

CHARLOTTE COUNTY LEGAL NOTICES

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT
OF THE TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 23-CC-1051
**ROTONDA WEST ASSOCIATION,
INC., A FLORIDA NOT FOR
PROFIT CORPORATION,
PLAINTIFF, V.
JULIEN SEITE; UNKNOWN
SPOUSE OF JULIEN SEITE;
UNKNOWN TENANT TWO; and
UNKNOWN TENANT ONE
DEFENDANTS.**
TO: Julien Seite
84 Fairway Road
Rotonda West, FL 33947
Unknown Spouse of Julien Seite
84 Fairway Road
Rotonda West, FL 33947
Julien Seite
Kerisnel Ty-Coz 29250
St Pol De Leon, France

Unknown Spouse of Julien Seite
Kerisnel Ty-Coz 29250
St Pol De Leon, France
YOU ARE HEREBY NOTIFIED
that an action to enforce and foreclose
a Claim of Lien for assessments and
to foreclose any claims which are in-
ferior to the right, title and interest of
the Plaintiff herein in the following de-
scribed property:
Lot 538, Rotonda West Pinehur-
st according to the plat thereof,
recorded in Plat Book 8, Pages
12A thru 12K, of the Public Re-
cords of Charlotte County Flor-
ida.
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on:
CAROLYN C. MEADOWS, ESQ.
(JB)
Plaintiff's attorney, whose address is:
BECKER & POLIAKOFF, P.A.
Six Mile Corporate Park
12140 Carissa Commerce Court

Suite 200
Fort Myers, FL 33966
Phone: (239) 433-7707
Fax: (239) 433-5933
Primary email:
cofoservicemail@beckerlawyers.com
on or before 30 days from the first date
of publication, and to file the original
of the defenses with the Clerk of this
Court either before service on Plaintiff's
attorney or immediately thereafter. If a
Defendant fails to do so, a default will
be entered against that Defendant 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 lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose tele-
phone number is (941) 637-2110, at
least 7 days before your

scheduled court appearance, or im-
mediately upon receiving this notifica-
tion if the time before the scheduled
appearance is less than (7) days; if
you are hearing or voice impaired,
call 711.
WITNESS my hand and the seal of
said Court March 5, 2024.
ROGER D. EATON,
as Clerk of said Court
By: D. Gerace (SEAL)
As Deputy Clerk
CAROLYN C. MEADOWS, ESQ. (JB)
BECKER & POLIAKOFF, P.A.
Six Mile Corporate Park
12140 Carissa Commerce Court
Suite 200
Fort Myers, FL 33966
Phone: (239) 433-7707
Fax: (239) 433-5933
Primary email:
cofoservicemail@beckerlawyers.com
24645627v.1 R13821/414943
March 8, 15, 22, 29, 2024
24-00230T

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 231406CC
**BURN STORE MEADOWS
PROPERTY OWNER'S
ASSOCIATION, INC.,
a Florida not-for-profit corporation
Plaintiff, vs.
PATRICK HILAIRE and PATRICIA
HILAIRE, husband and wife;
their devisees, grantees, creditors,
and all other parties claiming by,
through, under or against them
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; UNKNOWN TENANT #
1; and UNKNOWN TENANT #2,
Defendants.**
TO: PATRICK HILAIRE and PA-
TRICIA HILAIRE, husband and wife;
their devisees, grantees, creditors, and
all other parties claiming by, through,
under or against them and all un-
known 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,
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 defend-
ant and all claimants, persons or
parties natural or corporate whose
exact status is unknown, claiming
under any of the above named or de-
scribed defendants or parties who are

claiming to have any right, title or
interest in and to the lands hereafter
described, situate, lying and being in
Charlotte County, Florida,
YOU ARE HEREBY NOTIFIED that
an action to foreclose a lien assessment
on the following described property in
Charlotte County, Florida:
Lot 29, Block 378, PUNTA
GORDA ISLES, Section 18, a
subdivision according to the plat
thereof, recorded in Plat Book
10, Pages 4A through 4Q, of
the Public Records of Charlotte
County, Florida
Commonly known as: 7035
North Plum Tree, Punta Gorda,
Florida 33955
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Albert J. Tiseo,
Jr., 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 origi-
nal with the Clerk of this Court either
before service on Plaintiff's attorney or
immediately thereafter; otherwise a de-
fault will be entered against you for the

