

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sharp Landing located at 18501 Murdock Circle, Ste 102 in the City of Port Charlotte, Charlotte County, FL 33948 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of April, 2024.
JC Virtual Consulting, LLC
May 3, 2024 24-00423T

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Florida Mazda Parts located at 798 Tamiami Trail in the City of PT CHARLOTTE, Charlotte County, FL 33954 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of April, 2024.
Mazda of Port Charlotte
Andrew Bernard
May 3, 2024 24-00411T

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF REGULAR GOVERNING BOARD MEETING

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a regular meeting on May 23, 2024 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982 for the purpose of considering any business, which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website, <http://www.babcockranchcommunityisd.com/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
May 3, 2024

24-00430T

--- ESTATE ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Cummings Commercial Group located at P.O. Box 510818 in the City of Punta Gorda, Charlotte County, FL 33951 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of April, 2024.
ARI Production Company
Jaha Cummings
May 3, 2024 24-00428T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for money due on storage units. Auction will be held on May 20, 2024, at 23950 Veterans Blvd Port Charlotte, FL 33954 at or after 8am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows.

Jeffrey Anderson 4010 \$1,060.55
Ashley Randle 3170 \$287.70
Marie Triggs 1115 \$660.14
Nakeisha Thrash 3044 \$1,795.57
Nakeisha Thrash 3043 \$1,652.78
May 3, 10, 2024 24-00420T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-385-CP Division: Probate IN RE: ESTATE OF MICHAEL JOSEPH MANEY a/k/a MICHAEL J. MANEY Deceased.

The administration of the Estate of Michael Joseph Maney a/k/a Michael J. Maney, deceased, whose date of death was January 9, 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 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 May 3, 2024.

Personal Representative:
Dennis G. Maney
2358 Buccaneer Blvd.
Greenbackville, VA 23356

Attorney for Personal Representative:
Tina M. Mays
Florida Bar No. 0726044
Mizell & Mays Law Firm, P.A.
331 Sullivan St.,
Punta Gorda, FL 33950
Telephone: (941) 575-9291
E-mail Addresses:
tmays@mizell-law.com,
ndotres@mizell-law.com
May 3, 10, 2024 24-00413T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000404 IN RE: ESTATE OF FREDERICK CHARLES CRAIG A/K/A FREDERICK C. CRAIG Deceased.

The administration of the estate of Frederick Charles Craig A/K/A Frederick C. Craig, deceased, whose date of death was February 25, 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 May 3, 2024.

Personal Representative:
Nicklaus Charles Craig
2943 Steamboat Springs Run
Green Bay, Wisconsin 54313
Attorney for Personal Representative:
Jenny C. Hazel, Esquire
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
May 3, 10, 2024 24-00425T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000471CP Division Probate IN RE: ESTATE OF ALMA SHIRLEY LONG A/K/A SHIRLEY LONG Deceased.

The administration of the estate of ALMA SHIRLEY LONG A/K/A SHIRLEY LONG, 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 E. Marion Avenue, Punta Gorda, FL 33951-1687. 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 May 3, 2024.

Personal Representative:
David Long
418 Kennebec Road
Cherry Hill, New Jersey 08002
Attorney for Personal Representative:
James W. Mallonee
Attorney
Florida Bar Number: 0638048
946 Tamiami Trail, #206
Port Charlotte, FL 33953
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-Mail: jmallonee@jameswmallonee.com
E-Mail: hchalmers@jameswmallonee.com
May 3, 10, 2024 24-00415T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000463CP Division Probate IN RE: ESTATE OF CLEVELAND C. FORDE a/k/a CLEVELAND CLEOPHAS FORDE, Deceased.

The administration of the estate of CLEVELAND C. FORDE a/k/a CLEVELAND CLEOPHAS FORDE, deceased, whose date of death was September 26, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 3, 2024.

