CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES --

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

NOTICE IS HEREBY GIVEN that Kelli Rivers will engage in business under the fictitious name SAMMIE'S SOURDOUGH, with a physical address 540 CORAL CREEK DR PLACIDA, FL 33946, with a mailing address 540 CORAL CREEK DR PLACIDA, FL 33946, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

June 28, 2024 24-00608T

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 DELNAZ CONSULTING: Located at 163 Crescent $\mathrm{Dr}:$ Charlotte County in the City of Punta Gorda : Florida, 33950-5112 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Punta Gorda Florida, this June day of 24, 2024

DEL.JOHNNY LLC June 28, 2024

24-00618T

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 $\underline{\text{July 16st, 2024 at 10AM}}$

Occupant Name

Marie Gourgue, Marie Deanes Gourgue Marie Gourgue, Marie Deanes Gourgue Robert Di Dio, Robert Joseph Di Dio Anna Piazza, Anna Christine Piazza

Description of Property Household Items 10119 Household Items 10058 Household Items 11120 Household Items

June 28; July 5, 2024 24-00604T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 07/18/2024 at 2:30 pm. Contents include personal property along with the described belongings to those individuals listed below.

Amanda Fenton Boxes, Bags, Totes, Furniture 2260 Faith Wiatr Totes, Luggage

Ines Luciano 2330 Lisa Calderon Boxes, Bags, Totes, Collectibles 2100

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.

24-00619T

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000676CP **Division Probate** IN RE: ESTATE OF MARYANNE L. BUTLER Deceased.

June 28; July 5, 2024

The administration of the estate of MARYANNE L. BUTLER, deceased, whose date of death was April 28, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 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 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.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is June 28, 2024

Personal Representative:

Joanne Sullivan

1635 Blue Lake Circle Punta Gorda, Florida 33983 Attorney for Personal Representative: James W Mallonee, Attorney Florida Bar Number: 0638048

946 Tamiami Trail, #206 Port Charlotte, FL 33953 Telephone: (941) 2062223 Fax: (941) 206-2224 E-Mail:

jmall onee@james wmall onee.comE-Mail: hchalmers@jameswmallonee.com

June 28; July 5, 2024 24-00615T

FIRST INSERTION

NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on June 17, 2024, issued an Environmental Resource Permit Modification (New Construction Operation), Permit Number 08-109398-P, Application Number 240509-43754, with conditions to SYP at BRC, LLC at 4500 PGA Boulevard, Palm Beach Gardens, FL. 33418 for the construction and operation of stormwater management (SWM) system serving 15.77 acre of a commercial development known as Shoppes At Yellow Pine. This permit authorizes the construction multiple commercial buildings with associated parking areas, pedestrian walkways, and internal infrastructure. The stormwater management facilities consist of dry detention pretreatment areas and a connection to the master stormwater system. The property is located in the northeast corner of the intersection of Cypress Parkway and State Road 31, within Tract A of Babcock Ranch Community, in Punta Gorda. The site is partially developed within Basin A800 with surrounding developments and roadways. This Permit Modification is to update the permit limits to remove a portion of the abutting development known as Sunset Park Trails authorized under Application No. 160608-1. The previous SWM system included a portion of the Trails runoff, however existing conditions do not drain to the Shoppes commercial development.

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.

The District's agency action is final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition.

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code,

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SF-WMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
 • Filings by hand-delivery must be delivered to the Office of the District Clerk. De-
- livery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@ sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

- 1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, 2. The name, address, any email address, any facsimile number, and telephone num-
- ber of the petitioner and petitioner's representative, if any. 3. An explanation of how the petitioner's substantial interests will be affected
- by the agency determination. 4. A statement of when and how the petitioner received notice of the SFWMD's
- 5. A statement of all disputed issues of material fact. If there are none, the petition
- 6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed ac-
- 7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
- 8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
- 9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed ac-

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal

--- ESTATE ---

FIRST INSERTION FIRST INSERTION

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

PROBATE DIVISION File No. 24-677-CP Division Probate IN RE: ESTATE OF ROGER LEPAGE Deceased.

The administration of the Estate of Roger LePage, deceased, whose date of death was May 21, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 June 28, 2024.

