# CHARLOTTE COUNTY LEGAL NOTICES



# What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

# Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

# Are there different types of legal notices?

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

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

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

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

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

# How much do legal notices cost?

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

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

## --- PUBLIC SALES ---

## FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Jonathan Stark will engage in business under the fictitious name STARK SERVICES, with a physical address 1985 Michigan Avenue Englewood, FL 34224, with a mailing address 1985 Michigan Avenue Englewood, FL 34224, and already registered the name mentioned above with the Florida Department of State, Division of Corpora-

May 31, 2024

24-00508T

## 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 Keller Marine located at 24082 Harborview Rd, in the County of Charlotte, in the City of Punta Gorda, Florida 33980 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Punta Gorda, Florida, this 23rd day of May, 2024. AMJAK ENTERPRISES INC

24-00502T May 31, 2024

## FIRST INSERTION

## NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

May 31; June 7, 2024

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on June 18th, 2024 at 10AM

Occupant Name Unit **Description of Property** Tommy Lee Bingham, Household Items Tommy Bingham 06020 Calvin Michael Surguy Jr, Calvin Surguy Earnest Lee Palmer, Household Items 05029 Household items Earnest Palmer 10088

24-00503T

# --- ESTATE ---

## FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-000349-CP

**Division Probate** IN RE: ESTATE OF WILLIAM G. PICKHARDT A/K/A WILLIAM GEORGE PICKHARDT, JR. Deceased.
TO ALL PERSONS HAVING CLAIMS

DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of William G. Pickhardt a/k/a William George Pickhardt, Jr., deceased, File Number 23-000349-CP, by the Circuit Court for Charlotte County, Florida, Probate Division. the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was February 4, 2023; that the total value of the estate is [exempt] and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Robinlee Anne Pickhardt Bachmann a/k/a Robin L. Zuccarello and Denice Vitale as Co-Trustees of The William G. Pickhardt Living Trust

3395 Duncan Road Punta Gorda, FL 33982 ALL INTERESTED PERSONS ARE

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

The date of first publication of this Notice is May 31, 2024.

**Person Giving Notice:** Robin A. Bachmann 1012 Elmsford Dr. Troy, Michigan 48083 Attorney for Person Giving Notice: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: forrest@kuhnslawfirm.com

May 31; June 7, 2024



# SAV

E-mail your Legal Notice legal@businessobserverfl.com

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com To publish your legal notice email: legal@businessobserverfl.com

## --- ESTATE ---

**CHARLOTTE COUNTY** 

#### FIRST INSERTION

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

File No. 24-421 CP IN RE: ESTATE OF James Cornelius, Deceased.

The administration of the estate of James Cornelius, deceased, whose date of death was January 7, 2024 is pending in the Circuit Court of CHARLOTTE County Florida Probate Division the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 May 31, 2024.

# Personal Representative: Kristine Ziacoma,

22326 Jules Avenue Port Charlotte, FL 33980 Attorney for Personal Representative: Sarah M. Howell, Esq., FL Bar No. 084738, 22226 Westchester Blvd, Port Charlotte, FL 33952; tel 941-445-6017, fax 941625-2504. May 31; June 7, 2024 24-00507T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION

File No. 24000573CP

**Division Probate** 

IN RE: ESTATE OF

RICHARD M. LEVEN

A/K/A RICHARD LEVEN

Deceased.

The administration of the estate of

Richard M. Leven a/k/a Richard Leven, deceased, whose date of death

was March 23, 2024, 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 represen-

tative and the personal representative's

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative:

Todd C. Leven

6612 Jackson Court

Highlands Ranch, Colorado 80130

Attorney for Personal Representative:

Attorney for Personal Representative

Florida Bar Number: 071110

WELLBAUM LAW, PA

686 N. Indiana Avenue

Englewood, FL 34223

Fax: (941) 475-2927

Secondary E-Mail:

Telephone: (941) 474-3241

karen@wellbaumlaw.com

May 31; June 7, 2024

 $\hbox{E-Mail: lori@wellbaumlaw.com}$ 

24-00506T

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is Friday, May 31, 2024.

Lori A. Wellbaum

NOTWITHSTANDING THE TIME

OF THIS NOTICE ON THEM.

NOTICE.

attorney are set forth below.

## FIRST INSERTION

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

File No. 24-000382-CP IN RE: ESTATE OF DANIEL P WALLY, deceased

The administration of the estate of DANIEL P WALLY, deceased, whose date of death was March 8, 2024, is pending before the Circuit Court for Charlotte County, Florida, Probate Department, located at 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the Personal Representative and the Personal Repre-

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN THREE (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 FOREV-ER BARRED.

