been filed against you and you are defenses, if any, to it on Ernest W. Sturges, Jr., Esq., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A.,701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, 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 seal of said

Court this 2 day of February, 2024.

ROGER D. EATON, CLERK By: (Seal) D. Gerace Deputy Clerk Ernest W. Sturges, Jr., Esq. Goldman, Tiseo & Sturges, P.A. esturges@gtslawfirm.com Feb. 9, 16, 23; Mar. 1, 2024

24-00113T

FOURTH INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No.: 23001401CC PEPPERTREE ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida $\begin{array}{ll} \textbf{not-for-profit-corporation,} \\ \textbf{Plaintiff, vs.} \end{array}$

Tracts 138, Charlotte Ranch-

ettes, a/k/a The South 1/2 of

the Northwest 1/4 of the North-

west 1/4 of the Southeast 1/4 of

the Northwest 1/4, Section 12,

Township 41 South, Range 23 East, Charlotte County, Florida.

Tracts 139, Charlotte Ranchettes, a/k/a The North 1/2 of the Southwest 1/4 of the North-

west 1/4 of the Southeast 1/4 of

the Northwest 1/4, Section 12,

Township 41 South, Range 23

East, Charlotte County, Florida.

has been filed against you and you are

Parcel ID: 412312176013

Parcel ID: 412312176002

MGT BONITA SPRINGS, LLC, a Florida limited liability company; its devisees, grantees, creditors, and all other parties claiming by, through, under or against it and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and 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

Defendant. TO: MGT BONITA SPRINGS, LLC, a Florida limited liability company; its devisees, grantees, creditors, and all other parties claiming by, through, under or against it and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and 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

interest in and to the lands hereafter described; AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that an action for interpleader in connection with the following described property in Charlotte County, Florida:

Lot 4, PEPPERTREE ESTATES, according to the Map or Plat thereof, as recorded in Plat Book 16, Pages 70A through 70C, inclusive, of the Public Records of Charlotte County, Florida. Commonly known as: 1241 Pep-

pertree Lane, Port Charlotte, Florida 33952 has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Ernest W. Sturges, Jr., Esq., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A.,701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, 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, 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 this Court February 2, 2024.

ROGER D. EATON, CLERK OF COURT By: (Seal) D. Gerace Deputy Clerk

24-00112T

Ernest W. Sturges, Jr., Esq. Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 941-625-6666 941-625-0660 (Facsimile) Feb. 9, 16, 23; Mar. 1, 2024

SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH
JUDICIAL CIRCUIT IN AND FOR

CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24000142CA

LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs. DOROTHY JEAN HODGSON A/K/A DOROTHY J. HODGSON AND DOROTHY JEAN HODGSON A/K/A DOROTHY J. HODGSON, AS TRUSTEE OF THE HODGSON FAMILY TRUST DATED MAY 17, 1985 AS RESTATED FEBRUARY 11. 2004, et al.

Defendant(s) TO: UNKNOWN BENEFICIARIES OF THE HODGSON FAMILY TRUST DATED MAY 17, 1985 AS RESTATED FEBRUARY 11, 2004.

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

UNIT NO. 1423B, MEDITER-RANEAN COURT, A CONDO-MINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RE-CORDED IN OFFICIAL RE-CORDS BOOK 670, PAGE 1723, AND PLAT THEREOF AS RE-CORDED IN CONDOMINIUM BOOK 3, PAGE 19A THROUGH 19G, AND ALL AMEND-MENTS THERETO, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA, TOGETHER WITH AN UN-DIVIDED 1/13TH SHARE IN THE COMMON ELEMENTS

APPURTENANT THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPUR-TENANCES TO THE CONDO-MINIUM UNIT ABOVE DE-SCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 3-21-24/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of

this Court at County, Florida, this 14th day of February, 2024. CLERK OF THE CIRCUIT COURT

(SEAL) BY: Brittany Lackey

DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVE., SUITE 100 BOCA RATON, FL 33487 PRIMARY EMAIL: FLMAIL@RASLG.COM 23 - 168956Feb. 23; March 1, 2024 24-00160T

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No.: 24000206CA

SEASIDE INVESTMENTS LLC.

a Kansas limited liability company, Plaintiff, vs. BMO HARRIS BANK, as Successor of M&I Marshall and Ilslev Bank, as Successor of Gold Bank; and its unknown grantees, assignees, lienors, creditors, trustees, successors-in-interest, or other parties claiming by, through, under or against said defendant, and all other claimants, persons, or parties, natural or corporate or whose exact legal status is unknown, if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees. successors-in-interest, or other parties claiming by, through, under, or against said claimant, having or claiming to have any right, title, or

described Defendants. TO: Any unknown grantee, assignee, lienor, creditor, trustee, successor-ininterest, or other party claiming by, through, under, or against the Defendant herein, BMO HARRIS BANK, as Successor of M&I Marshall and Ilsley Bank, as Successor of Gold Bank, and any other claimant, person, or party, natural or corporate or whose exact legal status is unknown, if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, successors-in-interest, or other parties claiming by, through, under, or against said claimant, having or claiming to have any right, title, or interest in the property hereafter described. YOU ARE HEREBY NOTIFIED that

interest in the property hereafter

an action to quiet title to the following real property located in Charlotte County, Florida:

PROPERTY ADDRESS 7365 Palm Island Drive, Placida, Florida 33946 PARCEL II IDENTIFICATION NUMBER 412031531015

LEGAL DESCRIPTION Unit No. 29 of Seaside I, a Land Condominium, according to The Declaration of Condominium recorded in O.R. Book 1085, Page 1932, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 9, Page 42, Public Records of Charlotte County, Florida.

has been filed against you, and you are required to serve your written defenses, if any, on Plaintiff's attorney, Will W. Sunter, Esq., of Farr Law Firm P.A., whose address is 99 Nesbit Street, Punta Gorda, Florida 33950, on or before 3-7-2024, 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 mediately 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 2-1-2024.

ROGER D. EATON as Clerk of the Court (SEAL) BY: B. Lackey as Deputy Clerk

Will W. Sunter, Esq., Farr Law Firm P.A., 99 Nesbit Street. Punta Gorda, Florida 33950 Feb. 9, 16, 23; Mar. 1, 2024

24-00109T