

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 15-665-CP Division Probate IN RE: ESTATE OF Mavis R White Deceased The administration of the estate of Mavis R. White, deceased, whose date of death was February 12, 2015, 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 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 OR 30	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY FLORIDA PROBATE DIVISION Case No. 15-233-CP IN RE: THE ESTATE OF KEISHA LEANN CLARKE, deceased The administration of the estate of Keisha Leann Clarke, deceased, whose date of death was September 26, 2014, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is: Clerk of the Court, Charlotte County Justice Center, Probate Division, 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 15, 2015. Personal Representative: Renaldo Clarke Attorney for Personal Representative: Jack Pankow, Esquire 5230-2 Clayton Court Fort Myers, FL 33907 Telephone: 239-334-4774 FL. Bar # 164247 May 15, 22, 201515-00493T
SECOND INSERTION	SECOND INSERTION	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. 14001077CA U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2005-8 HOME EQUITY PASS-THROUGH CERTIFICATES SERIES 2005-8, Plaintiff, vs. GERARD S. VALERE A/K/A GERALD S. VALERE; MARLENE VALERE; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 14, 2014, and entered in 14001077CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2005-8, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-8 is the Plaintiff and GERARD S. VALERE A/K/A GERALD S. VALERE; MARLENE VALERE; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY are the Defendant(s). Barbara Scott 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 03, 2015, the following described property as set forth in said Final Judgment, to wit: LOT 2, BLOCK 1302, PORT CHARLOTTE SUBDIVISION, SECTION 13, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 2A - 2G, INCLUSIVE, IN 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 within 60 days after the sale. IMPORTANT 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 8th day of May, 2015. Barbara Scott As Clerk of the Court (SEAL) By: K. Moore As Deputy Clerk Submitted by: Robertson, Anschutz & Schneid, P.L. Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 14-82333 - MaM May 15, 22, 201515-00491T	
SECOND INSERTION	THIRD INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2014-CA-001210 PNMAC MORTGAGE OPPORTUNITY FUND INVESTORS, LLC, Plaintiff, v. CHERYL L. KNOTT, UNKNOWN PARTY IN POSSESSION 1 N/K/A CHAD KNOTT, UNKNOWN PARTY IN POSSESSION 2 N/K/A JAMIE BRAY, HSBC BANK NEVADA, N.A., Defendants. NOTICE is hereby given that the undersigned, Barbara T. Scott, Clerk of the Circuit Court of Charlotte County, Florida, will on the 6 day of July, 2015, at 11:00 a.m., ET, at www.charlotte.realforeclose.com, in accordance with Chapter 45, F.S., offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit: Lot 1, Block 449, PORT CHARLOTTE SUBDIVISION, SECTION 18, according to the plat thereof, as recorded in Plat Book 5, Pages 8A thru 8E of the Public Records of Charlotte County, Florida. PROPERTY: 861 West Tarpon Boulevard N.W., Port Charlotte, Florida 33952 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. 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. WITNESS my hand and official seal of this Honorable Court, this 8 day of May, 2015. (SEAL) By: Nancy L. DEPUTY CLERK Clifton D. Gavin, Esq. Sirote & Permutt, P.C. 1115 East Gonzalez Street Pensacola, Florida 32503 floridaservice@sirote.com May 15, 22, 201515-00489T	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 15 0266 CA JONATHAN E. BRONER, Plaintiff, v. ROBERT L. JOHNSON; 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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BANK OF AMERICA, N.A.; DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT RELATING TO IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2, and all parties having or claiming to have any right, title, or interest in the property herein described, Defendant. TO: ROBERT L. JOHNSON, last known address 13447 Foresman Boulevard, Port Charlotte, Florida 33981, his devisees, grantees, creditors, and all other parties claiming by, through, under or against it and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or	