The date of the first publication of this Notice is May 31, 2024. Personal Representative:

Laurie A. Wally 324 Pine Hollow Circle

Englewood, Florida 34223 Attorney for the Personal Representative: Anne E. Moore, FL Bar #110621 Anne E. Moore PLLC 3579 S. Access Rd., Ste. A Englewood, FL 34224 Tel: (941) 662-5750 Fax: (941) 237-5200 Primary Email: anne@attorneyanne.comSecondary Email: staff@attorneyanne.comMay 31; June 7, 2024 24-00520T

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-487 **Division - Probate** IN RE: ESTATE OF JOHN B. CONLON

Deceased. The administration of the estate of John B. Conlon, deceased, whose date of death was April 15, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the Personal Representative and the Personal Repre-

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

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

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

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

The date of first publication of this notice is May 31, 2024. William F. Conlon,

# Personal Representative

1418 N. Lake Shore Drive, Unit 16 Chicago, Illinois 60610 Dawn L. Drellos-Thompson Attorney for Personal Representative William F. Conlon Florida Bar No. 22503 9990 Coconut Road, Suite 210 Bonita Springs, FL 34135 Phone: 239-390-1295 Email: dawn@compass.legal May 25, 2024 May 31; June 7, 2024 24-00515T

## FIRST INSERTION

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

UCN: 082024CP000380CP IN RE: The Estate of ROBERT L. CLAWSON, SR., Deceased.

The administration of the estate of Robert L. Clawson, Sr., deceased, whose date of death was September 25, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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 de-cedent 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER 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 May 31, 2024. Personal Representative Cynthia D. Garrett

2578 E. State Road 252 Franklin, IN 46131 Dated: May 14, 2024 Attorney for Personal Representative Keith A. Ringelspaugh, Esq. Keith A. Ringelspaugh, P.A. 3347 49th Street North St. Petersburg, Fl 33710 (727) 525-1958 / Fax (727) 525-1958 FBN 0175680 Attorney for Personal Representative Dated: May 14, 2024 May 31; June 7, 2024 24-00519T

## FIRST INSERTION

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

File No. 24-0003338CP IN RE: ESTATE OF STEVEN THOMAS FOX. **Deceased.**The administration of the estate of

STEVEN THOMAS FOX deceased, whose date of death was March 5, 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 Avenue, Punta Gorda, FL 33950

The names and addresses of the personal representative and the personal representative's attorney are set forth

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 May 31, 2024.

Personal Representative:

# Jean Phillips

8360 Maitland Street Port Charlotte, Florida 33981 Attorney for Personal Representative: Mary E. Trask E-mail Addresses: metesq@yahoo.com, trasklaw@gmail.com Florida Bar No. 10927 Trask Law 16500 Burnt Store Road Suite A-104 Punta Gorda, Florida 33955 Telephone: 941-916-4082 May 31; June 7, 2024

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION PROBATE DIVISION File No. 24-451-CP File No. 24-542-CP **Division Probate** Division Probate IN RE: ESTATE OF MICHAEL JAMES KLUM IN RE: ESTATE OF Deceased.

The administration of the estate of Michael James Klum, deceased, whose date of death was March 31, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and oth-

FIRST INSERTION

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

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

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

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

The date of first publication of this notice is May 31, 2024.

# Personal Representative: Jimmy A. Klum

24245 Mapp Lane Punta Gorda, Florida 33955 Attorney for Personal Representative: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000 Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: forrest@kuhnslawfirm.com May 31; June 7, 2024 24-00510T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA GARRY J. GRANA A/K/A GARRY JOSEPH GRANA

Deceased. The administration of the estate of GARRY J. GRANA a/k/a GARRY JO-SEPH GRANA, deceased, whose date of death was November 30, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 31, 2024.

#### Personal Representative: CHERYL GRANA

1004 Westage at the Harbor Rochester, New York 14617 Attorney for Personal Representative: MICHAEL M. WILSON Florida Bar Number: 076244 Olmsted & Wilson, P.A. 17801 Murdock Circle, Suite A Port Charlotte, FL 33948 Telephone: (941) 624-2700

E-Mail: mike@owpa.com Secondary E-Mail: kathy@owpa.com

Fax: (941) 624-5151

May 31; June 7, 2024

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-000572-CP **Division: Probate** IN RE: ESTATE OF CHARLES J. SEILER a/k/a CHARLES JOSEPH SEILER

Deceased. The administration of the estate of Charles J. Seiler a/k/a Charles Joseph Seiler, deceased, whose date of death was March 21, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the personal representative and the personal representative's

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

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

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

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

The date of first publication of this notice is May 31, 2024.

