

CHARLOTTE COUNTY LEGAL NOTICES

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2023 CA 003326
UNITED WHOLESALE MORTGAGE, LLC., Plaintiff, vs. TERESA M. PEREZ; et al., Defendant(s).
TO: Teresa M. Perez
Last Known Residence: 26330 Rampart Blvd. #703 Punta Gorda, FL 33983
TO: Unknown Spouse of Teresa M. Perez
Last Known Residence: 26330 Rampart Blvd. #703 Punta Gorda, FL 33983
TO: Unknown Tenant #1
Last Known Residence: 26330 Rampart Blvd. #703 Punta Gorda, FL 33983
TO: Unknown Tenant #2
Last Known Residence: 26330 Rampart Blvd. #703 Punta Gorda, FL 33983
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in CHARLOTTE County, Florida:
UNIT 703, LAKE RIO TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 45A AND 45B, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before May 27, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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 April 19, 2024.
As Clerk of the Court
By: (SEAL) B. Lackey
As Deputy Clerk
ALDRIDGE PITE, LLP,
Plaintiff's attorney,
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1184-1922B
Ref# 7418
April 26; May 3, 2024 24-00406T

FIRST INSERTION

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 ASSOCIATION, 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 DIANNE 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 May 13, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 21, BLOCK 552, PORT CHARLOTTE SUBDIVISION, SECTION 13, ACCORDING 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 KINGSTON 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 04/19/2024.
ROGER D. EATON
As Clerk of the Court
By: (SEAL) D. Gerace
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
April 26; May 3, 2024 24-00408T

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.: 23002141CA
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. STEVEN ERIC ALICEA; AMANDA NICHOLE ALICEA A/K/A AMANDA DINH; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).
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 31 day of MAY, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 7, BLOCK 2783, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 35, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
PROPERTY ADDRESS: 21920 BEVERLY AVE, PORT CHARLOTTE, FL 33952
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

ING 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 04/18/2024.
ROGER D. EATON
Clerk Of The Circuit Court
By: (SEAL) D. Gerace
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
23-01490
April 26; May 3, 2024 24-00402T

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
Case No. 23-000803-CC
ALLSTATE FINANCIAL GROUP, LLC, a Delaware limited liability company, Plaintiff, vs. JIHAN HABASHI; and the respective unknown spouses, 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.
NOTICE IS HEREBY GIVEN, pursuant to the Final Summary Judgment of Foreclosure entered in this cause on or about April 22, 2024, in the County Court of Charlotte County, Florida, the Clerk shall offer for sale the property situated in Charlotte County, Florida, described below, at public sale to the highest bidder for cash, except as set forth hereinafter, on June 7, 2024 at 11:00 a.m. at https://www.charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes.
Lots 18 and 19, Block 2691, PORT CHARLOTTE SUBDIVI-

SION, SECTION 31, according to the map or plat thereof, as recorded in Plat Book 5, Pages 26A through 26F, 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.
Dated on April 24, 2024.
ROGER D. EATON
As Clerk of the Court
By: B. Lackey (SEAL)
Deputy Clerk
Wotitzky, Wotitzky, Ross, & Young, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, Florida 33950
thays@wotitzkylaw.com
April 26; May 3, 2024 24-00410T

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24000189CP
Division: Probate
IN RE: ESTATE OF LARRY JOHN WINE A/K/A LARRY J. WINE, Deceased.
The administration of the estate of LARRY JOHN WINE a/k/a LARRY J. WINE, deceased, whose date of death was September 21, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: April 26, 2024.
Personal Representative:
MELANIE WINE TOLAN
147 Montauk Highway
Quogue, NY 11959
Attorney for Personal Representative:
Marissa DeBellis, Esq.
Florida Bar No. 103278
DeBellis Law, P.A.
4500 PGA Blvd., Suite #303-B
Palm Beach Gardens, FL 33418
Telephone: (561) 264-3170
Email: mdebellis@debellsilaw.com
Secondary email: lisa@debellsilaw.com
April 26; May 3, 2024 24-00400T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000323
IN RE: ESTATE OF ROBERT W. SPENCER Deceased.
The administration of the estate of Robert W. Spencer, deceased, whose date of death was January 26, 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 representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is April 26, 2024.
Personal Representative:
Natalie Healey
8701 Maryknoll Avenue
St. Louis, Missouri 63114
Attorney for Personal Representative:
Jenny C. Hazel
Attorney
Florida Bar Number: 0163562
MCCRORY LAW FIRM
309 Tamiami Trail
PUNTA GORDA, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccrorylaw.com
Secondary E-Mail: debbie@mccrorylaw.com
April 26; May 3, 2024 24-00405T

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of ANOTHER BAD HABIT ADVENTURES : Located at 121 Leland St SW : Charlotte County in the City of Port Charlotte : Florida, 33952-9130 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Port Charlotte Florida, this April day of 18, 2024
KELTS TRACY
April 26, 2024 24-00399T