Personal Representative Barbara A. Rajala 3950 Monad St. North Port, FL 34286 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

June 28; July 5, 2024 24-00624T

NOTICE TO CREDITORS

(Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION File No. 24000614CP **Division Probate** IN RE: ESTATE OF RICHARD C. CROSTA 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 Richard C. Crosta, deceased, File Number 24000614CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was July 2, 2023; that the total value of the estate is \$2,567.30 and that the name(s) and address(es) of those to whom it has been assigned by such order is Laura Gilbert, 10469 Euston Avenue, Englewood, Florida 34224; 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. 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 June 28, 2024.

Person Giving Notice: Laura Gilbert

10469 Euston Avenue Englewood, Florida 34224 Attorney for Person Giving Notice T. Thomas Shirley

Attorney Florida Bar Number: 0154581 Dunkin & Shirley, P.A. 170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: tom@dunkinshirley.com June 28; July 5, 2024 24-00623T

FIRST INSERTION

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

File No. 24000664CP IN RE: ESTATE OF EVALEEN BILLIE WAYNE, Deceased.

The administration of the estate of EVALEEN BILLIE WAYNE, deceased, whose date of death was March 12. 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 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 SECTION 733.702 WILL BE FOREVER

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: June 28, 2024.

HALLEE PESL WAYNE

Personal Representative

20332 Gentry Avenue Port Charlotte, FL 33952 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com June 28; July 5, 2024 24-00617T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-328-CP Division: Charlotte IN RE: ESTATE OF

Paul D. Williams Paul D. Williams Deceased.

The administration of the estate of Paul D. Williams, deceased, File Number 24-328-CP, 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 name 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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 the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is June 28, 2024.

Personal Representative: Paul R. Williams

80 Stephen French Road Swansea, MA 02777 Tel. (617) 593-8488 Attorney for Personal Representative: Alan F.F. Medeiros, Esq. 4 Winthrop Street Taunton, MA 02780 Tel. (508) 880-5656

Email: alanfmedeiros@aol.com Florida Bar No. 48142 June 28; July 5, 2024 24-00614T

--- ESTATE ---

CHARLOTTE COUNTY

FIRST INSERTION NOTICE TO CREDITORS IN THE TWENTHIETH JUDICIAL CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION CASE NUMBER: 24-CP-668 IN RE: THE ESTATE OF TIMOTHY MICHAEL HAMILTON,

Deceased. The administration of the estate of Timothy Michael Hamilton, deceased, whose date of death was January 15, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILE 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 June 28, 2024.

Personal Representative Sherry L. Hamilton 17130 Kellog Avenue

Port Charlotte, Florida 33954 Sean S. Whaley, Esq. Florida Bar No. 13076 P.O. Box 78 Ellenton, FL 34222 Telephone Number: 321 289-1927 Email Addresses: Sean@whaleylawgroup.com

Attorney for Personal Representative

24-00606T

June 28; July 5, 2024

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-625-CP Division: Probate IN RE: ESTATE OF MICHAEL RONALD WILHELM

 $A/K/A\,MICHAEL\,R.\,WILHELM$ Deceased. The administration of the estate of Michael Ronald Wilhelm a/k/a Michael R. Wilhelm, deceased, whose date of death

was March 15, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave. Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attornev 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 demands 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 June 28, 2024.

Personal Representative: /s/ Joseph Wilhelm (May 29, 2024 19:06 EDT) Joseph Wilhelm

1528 Dutchess Avenue Kettering, Ohio 45420 Attorney for Personal Representative: Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. 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 E-Mail:

mackenzie@schwarzlaw.net

24-00601T

June 28; July 5, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000140CP

IN RE: ESTATE OF JACOB PATRICK HALUNEN. Deceased.

The administration of the estate of JACOB PATRICK HALUNEN, deceased, whose date of death was November 23, 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 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 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: June 28. 2024

YVONNE HALUNEN Personal Representative 201 Via Deluna

Englewood, FL 34224 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com June 28; July 5, 2024 24-00613T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE NO: 24-000525CP IN RE: THE ESTATE OF

NICK P. BERTSOS, Deceased. TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of NICK P. BERTSOS, deceased, whose date of death was November 23, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, File Number: 24-00525CP, the address of which is Mac V. Horton West County Annex, 6868 San Casa Blyd., Englewood, FL 34224. The names and addresses of the co-personal representatives and the co-personal representatives' 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 served within three months after the date of the first publication of this notice 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the estate of the decedent 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 the first publication of this Notice is June 28, 2024.