### Personal Representative: Lisa Carol Richardson 29465 Pontico Street

Punta Gorda, Florida 33982 Attorney for Personal Representative: Jeffrey Briscoe, Esq. Florida Bar No. 0127501 3440 Conway Blvd., Suite 1-A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 E-mail: jeff@jeffbriscoe.com May 31; June 7, 2024 24-00522T

# 24-00521T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000470CP

IN RE: ESTATE OF ROBIN ANN BLECHMAN Deceased.

The administration of the estate of Robin Ann Blechman, deceased, whose date of death was April 4, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 05/31/2024.

## Personal Representative: Santino Fedullo 11 Greenway Circle

Syosset, New York 11791 Attorney for Personal Representative: Andrew Ponnock Attorney Florida Bar Number: 195420

10100 West Sample Road, 3rd Fl Coral Springs, FL 33065Telephone: (954) 340-4051 Fax: (954) 340-3411 E-Mail: andy@ponnocklaw.com Secondary E-Mail: eservice@ponnocklaw.com May 31; June 7, 2024 24-00505T

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

> LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

**POLK COUNTY** 

polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com



## 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. 24-CC-62

SECTION 20 PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. JAMIE N. BARNES and UNKNOWN SPOUSE OF JAMIE N. BARNES DEFENDANTS.

Jamie N. Barnes 26166 Paysandu Drive Punta Gorda, FL 33983 Unknown Spouse of Jamie N. Barnes 26166 Paysandu Drive Punta Gorda, FL 33983

YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property: Lot 29, Block 552, Punta Gorda

Isles Section 20, according to the plat thereof, as recorded in Plat Book 11, Pages 2A-2Z42, 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:
CAROLYN C. MEADOWS,

ESQ. (JB) Plaintiff's attorney, whose address is: BECKER & POLIAKOFF, P.A. Six Mile Corporate Park 12140 Carissa Commerce Court,

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CASE NO.: 23002730CA

NOTICE IS HEREBY GIVEN that pur-

suant to Summary Final Judgment of

Mortgage Foreclosure entered on Janu-

ary 29, 2024 and May 21, 2024 Order

Rescheduling Foreclosure Sale in CASE

NO. 2023-002730-CA of the Circuit

Court of the Twelfth Judicial Circuit

in and for Charlotte County, Florida,

wherein, the Parties are identified as Plaintiff, AMERICAN NATIONAL

FUNDING, LLC., AS TRUSTEE OF

THE FLORIDA INVESTMENTS FLORIDA LAND TRUST #95 DATED

NOVEMBER 10, 2021 and JOSEPH S.

BERG, TRUSTEE OF THE JOSEPH S.

BERG REVOCABLE LIVING TRUST,

and Defendants CAMERON MCCRON

The Clerk of Court, Rodger D. Eaton,

will sell to the highest and best bidder

for cash by electronic sale beginning at 11:00 a.m. on July 8, 2024 at:

www.charlotte.realforeclose.com the

following described real property as set forth in said Judgment, to wit:

LOT 18, BLOCK 2194, PORT

CHARLOTTE SUBDIVISION,

SECTION THIRTY-SEVEN, A

SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

5, PAGE 41A THROUGH 41H,

NOTICE OF ACTION

IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL DIVISION

CASE NO: 24-CC-0283

ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION,

INC., a Florida not-for-profit

CARLOTA POSADA,

**Defendant.** TO: CARLOTA POSADA

corporation

Plaintiff, v.

and THE UNKNOWN TENANT that:

AMERICAN NATIONAL

Plaintiffs, v. CAMERON MCCRON and

UNKNOWN TENANT,

Defendants.

FUNDING, LLC, etc.

Suite 200 Fort Myers, FL 33966 Phone: (239) 433-7707 Fax: (239) 433-5933 Primary email:

cofoservicemail@beckerlawvers.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 located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of said Court May 24, 2024.

ROGER D. EATON, as Clerk of said Court, as Clerk of said Court (SEAL) By: D. Gerace

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@beckerlawvers.com 25029108v.1 B23632/420316

INCLUSIVE, OF THE PUBLIC

RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PROPERTY ADDRESS: 4200

KILPATRICK STREET, PORT CHARLOTTE, FL 33948

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF THE

DATE OF THE LIS PENDENS MUST

FILE A CLAIM WITH THE CLERK

BEFORE THE CLERK REPORTS

If you are a person with a disability

who needs any accommodation in or-

der 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 im-mediately upon receiving this notifi-

cation if the time before the sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired,

499 NW 70 Avenue, Suite 112

Plantation, Florida 33317

Telephone: (954) 565-3231

William@teppstreco.com

May 31; June 7, 2024

May 2024.

Direct e-mail:

DATED THIS 05/22/2024 day of

CLERK OF THE COURT

(SEAL) By: B. Lackey

As Deputy Clerk

24-00504T

THE SURPLUS AS UNCLAIMED.