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 TOP-NOTCH RESTORATION : Located at 22219 Belinda Ave : Charlotte County in the City of Port Charlotte : Florida, 33952-5516 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Port Charlotte Florida, this April day of 22, 2024
GONELL DESIGNS
April 26, 2024 24-00407T

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 the business under the fictitious name of Galloway Roofing, care of 5145 Industrial Street, Suite 103, Maple Plain, MN, 55359, in the County of Charlotte, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida, this 10th day of April, 2024.
OWNER: Allstar Home Services LLC dba Allstar Home Services FL LLC
April 26, 2024 24-00403T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 05/16/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below
561 Mark Kudlach Boxes, Furniture, Tools
2309 Marcia Wallace Boxes, Furniture
615 Len Lovullo Bedding, Furniture
2336 Debra Cofod Boxes, Bedding
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.
April 26; May 3, 2024 24-00404T

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-0405
IN RE: ESTATE OF PAMELA D. DECAMAN, Deceased.
The administration of the estate of Pamela D. Decaman, deceased, whose date of death was February 9, 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 representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is April 26, 2024.
Personal Representative:
Diane D. McGrath
536 Millbrook Road
Middletown, Connecticut 06457
Attorney for Personal Representative:
Meredith Peck Ralston
Attorney
Florida Bar Number: 106581
PECK & PECK, P.A.
5200 Tamiami Trail North, Suite 101
Naples, Florida 34103
Telephone: (239) 263-9811
Fax: (239) 263-9818
E-Mail: meredith@peckandpecklaw.com
Secondary E-Mail: service@peckandpecklaw.com
April 26; May 3, 2024 24-00401T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 000244
IN RE: ESTATE OF Gripper A. Thompson Deceased.
The administration of the estate of Gripper A. Thompson, deceased, whose date of death was November 27, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Suite 423, Port Charlotte Florida 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is April 26, 2024.
Personal Representative:
Larson E. Thompson
1976 Carp Lane
Tallahassee, Florida 32303
Attorney for Personal Representative:
Jennifer R. Bondy
Attorney
Florida Bar Number: 105461
Bondy Law, P.A.
815 N. Magnolia Avenue
Orlando, Florida 32803
Telephone: (407) 720-9350
E-Mail: jennifer@bondylaw.com
April 26; May 3, 2024 24-00409T

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu.
or email legal@businessobserverfl.com
Business Observer

SUBSEQUENT INSERTIONS

--- SALES ---

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 23002847CA MIDFIRST BANK Plaintiff, v. MARC A. DELP; UNKNOWN SPOUSE OF MARC A. DELP; UNKNOWN TENANT 1; UNKNOWN TENANT 2;

UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 8, 2024, in this cause, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County, Florida, described as: LOT 12, BLOCK 116, PORT

CHARLOTTE SUBDIVISION, SECTION 10, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 20A THROUGH 20N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. a/k/a 551 AZALEA AVE NW, PORT CHARLOTTE, FL 33952-5142

at public sale, to the highest and best bidder, for cash, online at www.charlotte.realforeclose.com, on May 23, 2024 beginning at 11:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in

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

is less than (7) days; if you are hearing or voice impaired, call 711. Dated this day of 4/16/2024. Roger D. Eaton Clerk of the Circuit Court By: (SEAL) M. Hoffman Deputy Clerk eXL Legal, PLLC 12425 28TH ST NORTH, STE. 200 ST. PETERSBURG, FL 33716-1826 EFILING@EXLLEGAL.COM 111150551 April 19, 26, 2024 24-00397T



Q What makes public notices in newspapers superior to other forms of notices?

A Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

Q Who benefits from legal notices?

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

Q Are internet-only legal notices sufficient?

A 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 fulfill all of those standards.

Q What is a public notice?

A 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.

Q How much do legal notices cost?

A 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.

Q Are there different types of legal notices?

A 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.

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA...

Charlotte County, Florida. Property Address: 2515 Myrtle Avenue, Punta Gorda, FL 33950...

SECOND INSERTION

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

Parcel #412116479003 YOU ARE REQUIRED to file your written defenses, if any, with the Clerk of this Court...

SECOND INSERTION

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

leland@associationlegalservices.com, within thirty (30) days from first date of publication...

SECOND INSERTION

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

nology Way, Suite 104 Boca Raton, FL 33431 on or before May 22, 2024...

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA...

OF CHARLOTTE COUNTY, FLORIDA. Property address: 1273 Armsdale Avenue, Port Charlotte, FL 33948...

--- ESTATE ---

SECOND INSERTION

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

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE...

FOURTH INSERTION

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

or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties...

THIRD INSERTION

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

IN PLAT BOOK 9, PAGE 1-A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

SECOND INSERTION

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

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...

SAVE TIME advertisement with Business Observer logo and contact information for legal notices.

