

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA.
CASE No. 23000155CA
REVERSE MORTGAGE FUNDING LLC,
Plaintiff vs.
SAUNDRA CANNADY AKA SAUNDRA LOUISE CANNADY, et al.,
Defendants
TO:
ROMANEY STUTZMAN AKA ROMANEY A. STUTZMAN
10761 US HIGHWAY 31, BERRIEN SPRINGS, MI 49103
UNKNOWN SPOUSE OF ROMANEY STUTZMAN AKA ROMANEY A. STUTZMAN

10761 US HIGHWAY 31, BERRIEN SPRINGS, MI 49103
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Charlotte County, Florida:
LOT 16, BLOCK 1670, PORT CHARLOTTE SUBDIVISION, SECTION 21, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 12A THRU 12G, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite

700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in the BUSINESS OBSERVER, on or before November 20, 2024; otherwise a default and a judgment 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.
WITNESS MY HAND AND SEAL OF SAID COURT on this 15 day of October, 2024.
ROGER D. EATON
As Clerk of said Court
By: B. Lackey (SEAL)
As Deputy Clerk
Greenspoon Marder, LLP,
Default Department,
Attorneys for Plaintiff,
Trade Centre South, Suite 700,
100 West Cypress Creek Road,
Fort Lauderdale, FL 33309
(22-000757-01)
October 18, 25, 2024 24-01002T

SUBSEQUENT INSERTIONS

--- 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 10/30/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.
307 Mikaelah Scharmberg Furniture, Boxes, Fridge
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.
October 11, 18, 2024 24-00975T

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 234553CA
NEW VISTA PROPERTIES, INC.,
a Florida Corporation,
Plaintiff, vs.
MARIA CLAUDIA NARANJO;
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 MARIA CLAUDIA
NARANJO,
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, November 18, 2024, at 11:00 a.m. at
www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:
Lot 25, Block 2342, Port Charlotte Subdivision, Section Thirty-Eight, a subdivision according to the map or plat thereof, as recorded in Plat Book 5, Page 42A, 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. 2023-004553-CA, New Vista Properties, Inc., v. Maria Claudia Naranjo.
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 10/04/2024
ROGER D. EATON, Clerk
(SEAL) By: B. Lackey
Deputy Clerk
Albert J. Tiseo, Jr., Esq.,
701 JC Center Court, Suite 3,
Port Charlotte, FL 33954
October 11, 18, 2024 24-00984T

FOURTH INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION
CASE NO.: 24001594CA
HARPY EAGLE, LLC,
Plaintiff, vs.
ERROL A. WITTAKER; ERROL WITTAKER, JR.; ELMER J. LYTIKAINEN; and LINDA M. HAHTO LYTIKAINEN,
Defendants.
TO: ERROL WITTAKER JR, 470 EASTERN PARKWAY, BROOKLYN, NEW YORK 11225
ESTATE OF ERROL A. WITTAKER, 470 EASTERN PARKWAY, BROOKLYN, NEW YORK 11225
ESTATE OF ELMER J. LYTIKAINEN, 2115 SOUTH 2ND AVENUE, MAYWOOD, ILLINOIS 60153
ESTATE OF LINDA M. HAHTO LYTIKAINEN, 2115 SOUTH 2ND AVENUE, MAYWOOD, ILLINOIS 60153
UNKNOWN HEIRS OF ERROL A. WITTAKER, 470 EASTERN PARKWAY, BROOKLYN, NEW YORK 11225
UNKNOWN HEIRS OF ELMER J. LYTIKAINEN, 2115 SOUTH 2ND AVENUE, MAYWOOD, ILLINOIS 60153
UNKNOWN HEIRS OF LINDA M. HAHTO LYTIKAINEN, 2115 SOUTH 2ND AVENUE, MAYWOOD, ILLINOIS 60153
YOU ARE NOTIFIED that an action to quiet title to the following properties in Charlotte County, Florida:
LOT 4, BLOCK 1317, PORT CHARLOTTE SUBDIVISION, SECTION 13, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 2A THRU 2G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Parcel ID: 402224154004
And;
LOT 5, BLOCK 1317, PORT CHARLOTTE SUBDIVISION, SECTION 13, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 2A THRU 2G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Parcel ID: 402224154005
And;
LOT 6, BLOCK 1317, PORT CHARLOTTE SUBDIVISION, SECTION 13, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 2A THRU 2G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Parcel ID: 402224154006
And;
LOTS 19 AND 20 BLOCK 265 SECTION TEN/PART ONE HARBOUR HEIGHTS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 42-C OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Parcel ID: 402316436005
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before October 29, 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 September 23, 2024.
ROGER D. EATON
CLERK OF THE CIRCUIT COURT
By B. Lackey (SEAL)
DEPUTY CLERK
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
Sept. 27; Oct. 4, 11, 18, 2024
24-00955T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 24000362CA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-RPL9 TRUST,
Plaintiff, vs.
MICHAEL C. WELBORN;
UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at 11:00 AM on the 18 day of November, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 20, HOLYMAN'S SUBDIVISION, SOUTH CLEVELAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 22, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF MISTY AVENUE (A/K/A MITCHELL AVENUE) AND THE SOUTH-EASTERLY RIGHT-OF-WAY OF SECOND STREET (A/K/A BEECHWOOD STREET) THENCE NORTH 49° 18' 14" EAST ALONG THE SOUTH-EASTERLY RIGHT-OF-WAY OF THE SECOND STREET, A DISTANCE OF 86.84 FEET; THENCE SOUTH 40° 41' 46" EAST, A DISTANCE OF 157.76 FEET TO THE SOUTH SOUTH-EASTERLY LINE OF SAID LOT 4; THENCE SOUTH 57° 35' 54" WEST ALONG SAID SOUTHEASTERLY LOT LINE