PARCEL ID: 402230281002

May 31; June 7, 2024

FIRST INSERTION

# --- ACTIONS / SALES ---FIRST INSERTION

**CHARLOTTE COUNTY** 

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

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 23004731CA U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs.

DALE M. TINLINE A/K/A DALE TINLINE AND DIANNE M. TINLINE A/K/A DIANNE TINLINE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 14, 2024, and entered in 23004731CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK TRUST NATIONAL ASSO-CIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and DALE M. TINLINE A/K/A DALE TINLINE; DIANNE M. TINLINE A/K/A DI-ANNE TINLINE are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte. realforeclose.com, at 11:00 AM, on June 24, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 552, PORT CHARLOTTE SUBDIVISION, ACCORDING SECTION 13, TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK 5, PAGES 2A THROUGH 2G, INCLUSIVE, IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 3105 KINGS-

TON ST, 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 in accordance with Florida Statutes, Section 45.031.

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

Dated this day of 05/29/2024. ROGER D. EATON As Clerk of the Court By: (SEAL) B. Lackey As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-146696 - MaM May 31; June 7, 2024 24-00523T

# FIRST INSERTION

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

DIVISION

Case No. 24001135CA Truist Bank 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 John A. Ward a/k/a John Ashley Ward, 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 John A. Ward a/k/a John Ashley Ward, Deceased

Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County,

Lot 21, Block 4451, Port Charlotte Subdivision, Section 82, according to the plat thereof as recorded in Plat Book 6, Page(s) 52A through 52 M, inclusive, 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, Esquire, Brock & Scott, PLLC., the Plain-

tiff'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 July 3, 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.

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

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

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

Julie York, Esquire. Brock & Scott, PLLC., the Plaintiff's attorney, 2001 NW 64th St. Suite 130. Ft. Lauderdale, FL 33309 File # 24-F00711

DATED on May 28, 2024.

May 31; June 7, 2024 24-00518T

THE PLAT THEREOF AS RE-

PAGES 42A THRU 42H, OF THE

PUBLIC RECORDS OF CHAR-

Property Address: 13349 JAVA AVE, PORT CHARLOTTE, FL

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

lis pendens must file a claim in accor-

dance with Florida Statutes, Section

If you are a person with a disabil-

CORDED IN PLAT BOOK

LOTTE COUNTY, FLORIDA.

## FIRST INSERTION SECTION 38, ACCORDING TO

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

TWENTIETH HIDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION

CASE NO. 23001302CA CELINK, MARY A. JOHNSTON A/K/A MARY ANN JOHNSTON, ROBERT G. JOHNSTON, JR., AMY L. JOHNSTON, AND ELIZABETH M. WAGNER, et al.

ity who needs any accommodation in order to participate in this proceed-Defendant(s). NOTICE IS HEREBY GIVEN pursuing, you are entitled, at no cost to you, ant to a Final Judgment of Forecloto the provision of certain assistance. sure dated December 12, 2023, and Please contact Jon Embury, Administrative Services Manager, whose office entered in 23001302CA of the Circuit Court of the TWENTIETH Judicial is located at 350 E. Marion Avenue. Circuit in and for Charlotte County, Punta Gorda, Florida 33950, and Florida, wherein CELINK is the Plainwhose telephone number is (941) 637riorida, wherein Cellink is the Faint-tiff and MARY A. JOHNSTON A/K/A MARY ANN JOHNSTON; ROB-ERT G. JOHNSTON, JR.; AMY L. JOHNSTON; UNKNOWN SPOUSE 2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance OF AMY L. JOHNSTON N/K/A DEis less than 7 days; if you are hearing or voice impaired, call 711. SIREE JOHNSTON; ELIZABETH M. WAGER; UNKNOWN SPOUSE OF ELIZABETH M. WAGER N/K/A JA-SON WAGER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are

the Defendant(s). ROGER D. EATON

as the Clerk of the Circuit Court will sell

to the highest and best bidder for cash

at www.charlotte.realforeclose.com, at

11:00 AM, on June 17, 2024, the follow-

ing described property as set forth in

LOT 23, BLOCK 2328, PORT

CHARLOTTE SUBDIVISION,

said Final Judgment, to wit:

As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 18-211664 - MaM May 31; June 7, 2024 24-00517T

Dated this day of 05/28/2024.