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2015CA000653 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA Plaintiff, vs. MITCHELL T. BROOKS; UNKNOWN SPOUSE OF MITCHELL T. BROOKS; J. ANDREW MALLISON; UNKNOWN SPOUSE OF J. ANDREW MALLISON; STEPHEN DUKE; JANE DUKE; DONALD R. MCCANDLESS, JR.; SHANA LEE MOSELEY A/K/A SHANA L. MOSELEY, SUCCESSOR TRUSTEE OF THE HENSGEN FAMILY REVOCABLE TRUST DATED DECEMBER 5, 2000; THE UNKNOWN HEIRS OF BOBBIE J. HENSGEN; THE UNKNOWN TRUSTEES AND BENEFICIARIES OF THE HENSGEN FAMILY REVOCABLE TRUST DATED DECEMBER 5, 2000; MORGAN D. HENSGEN II; KELLY J. HENSGEN; SHANA L. MOSELEY A/K/A SHANA LEE MOSELEY; ANY UNKNOWN PERSONS WHO HAVE OR MAY CLAIM AN INTEREST IN THE SUBJECT PROPERTY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; Defendant(s) To the following Defendant(s): THE UNKNOWN HEIRS OF BOBBIE	J. HENSGEN (RESIDENCE UNKNOWN) THE UNKNOWN TRUSTEES AND BENEFICIARIES OF THE HENSGEN FAMILY REVOCABLE TRUST DATED DECEMBER 5, 2000 (RESIDENCE UNKNOWN) MORGAN D. HENSGEN II 4165 NW 50TH TER APT 2103 GAINESVILLE, FLORIDA 32606 who is evading service of process and 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 defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 509, LESS THE NORTH 13.87 FEET THEREOF, BLOCK 2091, REPLAT OF A PORTION OF PORT CHARLOTTE SUBDIVISION, SECTION 40, A SUBDIVISION AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 26-A THROUGH 26-E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. A/K/A 258 BANGSBERG ROAD SE, PORT CHARLOTTE, FLORIDA 33952 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 8201 Peters Road, Ste. 3000, Plantation, FLORIDA 33324	on or before 06/17/2015, a date which is within thirty (30) days after the first publication of this Notice in the 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. This notice is provided pursuant to Administrative Order No.2.065. In accordance with the Americans with Disabilities Act, 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 12th day of May, 2015. BARBARA T. SCOTT As Clerk of the Court (SEAL) By: J. Kern As Deputy Clerk Submitted by: Kahane & Associates, P.A. 8201 Peters Road, Ste.3000 Plantation, FL 33324 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 13-06542 SET May 15, 22, 201515-00496T
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL CASE NO.: 14000029CA URBAN FINANCIAL GROUP, INC., Plaintiff, vs. ELIZABETH JOHNSTON; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, MIDDLE DISTRICT; CHARLOTTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; WILLIAM S. JOHNSTON, AS ATTORNEY IN FACT FOR ELIZABETH JOHNSTON Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment of Foreclosure dated May 5, 2015, and entered in Case No. 14000029CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for CHARLOTTE County, Florida, wherein URBAN FINANCIAL GROUP, INC. is the Plaintiff and ELIZABETH JOHNSTON; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, MIDDLE DISTRICT; CHARLOTTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; WILLIAM S. JOHNSTON, AS ATTORNEY IN FACT FOR ELIZABETH JOHNSTON are the Defendants, the Clerk shall offer for sale to the highest and best bidder for cash ONLINE AT WWW.CHARLOTTE.REALFORECLOSE.COM, at 11AM EST on the 6 day of July, 2015, the following described property as set forth in said Order of Final Judgment, to wit: LOT 4, BLOCK 19, PORT CHARLOTTE SUBDIVISION SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 30A THROUGH 30H, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Commonly Known As: 13547 Romford Avenue, Port Charlotte, Florida 33981 AND ALL OTHERS WHOM IT MAY CONCERN: YOU ARE HEREBY NOTIFIED that an action to quiet title on the above-described real property 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., GOLDMAN, TISEO & STURGES P.A., 701 JC Center Court, Suite 3, Port Charlotte, FL 33954, and file the original with the Clerk of the