A DISTANCE OF 87.07 FEET TO THE NORTH RIGHT-OF-WAY OF SAID MISTY AVENUE; THENCE NORTH 40° 57' 55" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 145.20 FEET TO THE POINT OF BEGINNING.
PROPERTY ADDRESS: 5411 BEECHWOOD ST, PUNTA GORDA, FL 33982
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the

provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this day of 10/11/2024.
ROGER D. EATON
Clerk Of The Circuit Court
By: (SEAL) M. Hoffman
Deputy Clerk
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
22-00480
October 18, 25, 2024 24-00997T

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
Case No. 24-000968-CC
ROBERT A. DAUGHTRY,
Plaintiff, vs.
WILLIAM C. MCCRANIE,
deceased; BIRUTA M. MCCRANIE;
LEONARD VAUGHN; ORA J. ZIMMER a/k/a MRS. LEO E. ZIMMER; JACK M. MARLOW;
RUTH M. TEMPLETON, deceased;
LYNNE L. BILBREY; ELNORA S. FULLER, deceased; LETA ANN FULLER; ROBERT D. JULIAN;
A.T. JULIAN, JR.; JO ANN DAVIS;
SIMMERS; HYDE; and the
respective unknown spouses, heirs,
devisees, grantees, creditors and
other parties claiming by, through,
under or against them, if alive,
and if any of the named
above-referenced defendants are
dead, any heirs, devisees, grantees,
assignees, lienors, creditors,
trustees, or other persons or entities
claiming to have any right, title or
interest in and to the lands which
constitute the subject matter of this
action,

Defendants.
To: WILLIAM C. MCCRANIE, deceased; BIRUTA M. MCCRANIE; JACK M. MARLOW, deceased; ELNORA S. FULLER, deceased; ROBERT D. JULIAN; A.T. JULIAN, JR.; SIMMERS; HYDE; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest, claim, lien, estate or demand in or to the lands which constitute the subject matter of this action,
YOU ARE NOTIFIED that an action to establish that Plaintiff is the owner of the following-described real properties in Charlotte County, Florida by adverse possession under Section 95.18, Florida Statutes:
COUNT I PARCEL: Lots 1, 2 and 3, Block F, Bermont Villa Subdivision Section A, Sheet 1, according to the plat thereof as recorded in Plat Book 1, Page 89, of the Public Records of Charlotte County, Florida.
COUNT IV PARCEL: Lots 12 and 13, Block 9, Bermont Villa

Subdivision Section A, Sheet 1, according to the plat thereof as recorded in Plat Book 1, Page 89, of the Public Records of Charlotte County, Florida.
COUNT V PARCEL: Lots 17, and 18, Block 28, Bermont Villa Subdivision Section A, Sheet 1, according to the plat thereof as recorded in Plat Book 1, Page 89, of the Public Records of Charlotte County, Florida.
COUNT VI PARCEL: Lots 21, 22 and 23, Block 33, Bermont Villa Subdivision Section A, Sheet 1, according to the plat thereof as recorded in Plat Book 1, Page 89, of the Public Records of Charlotte County, Florida.
COUNT VII PARCEL: Lots 33 and 34, Block 38, Bermont Villa Subdivision Section A, Sheet 1, according to the plat thereof as recorded in Plat Book 1, Page 89, 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 TAMSEN HAYS, Esq. of Wotitzky, Ross & Young, P.A., the Plaintiff's attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 21 day of

November, 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 this 10-15-2024.
ROGER D. EATON,
Clerk of Courts
BY: C. Schmidt (SEAL)
Deputy Clerk
TAMSEN HAYS, Esq.
Wotitzky, Wotitzky, Ross & Young, P.A.
1107 West Marion Avenue, Unit 111
Punta Gorda, FL 33950
Oct. 18, 25; Nov. 1, 8, 2024
24-00999T



How much do legal notices cost?

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To publish your legal notice email: legal@businessobserverfl.com

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