ROGER D. EATON

As Clerk of the Court

(SEAL) By: D. Gerace

PROCEEDING

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case Number: 24000029CA

NOTICE OF FORFEITURE

In Re: The Forfeiture of: 196 Electronic Gaming Machines, and \$144,188.00 U.S. Currency Claimant: Mazhar Hemani, MSM Group Properties, Inc., Northwest Registered Agent, LLC, Registered Agents, Inc., Fortunes Arcade, Tiffany Square Bingo, Susan Champagne, Salim Qadir, Niclas Kirchberger, Moonstone Holdings, LLC, d/b/a Cornerstone Arcade, Richard Winley, and Lindy Lu's, Inc. TO: Susan Champagne 2206 Parklake Point Venice, FL 34293 Richard Winley 7901 4th St. N., Ste. 300 St. Petersburg, FL 33702 Salim Qadir 1446 Sanderling Drive Englewood, FL 34224 Niclas Kirchberger 17940 Toledo Blade Blvd., Unit B Port Charlotte, FL 33948 AND ALL OTHERS WHOSE NAMES ARE PRESENTLY UNKNOWN but may claim an interest in the 196 Electronic Gaming Machines, and \$144,188.00 U.S. Currency. Notice is hereby given that WILLIAM PRUM-Sheriff of Charlotte County, Florida, has filed a forfeiture proceeding in the Twentieth Judicial Circuit of the State of Florida in and for Charlotte County, Florida, requesting that the said personal property and \$144,188.00 U.S. Currency, described above, be forfeited to the Petitioner, WILLIAM PRUMMELL, Sheriff of Charlotte County, Florida, for the use and benefit

FIRST INSERTION

of the Charlotte County Sheriffs Office. On March 12, 2024, Petitioner, WILLIAM PRUMMELL, Sheriff of Charlotte County, Florida, obtained an ORDER DETERMINING PROBABLE CAUSE AND REQUIRING CLAIM-ANTS DESIRING TO CONTEST FORFEITURE TO FILE AND SERVE RESPONSIVE PLEADINGS AND AF-FIRMATIVE DEFENSES from the Court determining that probable cause existed for seizure of the subject per sonal property and \$144,188.00 U.S. Currency, in violation of Section 932. 702 and 849.36, Florida Statutes, said property is a "contraband article" as defined by Section 932.701, Florida Statutes, and "gambling parapher-nalia" as defined by 849.35, Florida Statutes, in that the subject personal property and \$144,188.00 U.S. Currency are subject to forfeiture to the Charlotte County Sheriffs Office under Chapter 932 Florida Statutes. Petitioner will further seek a Final Order of Forfeiture forfeiting the subject personal property, and \$144,188.00 U.S. Currency to the Charlotte County Sheriffs Office.

The property was seized by Officers of the Charlotte County Sheriffs Office on or about December 20, 2023, at or near 1720 S. McCall Road, Englewood, Charlotte County, Florida, and is being held by the Charlotte County Sheriffs

Dated this 24th day of May, 2024. FARR LAW FIRM, P.A. By: /s/ Will W. Sunter WILL W. SUNTER, ESQUIRE Florida Bar No. 0011448 Attorney for Petitioner 99 Nesbit Street Punta Gorda, FL 33950 (941) 639-1158 wsunter@farr.com // alambert@farr.com 24-00511T

## FIRST INSERTION

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

CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24000528CA U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,

AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE9, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-HE9, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NANCY GOFF, DECEASED, et. al.

**Defendant**(s), TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-ASSIGNEES. LIENORS. CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF NANCY GOFF, DECEASED,

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 Defenents, 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.

TO: TERESA IRENE GOFF, MELIS-SA KAY EWING,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the

following property:

LOT 3, BLOCK L, PEACE
RIVER SHORES, UNIT 7, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 6, PAGES 7A AND 7B 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 6/28/2024/ (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.

THIS NOTICE SHALL BE PUB-

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of is Court at County Florida, thi day of May, 2024 CLERK OF THE CIRCUIT COURT

BY: B. Lackey (SEAL) DEPUTÝ ČLERK ROBERTSON, ANSCHUTZ, AND

SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-147002

May 31; June 7, 2024 24-00514T

# **SUBSEQUENT INSERTIONS**

# --- PUBLIC SALES ---

# SECOND INSERTION

# Notice of Self Storage Sale

Please take notice Hide-Away Storage - Punta Gorda located at 6221 Marlympia Way, Punta Gorda, FL 33950 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 6/12/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Larry Ovid Choinere unit #B163: Paul Ryniec unit #C168. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

May 24, 31, 2024

## LOTTE County, Florida: Lot(s) 13, Block 69, in ROTON-DA MEADOWS, a subdivision according to the plat thereof, as recorded in Plat Book 10, Pages 15A through 15Z18, of the Public Records of Charlotte County,

14754 SW 178th Ter, Miami, FL 33187

to foreclose a Claim of Lien on the fol-

lowing described property in CHAR-

YOU ARE NOTIFIED that an action

Florida. Property Address: 14 Bluebonnet Dr., Placida, FL 33946

Which has the address of: 14 Bluebonnet Dr., Placida, FL 33946

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

 $lel and @\, association legal services. com,\\$ 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

If you are a person with a disabilin order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately time before the scheduled appearance

Association Legal Services, LLC Plaintiff's attorney 12600 World Plaza Lane. Bldg.#63

ity who needs any accommodation and whose telephone number is (941) upon receiving this notification if the is less than 7 days; if you are hearing

Fort Myers, FL 33907(239-887-4276) leland@associationlegalservices.com May 31; June 7, 2024

FIRST INSERTION or petition.

or voice impaired, call 711.