above-styled Court on or before June 11, 2015; otherwise, 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 this 6th day of May, 2015. BARBARA T. SCOTT, CLERK (SEAL) By: J. Kern Deputy Clerk ERNEST W. STURGES, JR., ESQ., GOLDMAN, TISEO & STURGES, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 May 8, 15, 22, 29, 201515-00479T	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION Case No. 08-2015-CA-000589 SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. CHARLOTTE JEAN-PIERRE A/K/A CHARLOTTE JEAN PIERRE, et al. Defendants. TO: CHARLOTTE JEAN-PIERRE A/K/A CHARLOTTE JEAN PIERRE CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 17439 TERRY AVENUE PORT CHARLOTTE, FL 33948 UNKNOWN TENANTS/OWNERS 1 CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 17439 TERRY AVENUE PORT CHARLOTTE, FL 33948 You are notified that an action to foreclose a mortgage on the following property in Charlotte County, Florida: LOT 23A, BLOCK 590, PORT CHARLOTTE SUBDIVISION SECTION FORTY-ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 51A THROUGH 51K, INCLUSIVE, IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. commonly known as 17439 TERRY AVENUE, PT CHARLOTTE, FL 33948 has been filed against you and you are required to serve a copy of your writ-	ten defenses, if any, to it on Edward B. Pritchard of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 06/18/2015, or 30 days from the first date of publication, whichever is later) 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. AMERICANS WITH DISABILITIES ACT. 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: May 13, 2015. CLERK OF THE COURT Honorable Barbara T. Scott 350 E. Marion Avenue Punta Gorda, Florida 33950- (COURT SEAL) By: J. Kern Deputy Clerk Edward B. Pritchard Kass Shuler, P.A. plaintiff's attorney P.O. Box 800 Tampa, Florida 33601 (813) 229-0900 011150/1556041/svo May 15, 22, 201515-00499T
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No.: 15 00120 CA AMERICAN ESTATE AND TRUST FBO ERNEST JOHNSON IRA, Plaintiff, vs. ROCK IT HOMES, LLC; CB INTERNATIONAL INVESTMENTS, LLC; SECTION 23, PROPERTY OWNER'S ASSOCIATION, INC.; and LOCK REALTY CORPORATION, IV, Defendants. TO: ROCK IT HOMES, LLC; CB INTERNATIONAL INVESTMENTS, LLC; SECTION 23, PROPERTY OWNER'S ASSOCIATION, INC.; and LOCK REALTY CORPORATION, IV, if alive, or if dead, their unknown spouses, widows, widowers, heirs, devisees, creditors, grantees, and all parties having or claiming by, through, under, or against them, and any and all persons claiming any right, title, interest, claim, lien, estate or demand against the Defendants in regards to the following-described property in Charlotte County, Florida: Lot 12, Block 642, PUNTA GORDA ISLES SUBDIVISION, SECTION TWENTY-THREE, a subdivision according to the plat thereof, as recorded in Plat Book 12, Pages 2A through 2Z41, of the Public Records of Charlotte County, Florida. Parcel ID No. 402309105010. Notice is hereby given to each of you that an action to quiet title to the above-described property has been filed against you and you are required	to serve your written defenses on Plaintiff's attorney, Sandra A. Sutliff, 3440 Conway Blvd., Suite I-C, Port Charlotte, FL 33952, and file the original with the Clerk of the Circuit Court, Charlotte County, 350 E. Marion Ave., Punta Gorda, FL 33950 on or before June 17, 2015, or otherwise a default judgment will be entered against you for the relief sought in the Complaint. THIS NOTICE will be published once each week for four consecutive weeks in a newspaper of general circulation published in 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 this 12th day of May, 2015. BARBARA T. SCOTT Clerk of the Court (SEAL) By: J. Kern Deputy Clerk /s/ Sandra A. Sutliff SANDRA A. SUTLIFF, ESQ. 3440 Conway Blvd., Suite I-C Port Charlotte, FL 33952 (941) 743-0046 FL Bar # 0857203 May 15, 22, 29; June 5, 201515-00495T	

