

CHARLOTTE COUNTY LEGAL NOTICES

Q&A

Who benefits from legal notices?

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.

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE No. 24000513CA
**BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT SERIES
I TRUST,**
PLAINTIFF, VS.
MANUEL F. TORRES, ET AL.
DEFENDANT(S).

To: MANUEL F. TORRES
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
8407 Buttonquail Drive, Englewood,
FL 34224
To: UNKNOWN SPOUSE OF MANU-
EL F. TORRES
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
8407 Buttonquail Drive, Englewood,
FL 34224

YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on
the following described property located in
Charlotte County, Florida:

LOT 61, LEMON BAY ISLES,
PHASE III, A SUBDIVISION,
ACCORDING TO THE PLAT
THEREOF AS RECORDED
IN PLAT BOOK 16 AT PAGES
53A THROUGH 53G, OF THE
PUBLIC RECORDS OF CHAR-
LOTTE COUNTY, FLORIDA.
TOGETHER WITH A 1989
MOBILE HOME WITH VIN #S
2D10176A AND 2D10176B

has been filed against you, and you are
required to serve a copy of your written

defenses, if any, to this action, on Trom-
berg, Morris & Poulin, PLLC, attorneys
for Plaintiff, whose address is 600 West
Hillsboro Boulevard, Suite 600, Deer-
field Beach, FL 33441, and file the origi-
nal with the Clerk of the Court, within
30 days after the first publication of this
notice, either before 6/6/24 or immedi-
ately thereafter, otherwise a default may
be entered against you for the relief de-
manded in the Complaint.

This notice shall be published once a
week for two consecutive weeks in the
Business Observer.

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.

Date: May 1, 2024

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

Tromberg, Morris & Poulin, PLLC,
attorneys for Plaintiff,
600 West Hillsboro Boulevard,
Suite 600,
Deerfield Beach, FL 33441
Our Case #: 23-001539/24000513CA/
PHH
May 10, 17, 2024 24-00443T

--- PUBLIC SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Austin Sprinkles will engage in business under
the fictitious name CHARLOTTE HARBOR PERSONAL TRAINING, with a physi-
cal address 18520 grand ave Port Charlotte, FL 33948, with a mailing address 18520
grand ave Port Charlotte, FL 33948, and already registered the name mentioned
above with the Florida Department of State, Division of Corporations.
May 10, 2024 24-00440T

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 Sanctuary Wellness Medical Marijuana Card Doctors
located at 1100 El Jobean Rd Unit 110, in the County of Charlotte, in the City of
Port Charlotte, Florida 33948 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 6th day of May, 2024.

THE SANCTUARY WELLNESS INSTITUTE, LLC
May 10, 2024 24-00444T

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Century Boat and RV - Punta Gorda located at 6300 Florida St.,
Punta Gorda FL 33950 intends to hold a sale to sell the property stored at the Faci-
lity by the below list of Occupants whom are in default at an Auction. The sale
will occur as an online auction via www.selfstorageauction.com on 5/29/2024 at
11:00AM. Unless stated otherwise the description of the contents are household
goods, furnishings and garage essentials. Jeremiah Sturgeon unit #F625. This sale
may be withdrawn at any time without notice. Certain terms and conditions apply.
See manager for details.
May 10, 17, 2024 24-00432T

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. 23-004730-CA
**ADD VALUE DEVELOPMENT,
LLC,**
Plaintiff, vs.
**LUIS ALLEGRE and JUANITA
ALLEGRE,**
Defendants.

To: Luis Allegre and Juanita Allegre,
1630 7 Street S, Clanton, AL 35045

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

Lot 15, Block 204, of Tropical
Gulf Acres Unit 10, according
to the plat thereof, as recorded
in Plat Book 4, Page(s) 76, of
the Public Records of Charlotte
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 10, 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 or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, 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 notifi-
cation if the time before the sched-
uled 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
May 3, 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 10, 17, 24, 31, 2024

24-00442T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THE TWENTIETH JUDICIAL
CIRCUIT OF FLORIDA IN AND FOR
CHARLOTTE COUNTY
GENERAL JURISDICTION
DIVISION