relief demanded in the Complaint.
If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative 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 sched-
uled 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 March 5, 2024.
ROGER D. EATON
CLERK OF THE COURT
By: (Seal) D. Gerace
Deputy Clerk
Albert J. Tiseo, Jr.,
Plaintiff's attorney
Goldman, Tiseo & Sturges, P.A.,
701 JC Center Court, Suite 3,
Port Charlotte, Florida 33954
March 8, 15, 2024 24-00237T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 232562CA
**NEW VISTA PROPERTIES, INC.,
a Florida Corporation,
Plaintiff, vs.
PATRICIA HOETZEL, her devisees,
grantees, creditors, and all other
parties claiming by, through, under
or against her and all unknown
natural persons, if alive and if
not known to be or alive, their
several and respective spouses,
heirs, devisees, grantees, and other
creditors or other parties claiming
by, through, or under those unknown
natural persons and their several
unknown assigns, successors in
interest trustees, or any other**

**persons claiming by through, under
or against any corporation or other
legal entity named as a defendant
and all claimants, persons or parties
natural or corporate whose exact
status is unknown, claiming under
any of the above named or described
defendants or parties who are
claiming to have any right, title or
interest in and to the lands hereafter
described; and UNKNOWN
SPOUSE OF PATRICIA HOETZEL,
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:
Lot 13, Block 3090, Port Charlotte
Subdivision, Section 57, according
to the map or plat thereof, as re-
corded in Plat Book 5, Page(s) 71A
through 71C, inclusive, of the Pub-
lic Records of Charlotte County,
Florida
The said sale will be made pursuant to
the Final Judgment of Foreclosure of
the Circuit Court of Charlotte County,
Florida, in Civil Action No. 2023-
002562-CA, New Vista Properties, Inc.,
v. Hoetzel.
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, Adminis-
trative 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 im-
mediately upon receiving this notifica-
tion 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 02/28/2024.
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 8, 15, 2024 24-00220T

--- PUBLIC SALES ---

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that SHARON
L LONG, OWNER, desiring to engage
in business under the fictitious name of
D/B/A DTR PRO SERVICES located at
7316 SOUTH BLUE SAGE, PUNTA
GORDA, FLORIDA 33955 intends to
register the said name in CHARLOTTE
county with the Division of Corpora-
tions, Florida Department of State, pur-
suant to section 865.09 of the Florida
Statutes.
March 8, 2024 24-00217T

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice Is Hereby Given that FULTON-
BSH PGFL I, LLC, One Presidential
Blvd, Ste 201, Bala Cynwyd, PA 19003,
desiring to engage in business under
the fictitious name of Storage Sense -
Punta Gorda, with its principal place
of business in the State of Florida in
the County of Charlotte, intends to file
an Application for Registration of Fic-
titious Name with the Florida Depart-
ment of State.
March 8, 2024 24-00232T

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
HEALING ARTS CENTER : Located
at 197 Corumba St : Charlotte County
in the City of Punta Gorda : Florida,
33983-5625 intends to register the said
name with the Division of Corporations
of the Florida Department of State, Tal-
lahassee, Florida.
Dated at Punta Gorda Florida, this
March day of 06, 2024
DAVIS JANIS CAMILLE
March 8, 2024 24-00236T

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
LOCAL COLOR INK : Located at 2048
Gardenia Ave # 75 : Charlotte County
in the City of Port Charlotte : Florida,
33953-5920 intends to register the said
name with the Division of Corporations
of the Florida Department of State, Tal-
lahassee, Florida.
Dated at Port Charlotte Florida, this
March day of 06, 2024
HENDEYSON TAMMY MELISSA
March 8, 2024 24-00235T