SECOND INSERTION		
Notice of Public Auction Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Insect 1 week prior @ marina; cash or cashier check;18% buyer prem; all auctions are held w/ reserve; any persons interested ph 954-563-1999	FL 33309 V12260 1979 Endeavor Hull ID#: ENC431400979 DO#: 614251 inboard pleasure diesel fiberglass 43ft R/O Daniel and Frances Rich Lienor: Safe Cove All American Covered Boats 10450 Winborough Dr Pt Charlotte	
Sale Date June 5 2015 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale	Licensed Auctioneers FLAB422 FLAU765 & 1911	May 15, 22, 2015 15-00490T

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case#: 2011-CA-001195 Federal National Mortgage Association ("FNMA") Plaintiff, -vs.- Angel Maria Perretti a/k/a Angel M. Perretti Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2011-CA-001195 of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Angel Maria Perretti a/k/a Angel M. Perretti are defendant(s), I, Clerk of Court, Barbara T. Scott, will sell to the highest and best bidder for cash AT WWW.CHARLOTTE.REAL-FORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES at 11:00AM on June 17, 2015 the following described property as set forth in said Final Judgment, to-wit: LOT 35, BLOCK 3218, PORT CHARLOTTE SUBDIVISION, SECTION 51, A SUBDIVISION AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 65A-65H, 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 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. Barbara T. Scott Clerk of the Circuit Court Charlotte County, Florida (SEAL) J. Quickel DEPUTY CLERK OF COURT Submitted By: ATTORNEY FOR PLAINTIFF: SHAPIRO, FISHMAN & GACHÉ, LLP: 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 10-196078 FCO1 CHE May 15, 22, 2015 15-00494T	

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: 14000786CA DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS3, Plaintiff, vs. MICHAEL SHTEYN; VITA SHTEYN Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated APRIL 28, 2015, and entered in 14000786CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for CHARLOTTE County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS3, is the Plaintiff and MICHAEL SHTEYN; VITA SHTEYN are the Defendant(s). Barbara Scott as the Clerk of the Circuit Court will sell to the highest and best bidder for cash, www.charlotte.realforeclose.com, at 11:00 AM on September 28, 2015, in accordance with Chapter 45 Florida statutes the following described property as set forth in said Final Judgment, to wit: LOT 14, BLOCK 269, PORT CHARLOTTE SUBDIVISION,	SECTION 8, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 16A THROUGH 16Z7, 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 within 60 days after the sale. IMPORTANT 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 7th day of May, 2015. Barbara Scott As Clerk of the Circuit Court (SEAL) By: K. Moore As Deputy Clerk Submitted by: Robertson, Anschutz & Schneid, P.L. Attorneys for Plaintiff 6409 Congress Avenue, Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-910-0902 13-18380 May 15, 22, 2015 15-00487T	

SECOND INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 15000711CA OCWEN LOAN SERVICING LLC, Plaintiff, vs. JAMES RYAN A/K/A JAMES H. RYAN A/K/A JAMES HENRY RYAN, JR. A/K/A JAMES H. RYAN, JR, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARYANN RYAN A/K/A MARYANN ELIZABETH RYAN, 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 Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 17, BLOCK 1736, PORT CHARLOTTE SUBDIVISION, SECTION 52, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES	66A THROUGH 66F, 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 Avenue, Suite 100, Boca Raton, Florida 33487 on or before 06/17/2015/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Charlotte County, Florida, this 12th day of May, 2015 CLERK OF THE CIRCUIT COURT (SEAL) By J. Kern DEPUTY CLERK ROBERTSON, ANSCHUTZ, & SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 ATTORNEY EMAIL: mail@rasflaw.com 14-86134 - CrR May 15, 22, 2015 15-00497T	

SECOND INSERTION		
NOTICE OF RESCHEDULED SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 08-2014-CA-001193 BANK OF AMERICA, N.A., Plaintiff, vs. MICHELLE MORRA, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 4, 2015, and entered in Case No. 08-2014-CA-001193 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which Bank of America, N.A., is the Plaintiff and Michelle Morra, Robert Morra, are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 1st day of June, 2015, the following described property as set forth in said Final Judgment of Foreclosure: LOT 23, BLOCK 1711, PORT CHARLOTTE SUBDIVISION, SECTION 52, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 66A THROUGH 66F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. A/K/A 5905 GILLOT BOULE-	VARD, PORT CHARLOTTE, FL 33981 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 in Charlotte County, Florida this 7th day of May, 2015. Clerk of the Circuit Court Charlotte County, Florida (SEAL) By: K. Moore Deputy Clerk Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com JR - 14-140295 May 15, 22, 2015 15-00488T	