CASE NO. 23004335CA
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.,
Plaintiff, vs.
EDWARD SCHICHEL, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant
to a Summary Final Judgment of
Foreclosure entered April 18, 2024
in Civil Case No. 23004335CA of the
Circuit Court of the TWENTIETH
JUDICIAL CIRCUIT in and for
Charlotte County, Punta Gorda, Florida,
wherein ROCKET MORTGAGE, LLC
F/K/A QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC. is Plaintiff
and Edward Schichtel, et al., are
Defendants, the Clerk of Court, Roger
D. Eaton, will sell to the highest and
best bidder for cash at www.charlotte.realforeclose.com
in accordance with
Chapter 45, Florida Statutes on the
5th day of June, 2024 at 11:00 AM on
the following described property as set
forth in said Summary Final Judgment,
to-wit:

Lot 34, Block 1335, Port Charlotte
Subdivision, Section 11, a subdivi-
sion according to the plat thereof
as recorded in Plat Book 4, Pages

22A thru 22E, of the Public Re-
cords of Charlotte County, Florida.
Address: 3213 Normandy Dr, 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 before the
clerk reports the surplus as unclaimed.

If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, 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 notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Dated this day of 05/03/2024.

Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: (SEAL) Deni Gerace

McCalla Raymer Leibert Pierce, LLC
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
23-08444FL
May 10, 17, 2024 24-00447T

FIRST INSERTION

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

CASE NO.: 23004387CA
**U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE, FOR LHOME
MORTGAGE TRUST 2023-RTL1,
MORTGAGE-BACKED NOTES,
SERIES 2023-RTL1,**
Plaintiff, v.

**840 CONREID LLC, a Florida
Limited Liability Company; LUIS
AMIL A/K/A LUIS MICHAEL
AMIL, an Individual; PALM
PROPERTIES ENTERPRISES
INC. D/B/A BIG C ROOFING;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,**
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment dated April
23, 2024 entered in Civil Case No.
23004387CA in the Circuit Court of
the 20th Judicial Circuit in and for
Charlotte County, Florida, wherein U.S.
BANK NATIONAL ASSOCIATION,
AS INDENTURE TRUSTEE, FOR
LHOME MORTGAGE TRUST 2023-
RTL1, MORTGAGE-BACKED NOTES,
SERIES 2023-RTL1, Plaintiff and 840
CONREID LLC, a Florida Limited
Liability Company; LUIS AMIL A/K/A
LUIS MICHAEL AMIL, an Individual;
PALM PROPERTIES ENTERPRISES
INC. D/B/A BIG C ROOFING are
Defendant(s), Roger D. Eaton, Clerk of
Court, will sell to the highest and best
bidder for cash beginning at 11:00 AM
at www.charlotte.realforeclose.com in
accordance with Chapter 45, Florida
Statutes on June 7, 2024 the following
described property as set forth in said
Final Judgment, to-wit:

LOT 10, BLOCK 2108, PORT
CHARLOTTE SUBDIVISION
SECTION TWENTY FIVE, AC-
CORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 5, PAGE 18A, OF

THE PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLOR-
IDA.

Property Address: 840 Conreid Dr
NE, Port Charlotte, FL 33952
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED.

THE COURT, IN ITS DISCRETION,
MAY ENLARGE THE TIME OF THE
SALE. NOTICE OF THE CHANGED
TIME OF SALE SHALL BE PUB-
LISHED AS PROVIDED HEREIN.

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 immedi-
ately 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.

05/07/2024

Roger D. Eaton
CLERK OF THE CIRCUIT COURT
Charlotte County, Florida
(SEAL) B. Lackey

DEPUTY CLERK OF COURT
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
File No: 02310660-JMV
May 10, 17, 2024 24-00450T



**SAVE
TIME**

E-mail your Legal Notice
legal@businessobserverfl.com

LV10237

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000461CP
IN RE: ESTATE OF
Jacquell Tre'Von Ward
Deceased.

The administration of the estate of JACQUELL TRE'VON WARD, deceased, whose date of death was January 14, 2024; File Number 24000461CP, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 East 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.

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

NOTWITHSTANDING THE TIME PERIOD 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 10, 2024.

Personal Representative:

Sean F. Bogle, Esq.
Attorney for Personal Representative:
Sean F. Bogle, Esq.
101 South New York Avenue, #205
Winter Park, FL 32789
(407) 834-3311
sean@boglelawfirm.com
May 10, 17, 2024 24-00441T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-0434 CP
Division Probate
IN RE: ESTATE OF
ANNETTE C. PANE
A/K/A ANNETTE PANE
Deceased.