DATED on May 23, 2024. ROGER D. EATON CLERK OF THE CIRCUIT COURT By: D. Gerace (SEAL) As Deputy Clerk

## --- ACTIONS / SALES ---

## SECOND INSERTION

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

COUNTY, FLORIDA CASE NO.: 2024-CA-0960 PWC HOMES SOLUTIONS LLC, Plaintiff, v.

FENG LI, and NEW VISTA PROPERTIES, INC., a FLORIDA CORPORATION,

Defendants.
To FENG LI, and NEW VISTA PROPERTIES, INC., a FLORIDA CORPORATION:

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

PCH 095 5058 0012 PORT CHARLOTTE SEC95 BLK5058 LT 12 More commonly known as: 7051 Landrum Circle, Port Charlotte, FL 33981

has been filed by Plaintiff, PWC HOMES SOLUTIONS LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 6/25/2024 and file the original with the Clerk of

Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

Witness my hand and the seal of this court on this 20th day of May, 2024. Clerk of the Circuit Court

By: (SEAL) B. Lackey Deputy Clerk

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224

May 24, 31; June 7, 14, 2024 24-00494T

## SECOND INSERTION

## NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT,

IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.:24000458DR Division: Family

IN THE INTEREST OF MYA GOLDSMITH Minor Child

To: Gerald Sterling Goldsmith Jr. 6984 74th Street Cir. East Bradenton, FL. 34203

YOU ARE NOTIFIED, that an action for paternity has been filed for your legal child and that you are required to serve a copy of your written defenses, if any, to this action on William Galarza, Esq., Petitioner's attorney, whose address is 6151 Lake Osprey Dr., Suite 300, Sarasota, Florida 34240 on or before 6/27/2024, and file the original with the clerk of this court at Charlotte County Clerk's Office, 350 E. Marion Avenue, Punta Gorda, Florida 33950, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the peti-

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. If you are a person with a disability

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

Dated this May 21, 2024 CLERK OF THE CIRCUIT COURT By: C Schmidt Deputy Clerk

May 24, 31; June 7, 14, 2024

24-00496T

# SECOND 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.: 24000335CC AQUA GARDENS TOWNHOUSE ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff, vs.
JOYCE CHIN; his/her/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 SPOUSE OF JOYCE CHIN: UNKNOWN TENANT #1 and UNKNOWN TENANT #2,

JOYCE CHIN; his 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: UN-KNOWN SPOUSE OF JOYCE CHIN; AND ALL OTHERS WHOM IT MAY CONCERN:

Defendants.

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

UNIT B-2, AQUA GARDENS

TOWNHOUSE, A CONDO-MINIUM ACCORDING TO THE DECLARATION OF CON-DOMINIUM RECORDED IN O.R. BOOK 620, PAGE 164, AMENDED IN O.R. BOOK 649. PAGE 93: BOOK 698, PAGE 123 AND BOOK 777, PAGE 1185, ALL OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND THE SURVEY, PLOT PLAN GRAPHIC DESCRI-AND TION THEREOF RECORDED IN CONDOMINIUM BOOK 2. PAGES 45A THROU 450. AS AMENDED AT CONDO-MINIUM BOOK 2. PAGES 47A THROU 47E AND CON-DOMINIUM BOOD 4, PAGES 44A THROU 44N, ALL OF THE PUBLIC RECORDS OF CHARTLOTTE COUNTY, FLORIDA.

Commonly known as 2000 Forest Nelson Blvd., Unit B2, Port Charlotte, FL 33952

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ernest W. Sturges, Jr., Esq., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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 May 17 2024.

ROGER D. EATON, CLERK OF COURT By: D. Gerace (SEAL) 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 May 24, 31, 2024 24-00491T

## SECOND INSERTION

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

CASE NO.: 24000785CA MATRIX FINANCIAL SERVICES CORPORATION PLAINTIFF, VS. UNKNOWŃ HEIRS, BENEFICIARIES, DEVISEES. ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHERYL LOEWE A/K/A CHERYL LYNNE LOEWE, ET AL... DEFENDANT(S).