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 14-CA-3032 FIRST-CITIZENS BANK & TRUST COMPANY, Plaintiff, v. KENDALL PRECISION MACHINE, INC., a Florida corporation; JOHN F. BARRY, Individually; MALLARD WAY COMMERCIAL CONDOMINIUM ASSOCIATION, INC., a Florida corporation; UNKNOWN OWNER(S)/ SPOUSE(S)/TENANT(S) IN POSSESSION, Defendants. NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 5, 2015, and entered in Case Number 14-CA-3032 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein FIRST-CITIZENS BANK & TRUST COMPANY is the Plaintiff, and Kendall Precision Machine, Inc., et al. are the Defendants, Barbara T. Scott as the Clerk of the Circuit Court will sell to the highest and best bidder. Foreclosure sales will be held online via the Internet at www.charlotte.realforeclose.com , beginning at 11:00 A.M. on July 6, 2015. SEE ATTACHED EXHIBIT A Exhibit "A" Unit A of MALLARD WAY COMMERCIAL CONDOMINIUM, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1979, Page 516, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 11, Page 27, Public Records of Charlotte County, Florida.	with a property address of 6601 Taylor Road, #A, Punta Gorda, Florida 33950. Together with any and all personal property and fixtures thereon. 100720684.1 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 THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. 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: May 8, 2015. BARBARA T. SCOTT CLERK OF THE COURT (SEAL) By: Nancy L. As Deputy Clerk May 15, 22, 2015 15-00482T	

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 08-2014-CA-002268 BANK OF AMERICA, N.A. Plaintiff, v. MARTHA WALTMAN; UNKNOWN HEIRS, DEVISEES, GRANTEES, LIENORS AND OTHER PARTIES TAKING INTEREST UNDER PETE DIBIASI; WAYLAND GENE WALTMAN, JR. AKA WAYLAND G. WALTMAN; CINDY M. WALTMAN AKA CINDY WALTMAN; BRYAN KEITH WALTMAN; KIMBERLY RENEE HOLLEN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order of Final Summary Judgment of Foreclosure dated May 5, 2015, entered in Civil Case No. 08-2014-CA-002268 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein the Clerk of the Circuit Court, Barbara T. Scott, will sell to the highest bidder for cash on 19 day of June, 2015, at 11:00 a.m. at website: https://www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, relative to the following described property as set forth in the Final Judgment, to wit: PARCEL 1: LOT 36 AND 37, BLOCK 243 OF TROPICAL GULF ACRES	SUBDIVISION UNIT 10, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 76A-76N, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PARCEL 2: LOT 38, BLOCK 243 OF TROPICAL GULF ACRES SUBDIVISION UNIT 10, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 76A-76N, 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 within 60 days after the sale. AMERICANS WITH DISABILITIES ACT. 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 at PUNTA GORDA, Florida this 7 day of May, 2015. (SEAL) Nancy L. Barbara T. Scott CLERK OF THE CIRCUIT COURT CHARLOTTE COUNTY, FLORIDA BUTLER & HOSCH, P.A. 5110 EISENHOWER BLVD, SUITE 302 A TAMPA, FL 33634 13666622 FL-97005944-12 May 15, 22, 2015 15-00481T	