Personal Representative:
Ann M. Forde
22441 Vale Avenue
Port Charlotte, FL 33980
Attorney for Personal Representative:
Katharine W. Payne
Attorney for Personal Representative
Florida Bar Number: 0873411
Payne Ryan, PLLC
25073 Marion Avenue
Punta Gorda, FL 33950
Telephone: (941) 655-8970
Fax: (941) 655-8973
E-Mail: kpayne@payneryan.com
May 3, 10, 2024 24-00417T

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

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

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **May 21st, 2024 at 10AM**

| Occupant Name | Unit | Description of Property |
|--|-------|-------------------------|
| Matthew Duk Soo Hoosier, Matt Hoosier | 01010 | Household Items |
| Matthew Duk Soo Hoosier, Matt Hoosier | 01011 | Household Items |
| Patricio E. Cadena, Patrick Cadena | 06015 | Motorcycle |
| David James Papierz, David Papierz | 11005 | Household Items |
| Gregory Don Stevens, Gregory Stevens | 05014 | Household Items |
| Thomas Luther Weems Jr, Thomas Weems Jr | 05061 | Household Items |
| Calvin Michael Surguy Jr., Calvin Surguy | 05029 | Household Items |
| Earnest Lee Palmer, Earnest Palmer | 10088 | Household Items |

May 3, 10, 2024 24-00412T

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-1346 IN RE: ESTATE OF ROBERT FRANCIS PETERSEN, JR., Deceased.

The administration of the estate of ROBERT FRANCIS PETERSEN, JR., deceased whose date of death was September 7, 2023 is pending in the Circuit court for Charlotte County, Florida Probate Division, file number 23-CP-1346; the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal

Representative(s) and the personal representative(s) attorney are set forth below. The fiduciary lawyer-client privilege in F.S. § 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

All creditor of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, and who have been served a copy of the notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE

FIRST INSERTION

ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate including unmaturing or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS ON THE 3 DAY OF MAY, 2024.

Signed on April 24, 2024.

DIANE DICKERSON
DIANE DICKERSON,
Petitioner

Respectfully submitted,
FOR THE FIRM
Albert Matthews PLLC
Albert L. Alguadich, Jr., Esq.
(FBN 98438)
Kent M. Amo, Esq. (FBN 36826)
Nicole D. Ingelido, Esq. (FBN 106405)
12651 McGregor Blvd., Bldg. 3-302
Fort Myers, FL 33919
Tel. (239) 215-0208
E-Mail:
Service@albertmatthewslaw.com
Secondary E-Mail:
Allyson@albertmatthewslaw.com
Attorney for Petitioner
May 3, 10, 2024 24-00414T

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH
PASCO • PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 Amended to correct Clerk's name below.
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO. 23004214CA VIZCAYA LAKES HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST OF KATHERINE E. MURPHY, DECEASED, et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated April 25, 2024 in Case No. 23004214CA in the Circuit Court in and for Charlotte County, Florida wherein VIZCAYA LAKES HOMEOWNERS ASSOCIATION INC., a Florida non-profit Corporation, is Plaintiff, and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST OF KATHERINE E. MURPHY, DECEASED, et al, is the Defendant, I, Clerk of Court, Angela Vick will sell to the highest and best bidder for cash at 11:00 A.M. (Eastern Time) on JUNE 24, 2024. Foreclosure Auctions will be held online at www.charlotte.realforeclose.com in accordance with Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 944 OF EL JOBEAN,

WARD 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 47 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
A/K/A: 3658 STOCKTON ROAD, PORT CHARLOTTE, FL 33953.

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 04/29/2024.