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Cheryl Loewe A/K/A Cheryl Lynne Loewe Last Known Address: 2389 Easy St, Port Charlotte, FL 33952 Current Residence: UNKNOWN TO: Unknown Spouse of Cheryl Loewe

A/K/A Cheryl Lynne Loewe Last Known Address: 15677 Clinton River Rd, Clinton Twp, MI 48038 Current Residence: UNKNOWN

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

LOT 17, BLOCK 2789, PORT CHARLOTTE SUBDIVISION, SECTION 33, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 35A THRU 35F, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before June 20, 2024, within or before a date at least thirty (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

this Court this 15th day of May, 2024. ROGER D. EATON As Clerk of the Court By: B. Lackey (SEAL)

As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 210 N. University Drive, Suite 900

Coral Springs, FL 33071 May 24, 31, 2024

24-00489T

## SECOND INSERTION

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

CIVIL ACTION
CASE NO: 23-CA-252 EJITO ALTIDOR, LLC,

Plaintiff, v. JEANNETTE LUNDI, DEMITRIUS KRAMVOUSANOS, THE ESTATE OF PENNY KRAMVOUSANOS and CHARLOTTE COUNTY TAX

COLLECTOR, Defendants. TO: THE ESTATE OF PENNY KRAM-

VOUSANOS 75 Compton Road Cincinnati, Ohio 45231 JEANETTE LUNDI 345 N.E. 87th Street

Miami, Florida 33138 COMES NOW, the Plaintiff, EJITO ALTIDOR, LLC, by and through the undersigned attorney, and hereby gives notice that a Quiet Title action on the following properties listed below has been instituted in the above action and is now pending in the Twentieth Judicial Circuit Court of the State of Florida, County of Charlotte, on February 14, 2023; Case No: 2023-CA-252.

Lot 7, Block 158, TROPICAL GULF ACRES, Unit No. 9, according to the Plat thereof recorded in Plat Book 4, Page 63A - 63F, of the Public Records of Charlotte County, Florida. Parcel: 0104877-000000-0 More commonly known as 12653 Siesta Drive, Punta Gorda, Flor-

ida 33955 You are required to serve an Answer to this action upon: ADAM J. STE-VENS, ESQUIRE, of STEVENS LE-GAL GROUP, Plaintiff's attorney, who address is 4706 Chiquita Boulevard S. PMB 308, Cape Coral, Florida 33914,

NOTICE TO CREDITORS

(Summary Administration)

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-000433-CP

**Division: PROBATE** 

IN RE: ESTATE OF JUDITH ANN BRANHAM

A/K/A JUDITH A. BRANHAM,

A/K/A JUDITH BRANHAM,

Deceased.

TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE

You are hereby notified that an Order

of Summary Administration has been entered in the estate of JUDITH ANN

BRANHAM a/k/a JUDITH A. BRAN-

HAM, a/k/a JUDITH BRANHAM, de-

ceased, File Number 24-000433-CP, by

the Circuit Court for Charlotte County,

Florida, Probate Division, the address

of which is 350 E. Marion Avenue, Pun-

ta Gorda, FL 33950; that the decedent's

date of death was September 3, 2023;

that the total value of the estate is \$0.00

and that the names and addresses of

those to whom it has been assigned by

ABOVE ESTATE:

such order are:

Name Address

21271 Hawthorne Avenue

Ashley Coons 7760 Bogard Drive #K

N. Ft. Myers, FL 33917

Port Charlotte, Florida 33954

ALL INTERESTED PERSONS ARE

Brian Harper

on or before June 24, 2024, and file the original with the Clerk of this Honorable Court at Charlotte County Clerk of Court, 350 East Marion Avenue, Punta Gorda, Florida 33951, either before service on Plaintiff's attorney or immediately thereafter.

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.

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 17th day of May, 2024. Roger D. Eaton Clerk of the Circuit Court By: B. Lackey (SEAL) Deputy Clerk

Signed on May 15, 2024. Adam J. Stevens Adam J. Stevens, Esq. Florida Bar No. 31898 Stevens Legal Group 4706 Chiquita Boulevard S. PMB 308 Cape Coral, Florida 33914 Telephone: (239) 374-4353 Facsimile: (239) 374-4356 as tevens@stevenslegal group.comnobolden@stevenslegalgroup.com fbenoit@stevenslegalgroup.com May 24, 31; June 7, 14, 2024

--- ESTATE ---

SECOND INSERTION

NOTIFIED THAT:

All creditors of the estate of the

decedent and persons having claims

or demands against the estate of the

decedent other than those for whom

provision for full payment was made in

the Order of Summary Administration

WILL BE FOREVER BARRED. NOT-

WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Person Giving Notice:

BRIAN HARPER

21271 Hawthorne Avenue

Port Charlotte, FL 33954

Attorney for Person Giving Notice

WOTITZKY, WOTITZKY, ROSS &

1107 W. Marion Avenue, Unit #111

E-Mail: cyoung@wotitzkylaw.com

24-00499T

Florida Bar Number: 0515299

DATE OF DEATH IS BARRED.