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
FIA Coaching located at 43626
Pinewood Bnd, in the County of
Charlotte, in the City of Babcock Ranch,
Florida 33982 intends to register
the said name with the Division of
Corporations of the Florida Department
of State, Tallahassee, Florida.
Dated at Babcock Ranch, Florida,
this 28th day of February, 2024.
THE VENENDAAL GROUP LLC
March 8, 2024 24-00221T

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
MONKEYLION DESIGNS : Located
at 25120 Harborside Blvd Monkeylion
Designs : Charlotte County in the City
of Punta Gorda : Florida, 33955-4265
intends to register the said name with
the Division of Corporations of the
Florida Department of State, Tallahas-
see, Florida.
Dated at Punta Gorda Florida, this
March day of 06, 2024
COGLEY AMANDA
March 8, 2024 24-00234T

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on dates be-
low these vehicles will be sold at public
sale on the date listed below at 10AM
for monies owed on vehicle repair and
storage cost pursuant to Florida Statu-
tes 713.585 or Florida Statutes 713.78.
Please note, parties claiming inter-
est have right to a hearing prior to the
date of sale with the Clerk of Courts as
reflected in the notice. The owner has
the right to recover possession of the
vehicle without judicial proceedings
as pursuant to Florida Statute 559.917.
Any proceeds recovered from the sale of
the vehicle over the amount of the lien
will be deposited with the clerk of the
court for disposition upon court order.
April 1, 2024
Sir Thomas Performance LLC.,
19800 Veterans Blvd. Unit A3, Port
Charlotte, FL
2015 CHEV 3GCUKSEC6FG105656
\$11,028.25
March 8, 2024 24-00222T

FIRST INSERTION

NOTICE OF PUBLIC AUCTION
Notice of Public Auction for money due
on storage units. Auction will be held
on March 18, 2024 at 23950 Veterans
Blvd Port Charlotte, FL 33954 at or
after 8am and will continue until fin-
ished. Units are said to contain house-
hold items. Property sold under Florida
Statute 83.806. The names of whose
unit will be sold as follows.
Andrew Sinclair
2080
\$389.45
Sasha Verworren
3231
\$1,839.86
Charles Shepherd
1072
\$807.80
Melissa Wright
3134
\$476.66
Timothy Pirtle
3236
\$388.55
March 8, 15, 2024 24-00225T

--- ACTIONS ---

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. 24000174CA
**SPECIALIZED LOAN SERVICING
LLC,
Plaintiff, vs.
KATHRYN BARKER A/K/A KATH-
RYN JOHNSON-BARKER A/K/A
KATHY BARKER, et al.,
Defendant.**
To the following Defendant(s):
ANY AND ALL UNKOWN PARTIES
CLAIMING BY, THROUGH, UNDER,
AND AGAINST THE ESTATE OF
MICHAEL L. JOHNSON A/K/A MI-
CHAEL LEROY JOHNSON, WHETH-
ER 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 fol-
lowing described property:
LOT 39, BLOCK 1175, PORT
CHARLOTTE SUBDIVISION,
SECTION 39, ACCORDING
TO THE PLAT THEREOF RE-
CORDED IN PLAT BOOK 5,
PAGE 43, OF THE PUBLIC
RECORDS OF CHARLOTTE
COUNTY, FLORIDA.
has been filed against you and you are
required to serve a copy of you writ-
ten defenses, if any, to it, on McCalla
Raymer Leibert Pierce, LLC, Lauren A.

Bromfield, Attorney for Plaintiff, whose
address is 225 East Robinson Street,
Suite 155, Orlando, FL 32801 and file
the original with the Clerk of the above-
styled Court on or before April 4, 2024,
a date which is within thirty (30) days
after the first publication of this Notice
in and file the original with the Clerk
of this Court either before service on
Plaintiff's attorney or immediately
thereafter; otherwise a Judgment may
be entered against you for the relief de-
manded in the complaint.
If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative 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 sched-
uled 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 28th day of February, 2024.
Clerk of the Court
By B. Lackey (SEAL)
As Deputy Clerk
McCalla Raymer Leibert Pierce, LLC,
Lauren A. Bromfield,
Attorney for Plaintiff,
225 East Robinson Street, Suite 155,
Orlando, FL 32801
23-07623FL
March 8, 15, 2024 24-00227T

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**

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND 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

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.: 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 foregoing 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,

Florida. Commonly Known As: 7457 Corburn 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.