ROGER D EATON
CLERK OF THE CIRCUIT COURT
Charlotte County, Florida
(SEAL) B. Lackey
DEPUTY CLERK OF COURT

Submitted By: Attorney for Plaintiff:
FLORIDA COMMUNITY LAW GROUP, P.L.
Attorneys for Plaintiff
P.O. Box 292965
Davie, FL 33329-2965
Tel: (954) 372-5298
Fax: (866) 424-5348
Email: jared@flcgl.com
May 3, 10, 2024 24-00422T

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000287CP Division Probate IN RE: ESTATE OF Joseph A. Defilippi, a/k/a Joseph Defilippi, Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Joseph A. Defilippi, a/k/a Joseph Defilippi, deceased, File Number 24000287CP; by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was June 15, 2023; that the total value of the estate is \$54,704.62 and that the names and addresses of those to whom it has been assigned by such order are:

| | |
|-------------------------|---|
| Name | Address |
| Creditors: | |
| Jeffrey J. Letteri | 1363 San Mateo Drive, Punta Gorda, FL 33950 |
| Beneficiaries: | |
| Lynn Michelle Giarrizzo | 39 Stuyvesant Avenue, Staten Island, NY 10312 |
| Jeffrey J. Letteri | 1363 San Mateo Drive, Punta Gorda, FL 33950 |

ALL INTERESTED PERSONS ARE 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 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. NOTWITHSTANDING ANY OTHER APPLICABLE 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 3, 2024.

Person Giving Notice:
/s/Lynn Michelle Giarrizzo
Lynn Michelle Giarrizzo
Personal Representative
39 Stuyvesant Ave.
Staten Island, NY 10312

Attorney for Person Giving Notice:
/s/Mark Martella
Mark Martella, Esq.
Attorney for Petitioners
Florida Bar No. 024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Phone: 941-867-6865
Fax: 941-867-8949
Primary: mark@martellalaw.com
Secondary: tara@martellalaw.com
May 3, 10, 2024 24-00416T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 23-001348-CP Division: PROBATE IN RE: ESTATE OF MARY BREHOB, A/K/A MARY RITA BREHOB, Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Mary Brehob, a/k/a Mary Rita Brehob, deceased, File Number 23-000348-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was August 19, 2023; that the total value of the estate is \$37,682.00 and that the names and addresses of those to whom it has been assigned by such order are:

| | |
|--|---|
| Name | Address |
| Cathy Huff, Trustee of The Mary Brehob Revocable Trust | dated 12/21/2020 3190 Aloe Street Punta Gorda, FL 33982 |
| Steven Christopher Wilson | 4302 N. 225 W. Franklin, IN 46131 |

ALL INTERESTED PERSONS ARE 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 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. NOTWITHSTANDING ANY OTHER APPLICABLE 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 3, 2024.

Person Giving Notice:
Cathy Huff, Trustee of
The Mary Brehob Revocable Trust
dated 12/21/2020
3190 Aloe Street
Punta Gorda, FL 33982

Attorney for Person Giving Notice
/s/ Chyenenne R. Young, Esq.
Attorney for Petitioner
Florida Bar Number: 0515299
Wotitzky, Wotitzky, Ross & Young, P.A.
Attorneys at Law
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzkylaw.com
Secondary E-Mail:
jackie@wotitzkylaw.com
May 3, 10, 2024 24-00426T

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 23001516CC

ROTONDA SANDS CONSERVATION ASSOCIATION, INC., a Florida not for Profit Corporation, Plaintiff, v. ARTHUR T. AUCELLA, a deceased Individual, and PATRICIA M. AUCELLA, a deceased Individual and all Unknown heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Arthur Aucella and Patricia M. Aucella Deceased, Defendants.

TO: ARTHUR T. AUCELLA, a deceased Individual, and PATRICIA M. AUCELLA, a deceased Individual and all Unknown heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Arthur Aucella and Patricia M. Aucella Deceased
23 Anderson Dr.,
Tyngsboro, MA 01879

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHARLOTTE County, Florida:
Lot(s) 265, Block 7, in ROTONDA SANDS NORTH, Replat, Unit 1, according to the plat thereof recorded in Plat Book 11, Page 4-M, of the Public Records of CHARLOTTE County, Florida.
Property Address: 15 Caree Pl, Placidia, FL 33946
Which has the address of: 15 Ca-

ree Pl, Placidia, 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), leland@associationlegalservices.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 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 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 jem-bury@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.