Notice is May 24, 2024.

Cheyenne R. Young

Punta Gorda, FL 33950

Fax: (941) 639-8617

Secondary E-Mail:

May 24, 31, 2024

Telephone: (941) 639-2171

jackie@wotitzkylaw.com

YOUNG, P.A.

24-00493T

## SECOND INSERTION

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

Case No. 16-290-CA CAROLYN J. JONES, Successor Trustee of the HERBERT WESLEY JONES and CAROLYN JANE JONES REVOCABLE LIVING TRUST utd September 25,

Plaintiff, v. VICKEY P. BARDEN,

Defendant.

NOTICE is given that pursuant to the Order on Motion to Reset Foreclosure Sale Date dated May 20, 2024 in Case No. 16-290-CA in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which CAROLYN J. JONES, Successor Trustee of the HERBERT WESLEY JONES and CAROLYN JANE JONES REVO-CABLE LIVING TRUST utd September 25, 1992, is plaintiff and VICKEY P. BARDEN 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 August 15, 2024 at 11:00 a.m. the following described property set forth in the Order. 8, PUNTA NOVA,

Subdivision according to the Plat

thereof, as recorded in Plat Book 2, Page 77 of the public records of Charlotte County, Florida, the same being a subdivision of Lot 18, GROVE CITY LAND COMPANY'S SUBDIVISION, of Section 6, Township 41 South. Range 20 East, 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 05/21/2024.

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

David K. Oaks, Esq. P. O. Box 671 Saluda, NC 28773 doaksesq@comcast.net (828) 859-3110 May 24, 31, 2024

24-00500T

## SECOND INSERTION

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

CASE NO. 24000926CA GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF **RMH 2023-2 TRUST** Plaintiff, v.

THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF IRIS W OBRIEN A/K/A IRIS WINIFRED OBRIEN, DECEASED, ET AL.

Defendants.

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF IRIS W OBRIEN A/K/A IRIS WIN-IFRED OBRIEN, DECEASED Current Residence Unknown, but whose last known address was: 10 GOLFVIEW RD, ROTONDA WEST, FL 33947-2230 AND

JANE K CRAWFORD, Current residence unknown, but whose last known address was: 10 GOLFVIEW RD, ROTONDA WEST, FL 33947-2230

AND STEPHAN OAKES A/K/A STEPHEN OAKES,

Current residence unknown, but whose last known address was: 10 GOLFVIEW RD, ROTONDA WEST, FL 33947-2230

IAN OAKES, Current residence unknown, but whose last known address was: 10 GOLFVIEW RD, ROTONDA

WEST, FL 33947-2230

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following  $\,$ property in Charlotte County, Florida. to-wit:

LOT 1172, ROTONDA WEST OAKLAND HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 15A-15K, PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 6/24/2024 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 350 E Marion Ave, Punta Gorda, FL 33951, 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 petition. If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, von 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 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 seal of the Court on this 17 day of May, 2024.

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

eXL Legal, PLLC, Plaintiff's attorney 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000009754

May 24, 31, 2024 24-00490T

# FOURTH INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE (PROPERTY)

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

CASE NO. 23-004730-CA ADD VALUE DEVELOPMENT, LLC, Plaintiff, vs. LUIS ALLEGRE and JUANITA ALLEGRE,

To: Luis Allegre and Juanita Allegre, 1630 7 Street S, Clanton, AL 35045 YOU ARE HEREBY NOTIFIED that

Lot 15, Block 204, of Tropical Gulf Acres Unit 10, according to the plat thereof, as recorded in Plat Book 4, Page(s) 76, of the Public Records of Charlotte

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Dane T. Stanish, Esq., attorney for Add Value Development, LLC, whose address is 3475 Sheridan St., Suite 209, Hollywood, Fl 33021, and file the original with the Clerk of the abovestyled Court on or before June 10, 2024, otherwise a default will be entered

the complaint or petition.

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

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

WITNESS my hand and seal of said Court at Punta Gorda, Florida, on this

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

Dane T. Stanish, Esq., 3475 Sheridan St., Suite 209, Hollywood, Fl 33021 (954-923-0524. stanishd@gmail.com) May 10, 17, 24, 31, 2024

24-00442T

# must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED

**Defendants** 

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

County, Florida.

against you for the relief prayed for in

May 3, 2024.