The administration of the estate of ANNETTE C. PANE A/K/A ANNETTE PANE, deceased, whose date of death was September 10, 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 May 10, 2024.

Personal Representative:

/s/ Michael A. Rodrigues
Michael A. Rodrigues
2200 South Ocean Lane Apt. 2006
Fort Lauderdale, Florida 33316
Attorney for Personal Representative:
/s/ Nicole S. Peet
Nicole S. Peet
Attorney
Florida Bar Number: 1025612
Farr Law Firm P.A.
237 Nokomis Avenue South
Venice, FL 34285
Telephone: (941) 488-7751
Fax: (941) 497-7636
E-Mail: npeet@farr.com
Secondary E-Mail:
jpainchaud@farr.com and
probate@farr.com
May 10, 17, 2024 24-00434T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 23000528CP
IN RE: ESTATE OF
LAURA WYATT,
Deceased.

The administration of the Estate of LAURA WYATT, deceased, whose date of death was April 3, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address is 350 E. Marion Avenue, Punta Gorda, FL 33950. The personal representative's and the personal representative's attorney names and addresses are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE FLORIDA STATUTES 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 first publication of this notice is May 10, 2024.

ROBERT WYATT**Personal Representative**

/S/ RICHARD M. RICCIARDI, JR.
RICHARD M. RICCIARDI, JR., ESQ.
Florida Bar No. 90567
YOUR ADVOCATES, P.A.
2050 McGregor Blvd.
Fort Myers, FL 33901
Phone: (239) 689-1096
Fax: (239) 791-8132
E-mail: rricciardi@your-advocates.org
May 10, 17, 2024 24-00446T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-000432-CP
Division: PROBATE
IN RE: ESTATE OF
MARGARET JANE BROCK,
A/K/A MARGARET J. BROCK,
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 Margaret Jane Brock, a/k/a Margaret J. Brock, deceased, File Number 24-000432-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 February 21, 2024; that the total value of the estate is \$2,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Ann R. Akers
308 Campinas Street
Punta Gorda, FL 33983

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 10, 2024.

Person Giving Notice:

Ann R. Akers
308 Campinas Street
Punta Gorda, FL 33983
Attorney for Person Giving Notice
/s/ Cheyenne 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@wotitzky.com
Secondary E-Mail:
jackie@wotitzky.com
May 10, 17, 2024 24-00437T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000505CP
Division Probate
IN RE: ESTATE OF
DONALD CHAMPLE,
Deceased.

The administration of the estate of DONALD CHAMPLE, deceased, whose date of death was February 21, 2024, and the last four digits of whose social security number is 8994, 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 10, 2024.

Personal Representative:

Donald A. Chample
7595 Bar Harbor Ln.
Mentor, OH 44060
Attorney for Personal Representative:
Ariana R. Fileman
Florida Bar No. 0990612
Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950
Telephone: 941-833-5560
Email address:
afileman@filemanlaw.com
May 10, 17, 2024 24-00449T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000437
Division Probate
IN RE: ESTATE OF
ANNE M. SCRUDATO
Deceased.

The administration of the estate of Anne M. Scrudato, deceased, whose date of death was March 1, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 10, 2024.

Personal Representative:

/s/ Mark A. Scrudato
Mark A. Scrudato
119 Sunnyside Street NW
Port Charlotte, Florida 33952
Attorney for Personal Representative:
/s/ Brett H. Sifrit
Brett H. Sifrit, Esq.
Attorney for Personal Representative
Florida Bar Number: 105564
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
Secondary E-Mail:
akibler@farr.com;
probate@farr.com
May 10, 17, 2024 24-00445T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-000415-CP
Division Probate
IN RE: ESTATE OF
MAUREEN JUDY
Deceased.

The administration of the estate of Maureen Judy, deceased, whose date of death was January 30, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 10, 2024.