DATED on April 30, 2024.

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
By: D. Gerace (SEAL)
As Deputy Clerk
Association Legal Services, LLC
Plaintiff's attorney
12600 World Plaza Lane. Bldg.#63
Fort Myers, FL 33907
(239-887-4276)
leland@associationlegalservices.com
May 3, 10, 2024 24-00427T

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO:23-CC-0877

ROTONDA SANDS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. MARGARET JOAN SECREST, a deceased individual, and All Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or Other Claimants Claiming by, Through, Under or Against Margaret, Joan Secrest, deceased, Defendants.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 04/25/2024 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as:

Lot(s) 8, Block 20, in ROTONDA SANDS NORTH REPLAT Unit 1, according to the Plat thereof, recorded in Plat Book 11, Page(s) 4A through AZ2, of the Public Records of Charlotte County,

Florida. Commonly known as 20 Ebb Dr. Placidia, FL 33946
There will be an online sale at www.charlotte.realforeclose.com on June 14, 2024, beginning at 11:00 AM, in accordance with Chapter 45, Florida Statutes.

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 04/30/2024.

(SEAL) By: D. Gerace
Roger D. Eaton,
Clerk of Court
May 3, 10, 2024 24-00429T

FIRST INSERTION

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

CASE NO. 24000900CA FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOYCE GADRY A/K/A JOYCE M. GADRY, DECEASED; ET AL., Defendants.

To the following Defendant(s):
UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOYCE GADRY A/K/A JOYCE M. GADRY, DECEASED (LAST KNOWN ADDRESS-UNKNOWN)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 17, BLOCK 2808, PORT CHARLOTE SUBDIVISION, SECTION 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 33, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
a/k/a 21339 Austin Avenue, 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, upon Heller, Zion & Sanchez, LLP, Attorneys for Plaintiff, whose address is 2500 Hollywood Blvd, Suite 412, Hollywood, FL 33020, Designated Email Address: mail@hellerzion.com, on or before June 3, 2024, 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 Verified Complaint To Foreclose Mortgage.

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 26th day of April, 2024.

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
(SEAL) By: B. Lackey
As Deputy Clerk
Heller, Zion & Sanchez, LLP,
2500 Hollywood Blvd, Suite 412,
Hollywood, FL 33020
mail@hellerzion.com
Telephone: (305) 373-8001
12074.1923
May 3, 10, 2024 24-00418T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No. 24-1035 CA

EAST EUROPEAN EAGLE EQUIP LLC, a Florida limited liability company, Plaintiff, v. EAST EUROPEAN EAGLE EQUIP LTD, a foreign company, Defendant.

STATE OF FLORIDA
To: EAST EUROPEAN EAGLE EQUIP LTD and all parties having or claiming to have any right, title or interest to the property described below, whose residence is unknown.

YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida:

CHARLOTTE PARK BLK T LT 6 126/410 126/410 745/148 2696/978 a.k.a 3121 Wisteria Pl, Punta Gorda, FL 33950

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy on or before June 6, 2024 upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is

12307 SW 143rd Ln, Miami, FL 33186-6026 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.

DATED this 5/1/2024

CLERK OF THE COURT
By: B. Lackey (SEAL)
Deputy Clerk

Vestalia Aylsworth, Esq.,
Plaintiff's attorney,
12307 SW 143rd Ln,
Miami, FL 33186-6026
May 3, 10, 17, 24, 2024 24-00431T

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE (PROPERTY)

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

CASE NO. 24000952CA ADD VALUE DEVELOPMENT, LLC, Plaintiff, vs. ABDULAZIZ H W HOUHOU, Defendant.

To: Abdulaziz H W Houhou, Al Sarraf Tower Floor 6, Ahmed Al Jaber St, Sharq, Kuwait

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: Lots 1152A and 1153, of South Punta Gorda Heights 1st Addition, according to the Plat thereof, as recorded in Plat Book 5, Page 17, 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 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 above-styled Court on or before June 3, 2024, otherwise a default will be entered

against you for the relief prayed for in the complaint or petition.

