

CHARLOTTE COUNTY LEGAL NOTICES

--- 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 SW Santa Barbara Pl : Charlotte County in the City of Cape Coral : Florida, 33914-5065 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: March 28, 2024 at 4:00 p.m.  
Place: 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)	Per Request	1% of Construction
Right of Way Acceptance Package (RAP)		Cost or minimum of
Stormwater and Right of Way Acceptance Package (SRAP)		\$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: <http://www.babcockranchliving.com/153/Independent-Special-District>.

Craig Wrathell, District Manager  
March 1, 2024

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

24-00206T

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](http://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 Folding chairs, Sound Equipment, Canopy,  
2103 Annabel Deller Boxes, Bags, Totes, Books, Electronics  
124 Kelli Flaherty 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.  
March 1, 8, 2024

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 by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at [www.StorageTreasures.com](http://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 lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.

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

Metro Self Storage  
1231 Kings Highway  
Port Charlotte, FL 33980

The bidding will close on the website [StorageTreasures.com](http://StorageTreasures.com) and a high bidder will be selected on **March 19th at 10AM**

Occupant Name	Unit	Description of Property
Michael Joseph Scrudato, 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, Alexander E Downing	05050	Household Items

March 1, 8, 2024

24-00190T

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

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

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

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

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

Signed on this 22nd day of February, 2024.

/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](mailto:mark@martellalaw.com)  
Secondary: [tara@martellalaw.com](mailto: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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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](mailto:cyoung@wotitzkylaw.com)  
Secondary E-Mail:  
[jackie@wotitzkylaw.com](mailto:jackie@wotitzkylaw.com)  
March 1, 8, 2024

24-00216T

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386

and select the appropriate County name from the menu option

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





--- 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, Plaintiff, v. K & E PRODUCTIONS, Defendants. TO: K & E PRODUCTIONS c/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 BEING 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, 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 24-00209T

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 at, 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED 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 March 1, 8, 2024 24-00200T

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.COM 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-

DENS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 75, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

02/23/2024

Roger D. Eaton CLERK OF THE CIRCUIT COURT Charlotte County, Florida (SEAL) B. Lackey DEPUTY CLERK OF COURT

Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 March 1, 8, 2024 24-00204T



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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.





--- ACTIONS ---

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, INC., Plaintiff, v. S.P. SAHNI and CHANDER SHIEL SAHNI, Defendants.

to foreclose a Claim of Lien on the following described property in CHARLOTTE 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.

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.

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

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.

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.

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 22001239CA BARRETT ROADMAN, Plaintiff, vs. PHYLISS IRENE MARTIN, F/K/A PHYLISS M. PROVOST; JEROME PROVOST; KEITH PROVOST; STEPHEN PROVOST; RONALD PROVOST; PAULA JONES; HARRIET LIQUORI; AND ANY UNKNOWN PARTIES WHICH MAY CLAIM AS HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR AS OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST MICHAEL PROVOST, DECEASED. Defendants.

required to serve a copy of your written defenses, if any, to it on: Joel W. Walters, Esq. Walters Levine & DeGrave 240 S. Pineapple Ave., Suite 206 Sarasota, FL 34236 Primary Email: jwaltersfile@walterslevine.com Secondary Email: jww-sec@walterslevine.com on or before 3-14-2024 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.

THIRD 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.: 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.

Florida. 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 thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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 not-for-profit corporation, Plaintiff, vs. 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 described, Defendant.

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 Peppertree 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.

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.

APPURTENANT THERETO. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, 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.

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 Ilsley 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 interest in the property hereafter described, Defendants.

PROPERTY ADDRESS 7365 Palm Island Drive, Placida, Florida 33946 PARCEL 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.