Personal Representative:

Gary Allen Judy
27110 Jones Loop Road Unit 1
Punta Gorda, Florida 33982
Attorney for Personal Representative:
Nicole S. Peet Attorney
Florida Bar Number: 1025612
Farr Law Firm P.A.
237 Nokomis Avenue South
Venice, FL 34285
Telephone: (941) 488-7751
Fax: (941) 497-7636
E-Mail: npeet@farr.com
Secondary E-Mail: tweiss@farr.com
May 10, 17, 2024 24-00436T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000381CP
Division Probate
IN RE: ESTATE OF
DAVID PHILLIPS GOOD,
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 DAVID PHILLIPS GOOD, deceased, File Number 24000381CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was January 27, 2024; that the total value of the estate is \$3,303.64.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:
MICHAEL D. GOOD
549 NE 628th St.,
Old Town, FL 32680

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 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 10, 2024.

Person Giving Notice:

Michael D. Good
549 NE 628th St.
Old Town, FL 32680
Attorney for Person Giving Notice:
Ariana R. Fileman, Esq.
Florida Bar No. 0990612
Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950
Tel. (941) 833-5560
Email address:
afileman@filemanlaw.com
May 10, 17, 2024 24-00435T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-446-CP
Division Probate
IN RE: ESTATE OF
CYNTHIA M. COTONI
a/k/a CYNTHIA MARIE COTONI
Deceased.

The administration of the Estate of Cynthia M. Cotoni a/k/a Cynthia Marie Cotoni, deceased, whose date of death was March 17, 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 10, 2024.

Personal Representative

Stephen E. Anderson
17100 Tamiami Trail Lot# 266
Punta Gorda, FL 33955
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 10, 17, 2024 24-00439T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-000466-CP
Division: Probate
IN RE: ESTATE OF
MICHAEL EUGENE BROWN,
A/K/A MICHAEL E. BROWN,
Deceased.

The administration of the estate of Michael Eugene Brown, a/k/a Michael E. Brown, deceased, whose date of death was March 24, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 10, 2024.

Personal Representative:

Laurie Stoyko
7091 Lafayette
Medina, OH 44256
Attorney for Personal Representative:
Cheyenne R. Young
Florida Bar Number: 0515299
WOTITZKY, WOTITZKY, ROSS
& YOUNG, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzky.com
Secondary E-Mail:
jackie@wotitzky.com
May 10, 17, 2024 24-00438T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
THE 20TH JUDICIAL CIRCUIT IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 24000256CP
Division Probate
IN RE: ESTATE OF
TAMMY LYNN GIBSON
Deceased.

The administration of the estate of Tammy Lynn Gibson, deceased, whose date of death was January 2, 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 petitioner and the petitioner'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 10, 2024.

Petitioner

Woody Starling
1221 S. McDuff St.
North Port, Florida 34288
Attorney for Petitioner:
/s/ Stacey Maloney
Stacey Maloney, Esq.
Attorney for Woody Starling
Florida Bar Number: 1022354
The Law Office of
Stacey Maloney, PLLC
1990 Main St., Ste. 750
Sarasota, FL 34236
Telephone: (941) 301-8877
E-Mail: stacey@maloneylawfl.com
May 10, 17, 2024 24-00433T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-515-CP
Division Probate
IN RE: ESTATE OF
DUNCAN MACDOUGALL
Deceased.

The administration of the estate of Duncan MacDougall, deceased, whose date of death was April 18, 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.

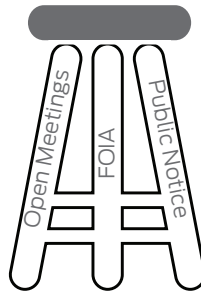
The date of first publication of this notice is May 10, 2024.

Personal Representative:

/s/ Laura Millsagle
Laura Millsagle
8252 Summer Night Rd
Sarasota, Florida 34241
Attorney for Personal Representative:
/s/ Ellie K. Harris
Ellie K. Harris
Florida Bar Number: 0021671
Elise V. Bouchard
Florida Bar Number: 0109033
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
Secondary: joy@schwarzlaw.net
May 10, 17, 2024 24-00448T

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**

 Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**









-  **Accessibility**
-  **Independence**
-  **Verifiability**
-  **Archivability**

Publishing notices on the internet is neither cheap nor free 





 **Newspapers remain the primary vehicle for public notice in all 50 states**

Types Of Public Notices






Citizen Participation Notices

-  Government Meetings and Hearings
-  Land and Water Use
-  Meeting Minutes or Summaries
-  Creation of Special Tax Districts
-  Agency Proposals
-  School District Reports
-  Proposed Budgets and Tax Rates
-  Zoning, Annexation and Land Use Changes