This notice shall be published once a 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 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 at Punta Gorda, Florida, on this 4/26/2024.

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 3, 10, 17, 24, 2024 24-00421T

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 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.



--- ACTIONS / SALES ---

SECOND 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,
devises, grantees, creditors and
other parties claiming by, through,
under or against her, if alive, and
if the named above-referenced
defendant is dead, any heirs,
devises, 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 lo-
cated 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

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 2023 CA 003326**UNITED WHOLESALÉ
MORTGAGE, LLC.,
Plaintiff, vs.**

TERESA M. PEREZ; et al.,
Defendant(s).

TO: Teresa M. Perez
Last Known Residence: 26330 Ram-
part Blvd. #703 Punta Gorda, FL 33983
TO: Unknown Spouse of Teresa M.
Perez

Last Known Residence: 26330 Ram-
part Blvd. #703 Punta Gorda, FL 33983
TO: Unknown Tenant #1

Last Known Residence: 26330 Ram-
part Blvd. #703 Punta Gorda, FL 33983
TO: Unknown Tenant #2

Last Known Residence: 26330 Ram-
part Blvd. #703 Punta Gorda, FL 33983
YOU ARE NOTIFIED that an action
to foreclose a mortgage on the follow-
ing property in CHARLOTTE County,
Florida:

UNIT 703, LAKE RIO TOWN-
HOMES, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 16,
PAGE(S) 45A AND 45B, OF THE
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 ALDRIDGE

SECOND INSERTION

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 de-
manded in the complaint or petition.

If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-

2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than (7) days; if you are hearing
or voice impaired, call 711.

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
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 accor-
dance 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, Adminis-
trative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifica-
tion if the time before the scheduled
appearance is less than (7) days; if
you are hearing or voice impaired,
call 711.

Dated this day of 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

SECOND INSERTION

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

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

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

THIRD INSERTION

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

CASE NO. 24000833CA

**SHANE DENSLOW,
Plaintiff,**

MARGARET SANDRIN, if alive and
if not her unknown spouse, heirs,
devises, grantees, creditors or other
parties claiming by, through, under
or against MARGARET SANDRIN,
NEW VISTA PROPERTIES, INC
and CHARLOTTE COUNTY TAX
COLLECTOR
Defendants,

TO THE DEFENDANTS: MARGA-
RET SANDRIN, if alive and if not her
unknown spouse, heirs, devises, grant-
ees, creditors or other parties claiming
by, through, under or against MAR-
GARET SANDRIN who may claim an
interest in the real property which is
subject of this action.

YOU ARE HEREBY NOTIFIED that
an action for quieting title for the fol-
lowing property in Charlotte County,
Florida has been filed against you:

Lot 12, Block 4933, PORT
CHARLOTTE SUBDIVISION,
Section 93, a subdivision accord-
ing to the plat thereof, recorded
in Plat Book 9, Pages 1A through
1Z4 of the Public Records of
Charlotte County, Florida.
More commonly known as: 8456
Matecumbe Rd., Port Charlotte,
FL 33981

Parcel #412116479003
YOU ARE REQUIRED to file your
written defenses, if any, with the Clerk
of this Court, Charlotte County Justice
Center, 350 E. Marion Avenue, Punta
Gorda, FL 33950, and to serve a copy
upon the Plaintiff's attorney, Irina
Prell, Esq., 3729 Chiquita Blvd. S., Cape
Coral, FL 33914, Tel. (239) 231-2222,
email: paralegal@spearinglaw.com, on
or before May 22, 2024. If you fail to
do so, a default will be entered against
you for the relief demanded in the Com-
plaint.

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 noti-
fication if the time before the scheduled
appearance is less than 7 days; if you
are hearing or voice impaired, call 711.

DATED at Charlotte County, Florida,
this 16th day of April, 2024.