SECOND INSERTION		
NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO: 2013-CA-002523 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2006-8 TRUST, Plaintiff v. KELLY NAUGLE; PAUL NAUGLE; ET. AL., Defendant(s), NOTICE IS GIVEN that, in accordance with the Order Rescheduling Foreclosure Sale dated April 27, 2015, in the above-styled cause, the Clerk of Circuit Court, Barbara T. Scott, shall sell the subject property at public sale on the 29th day of May, 2015, at 11:00 AM, to the highest and best bidder for cash, at www.charlotte.realforeclose.com for the following described property: LOT 13, BLOCK 3749, PORT CHARLOTTE SUBDIVISION, SECTION 65, ACCORDING TO THE MAP OR PLAT THERE-	OF AS RECORDED IN PLAT BOOK 6, PAGE3-A OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 7281 MAGUIRE LANE, ENGLEWOOD, FLORIDA 34224. 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: MAY 7, 2015 Clerk of Court (Court Seal) By: K. Moore Deputy Clerk Pearson Bitman 485 N. Keller Rd., Suite 401 Maitland, FL 32751 May 15, 22, 2015 15-00486T	

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION Case No. 09001624CA JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS PURCHASER OF THE LOANS AND OTHER ASSETS OF WASHINGTON MUTUAL BANK, FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, F.A. Plaintiff, vs. ANDREA L. MOFFITT, UNKNOWN SPOUSE OF ANDREA L. MOFFITT; TRICIA PITTS, DARYL PITTS, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 3, 2010, in the Circuit Court of Charlotte County, Florida, I will sell the property situated in Charlotte County, Florida described as: TRACTS 41 AND 42; THE SOUTH 85 FEET OF S 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 OF SW 1/4 AND THE NORTH 15 FEET OF N 1/2 OF SE 1/4 OF NW 1/4 OF SW 1/4 OF SW 1/4 AND THE SOUTH 100 FEET OF THE NORTH 115 FEET OF N 1/2 OF SE 1/4 OF NW 1/4 OF SW 1/4 OF SW 1/4 OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 23 EAST, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.	and commonly known as: 8431 AUSTRIAN BOULEVARD, PUNTA GORDA, FL 33982; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on JUNE 4, 2015 at 11:00 a.m.. Any persons 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 6th day of MAY, 2015. Clerk of the Circuit Court Barbara T. Scott (SEAL) By: K. Moore Deputy Clerk Joan Wadler (813) 229-0900 x1382 Kass Shuler, P.A. 1505 N. Florida Ave. Tampa FL 33602-2613 ForeclosureService@kasslaw.com 320400/1116419/cmk2 May 15, 22, 2015 15-00485T	

SECOND INSERTION		
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.: 08-2013-CA-001379 THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A. F/K/A JPMORGAN CHASE BANK, AS TRUSTEE FOR MASTR ADJUSTABLE RATE MORTGAGES TRUST 2004-8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-8 , Plaintiff, vs. JOHN SPROUSE AS TRUSTEE OF THE 239 RIO DE JANEIRO TRUST DATED DECEMBER 18, 2004, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated APRIL 28, 2015, and entered in Case No. 08-2013-CA-001379 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which The Bank of New York Mellon Trust Company, N.A. F/K/A The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, N.A. F/K/A JPMorgan Chase Bank, as Trustee for MASTR Adjustable Rate Mortgages Trust 2004-8, Mortgage Pass-Through Certificates, Series 2004-8 , is the Plaintiff and John Sprouse as Trustee of The 239 Rio De Janeiro Trust dated December 18, 2004, Deep Creek Civic Association, Inc., John W. Sprouse also known as John Sprouse, Section 20 Property Owners Association, Inc., The Unknown Beneficiaries of The 239 Rio De Janeiro Trust dated December 18, 2004, John Sprouse as Beneficiary of the 239 Rio De Janeiro Trust dated December 18, 2004, 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 in Spouses, Heirs, Devisees,	Grantees, Or Other Claimants are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 26th day of AUGUST, 2015, the following described property as set forth in said Final Judgment of Foreclosure: LOT 6, BLOCK 583, PUNTA GORDA ISLES, SECTION 20, A SUBDIVISION ACCORDING-TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 2-A THROUGH 2-Z-42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. A/K/A 239 RIO DE JANEIRO AVE PUNTA GORDA FL 33983-5605 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 in Charlotte County, Florida this 7th day of MAY, 2015. Clerk of the Circuit Court Charlotte County, Florida (SEAL) By: K. Moore Deputy Clerk Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com NJ - 014637F01 May 15, 22, 2015 15-00480T	