Commercial Notices

-  Unclaimed Property, Banks or Governments
-  Delinquent Tax Lists, Tax Deed Sales
-  Government Property Sales
-  Permit and License Applications

Court Notices

-  Mortgage Foreclosures
-  Name Changes
-  Probate Rulings
-  Divorces and Adoptions
-  Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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
Secondary E-Mail:
hchalmers@jameswmallonee.com
May 3, 10, 2024 24-00415T

SECOND 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

--- PUBLIC SALES ---

SECOND 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

SECOND 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

SECOND INSERTION

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 persona, who have claims or demands against decedents' estate, including unmature, 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

ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate including unmatured continue 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.

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
E-mail your Legal Notice
legal@businessobserverfl.com

Q&A

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 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.

--- ACTIONS / SALES ---

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

STATE OF FLORIDA
To: EAST EUROPEAN EAGLE EQUIT
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 dem-
anded in the Complaint.

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 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

SECOND 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 Sar-
raf 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 Addi-
tion, according to the Plat there-
of, as recorded in Plat Book 5,
Page 17, 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 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 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.

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

FOURTH 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 DENSLAW,
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, devisees, grant-
ees, creditors or other parties claiming
by, through, under or against MARGA-
RET 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 provi-
sion of certain assistance. Please contact
Jon Embury, Administrative Services
Manager, whose office is located at 350
E. Marion Avenue, Punta Gorda, Florida
33950, and whose telephone number
is (941) 637-2110, at least 7 days before
your scheduled court appearance, or
immediately upon receiving this notifi-
cation if the time before the scheduled
appearance is less than 7 days; if you are
hearing or voice impaired, call 711.

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

SECOND 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,
GRANTEES, 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,
GRANTEES, 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 RE-
CORDED 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 IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM 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 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 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@fclcg.com
May 3, 10, 2024 24-00422T

--- ESTATE ---

SECOND 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. De-
filippi, a/k/a Joseph Defilippi, deceased,
File Number 24000287CP; by the Cir-
cuit 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

SECOND 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 to-
tal 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 INTERESTED PERSONS ARE
NOTIFIED THAT:

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

The date of first publication of this
Notice is May 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

SECOND INSERTION

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. NOT-
WITHSTANDING 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/ Cheyenne 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

SECOND 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, though,
under, or against Arthur Aucella and
Patricia M. Aucella Deceased,
Defendants.**

TO: ARTHUR T. AUCELLA, a de-
ceased Individual, and PATRICIA M.
AUCELLA, a deceased Individual and
all Unknown heirs, Devisees, Grantees,
Assignees, Lienors, Creditors, Trustees,
or other Claimants claiming by, though,
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 fol-
lowing described property in CHAR-
LOTTE County, Florida:

Lot(s) 265, Block 7, in ROTON-
DA SANDS NORTH, Replat,
Unit 1, according to the plat
thereof recorded in Plat Book
11, Page 4-M, of the Public Re-
cords of CHARLOTTE County,
Florida.
Property Address: 15 Caree Pl,
Placida, FL 33946
Which has the address of: 15 Ca-

ree Pl, Placida, FL 33946
has been filed against you, and you are
required to serve a copy of your written
defenses, if any, to it on Association
Legal Services, LLC, Plaintiff's attorney,
at 12600 World Plaza Lane. Bldg.#63,
Fort Myers, FL 33907 (239-887-4276),
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 disa-
bility who needs any accommoda-
tion 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 Man-
ager, 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 appear-
ance, 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

SECOND 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. Placida, 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, Sec-
tion 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 notifi-
cation if the time before the sched-
uled 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

SECOND 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,
GRANTEES, 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,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, AND ALL
OTHER PARTIES CLAIMING AN IN-
TEREST BY, THROUGH, UNDER OR
AGAINST THE ESTATE OF JOYCE
GADRY A/K/A JOYCE M. GADRY,
DECEASED
(LAST KNOWN ADDRESS-UN-
KNOWN)

YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing 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, 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 notifi-
cation if the time before the sched-
uled 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



LV18237_V13

Who benefits from legal notices?

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.