Clerk of Circuit Court
By: B. Lackey (SEAL)
Irina Prell, Esq.,
3729 Chiquita Blvd. S.,
Cape Coral, FL 33914,
Tel. (239) 231-2222,
email: paralegal@spearinglaw.com
April 19, 26; May 3, 10, 2024
24-00395T

FOURTH INSERTION

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

CASE NO. 24000731CA

**ROBERT SHAW and HEIDE
SHAW,
Plaintiffs,**

Estate of DOROTHY L. BUTTICE,
unknown heirs, devises, grantees,
beneficiaries, creditors or other
parties claiming by, through, under
or against DOROTHY L. BUTTICE,
Estate of LOUIS BUTTICE,
unknown heirs, devises, grantees,
beneficiaries, creditors or other
parties claiming by, through, under
or against LOUIS BUTTICE
Defendants,

TO THE DEFENDANTS: Estate of
DOROTHY L. BUTTICE, unknown
heirs, devises, grantees, beneficiaries,
creditors or other parties claiming by,
through, under or against DOROTHY
L. BUTTICE, Estate of LOUIS BUTTICE,
unknown heirs, devises, grant-
ees, beneficiaries, creditors or other
parties claiming by, through, under
or against LOUIS BUTTICE or their un-
known spouse, heirs, devises, grantees,
creditors or other parties claiming by,
through, under or against DOROTHY
L. BUTTICE AND LOUIS BUTTICE
OR ANY OTHER PARTIES who may
claim an interest in the real property
which is subject of this action.

YOU ARE HEREBY NOTIFIED that
an action for quieting title for the fol-
lowing property in Charlotte County,
Florida has been filed against you:
LOT 6, BLOCK 4933, PORT
CHARLOTTE SUBDIVISION,
SECTION 93, A SUBDIVISION
ACCORDING TO THE PLAT
THEREOF AS RECORDED

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

Parcel ID Number: 0069461-
133906-1

YOU ARE REQUIRED to file your
written defenses, if any, with the Clerk
of this Court, Charlotte County Justice
Center, 350 E. Marion Avenue, Punta
Gorda, FL 33950, and to serve a copy
upon the Plaintiff's attorney, Irina
Prell, Esq., 3729 Chiquita Blvd. S., Cape
Coral, FL 33914, Tel. (239) 231-2222,
email: paralegal@spearinglaw.com, on
or before May 7, 2024. If you fail to do
so, a default will be entered against you
for the relief demanded in the Com-
plaint.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact Jon Embury, Administrative
Services Manager, whose office is lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
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 Charlotte County, Florida,
this 1st day of April, 2024.

Roger D. Eaton
Clerk of Circuit Court
By: B. Lackey (SEAL)
Irina Prell, Esq.,
3729 Chiquita Blvd. S.,
Cape Coral, FL 33914,
Tel. (239) 231-2222,
email: paralegal@spearinglaw.com
April 12, 19, 26; May 3, 2024
24-00345T

SECOND 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 represen-
tative and the personal representative's
attorney are set forth below.

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
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 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: 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
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Secondary email: lisa@debllislaw.com
April 26; May 3, 2024 24-00400T

SECOND 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 Rob-
ert W. Spencer, deceased, whose date of
death was January 26, 2024, is pend-
ing 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 repre-
sentative's attorney are set forth below.

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
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 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 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

SECOND 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 Pa-
mela D. Decaman, deceased, whose date
of death was February 9, 2024, is pend-
ing in the Circuit Court for Charlotte
County, Florida, Probate Division, the
address of which is 350 E. Marion Ave-
nue, 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 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
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 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 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

SECOND 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 Char-
lotte 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 per-
sonal representative's attorney are set
forth below.

All creditors of the decedent and
other persons having claims or de-
mands 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 PUBLI-
CATION OF THIS NOTICE OR 30
DAYS AFTER THE DATE OF SER-
VICE OF A COPY OF THIS NOTICE
ON THEM.

All other creditors of the decedent
and other persons having claims or de-
mands