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

24-00153T

SECOND 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

SECOND 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

--- ESTATE ---

SECOND 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 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
Secondary: tara@martellalaw.com
Attorney for Petitioner
March 1, 8, 2024

24-00197T

SECOND 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
Secondary E-Mail:
jackie@wotitzkylaw.com
March 1, 8, 2024

24-00216T

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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 Annel 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- ESTATE ---

SECOND 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 unmaturing, 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 unmaturing, 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000021CP
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 SYLVENUS 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 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:

/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

March 1, 8, 2024 24-00195T

SECOND 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of 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

SECOND 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 VILLAFANE,
Deceased.

The administration of the Estate of Alexis Noel Montes Villafane, 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 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:

/s/ Myrna Luz Villafane Lopez

Myrna Luz Villafane Lopez

19505 Quesada Avenue, No. 0-202

Port Charlotte, Florida 33948

Attorney for Personal Representative:

/s/ Tania V. Sotelo

Tania V. Sotelo

Attorney for

Myrna Luz Villafane 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

and paralegal@sotelolaw.com

March 1, 8, 2024 24-00213T

SECOND 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 TOBIN 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 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.

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

E-mail: rhines@hnh-law.com

Secondary Email:

jrvera@hnh-law.com

March 1, 8, 2024 24-00188T

SECOND 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 BARRETT, 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 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 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:

beth.waskom@mgswlaw.com

March 1, 8, 2024 24-00214T

SECOND 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 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:**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

March 1, 8, 2024 24-00187T

SECOND 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 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:

/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

SECOND 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 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.

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

--- ACTIONS / SALES ---

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. 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, Florida:

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"1, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Es-

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, call 711.

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
March 1, 8, 2024 24-00193T

SECOND INSERTION

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

CIVIL DIVISION:
CASE NO.: 22001157CA
RESIDENTIAL INVESTMENT TRUST IV, 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; BLUE 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 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 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
22-05044
March 1, 8, 2024 24-00203T

SECOND 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, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF 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, in accordance 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, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2023-002932-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, 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 24-00210T

SECOND 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

SECOND 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.

of the following Defendant(s): ANY AND ALL UNKNOWN PARTIES 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, GRANTEEES, 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 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 8A THROUGH 8E, OF THE PUBLIC RECORDS OF CHARLOTTE 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 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 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

SECOND INSERTION

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

CASE NO. 23001819CA
MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs.

EDDY NELSON A/K/A EDDY I. NELSON A/K/A EDDY ISAIHAH 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, GRANTEEES, 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 ASSETS MANAGEMENT, LLC is the Plaintiff, and EDDY NELSON A/K/A EDDY I. NELSON A/K/A EDDY ISAIHAH 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, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com on 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, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of 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
Suite 303
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

SECOND 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, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF CYNTHIA L. BENNETT, DECEASED; UNKNOWN TENANT 2; GREGORY ALLEN BENNETT, JR.; ANGELA LEIGH CORSIATTO; CHRISTIE 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 OF HOUSING AND URBAN DEVELOPMENT 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, Florida, described as:

LOT 15, BLOCK 1768, PORT CHARLOTTE SUBDIVISION SECTION - FIFTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 66A AND 66F, OF THE

PUBLIC RECORDS OF CHARLOTTE 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@EXLEGAL.COM
1000008995
March 1, 8, 2024 24-00201T

SECOND 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 notification 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 CIRCUIT 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

SECOND 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 UNKNOWN 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
ID#: 02612486G

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. 2023-001568-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 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 02/26/2024.

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