Co-Personal Representatives: Penelope Lara Christina Bertsos c/o Louis Bakkalapulo, Esq. Bakkalapulo Law Firm

111 N. Belcher Road, Suite 201 Clearwater, FL 33765 Attorney for Personal Representative: Louis Bakkalapulo, Esquire BAKKALAPULO LAW FIRM 111 N. Belcher Road, Suite 201 Clearwater, FL 33765 Telephone: (727) 726-6233 June 28; July 5, 2024 24-00603T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-000701CP

Division: Probate IN RE: ESTATE OF BRUCE DAVID BLANCHARD, a/k/a BRUCE D. BLANCHARD, Deceased.

The administration of the estate of Bruce David Blanchard, a/k/a Bruce D. Blanchard, deceased, whose date of death was May 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 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 June 28, 2024.

Personal Representative: Sandra Murray

3 Pheasant Lane Sandwich, MA 02563 Attorney for Personal Representative: Lowell S. Schoenfeld Attorney for Personal Representative Florida Bar Number: 980099 GREEN SCHOENFELD & KYLE LLP 1380 Royal Palm Square Blvd. Fort Myers, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: lowell schoenfeld @gskattorneys.comSec. E-Mail: bethmikovits@gskattorneys.com

FIRST INSERTION

24-00616T

June 28; July 5, 2024

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-000529-CP **Division Probate** IN RE: ESTATE OF RICHARD STANLEY LIDDELL Deceased.

The administration of the estate of Richard Stanley Liddell, deceased, whose date of death was June 23, 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 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 June 28, 2024.

Personal Representative: Shirley F. Liddell 27110 Jones Loop Road #92 Punta Gorda, Florida 33982 Attorney for Personal Representative: Brett H. Sifrit Attorney

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 and probate@farr.com June 28; July 5, 2024 24-00600T FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-666-CP

Division Probate IN RE: ESTATE OF BARBARA E. VAN ORDER a/k/a BARBARA ELAINE VAN ORDER Deceased.

The administration of the estate of Barbara E. Van Order a/k/a Barbara Elaine Van Order, deceased, whose date of death was April 9, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 June 28, 2024.

Personal Representatives: Lise V. Johnson $2510\ \mathrm{Ryan}$ Blvd. Punta Gorda, FL 33950

William P. Van Order III 11718 Morning Star Drive Germantown, MD 20876 Attorney for Personal Representatives: Guy S. Emerich, Attorney Florida Bar Number: 126991

Farr Law Firm, P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: gemerich@farr.com Secondary E-Mail: mlavine@farr.com and probate@farr.com 24-00626T June 28; July 5, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-000662-CP **Division: PROBATE** IN RE: ESTATE OF THOMAS CRAIG PURCELL A/K/A THOMAS C. PURCELL,

Deceased.

The administration of the estate of Thomas Craig Purcell, Thomas C. Purcell, deceased, whose date of death was January 3, 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 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 June 28, 2024.

Personal Representative: Joan Purcell 362-D Chesterfield Court Lakewood, NJ 08701

Cheyenne R. Young Attorney for Personal Representative 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@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkylaw.com June 28; July 5, 2024 24-00607T

FIRST INSERTION NOTICE TO CREDITORS (Ancillary Summary Administration)

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000596CP Division Probate IN RE: ESTATE OF

ALICE R. DUNFORD Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Ancillary Summary Administration has been entered in the estate of Alice R. Dunford, deceased, File Number 24000596CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756; that the decedent's date of death was December 7. 2023: that the total value of the estate is \$8,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Judith Thompson 1219 Arlington Drive Greenfield, IN 46140-7863

Kimberly Mooney 3704 S County Road 325 E Logansport, IN 46947-8139 Karen Lank P.O. Box 150 Walton, IN 46994

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. 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 June 28, 2024.

Person Giving Notice: Judith Thompson 1219 Arlington Drive Greenfield, Indiana 46140

Attorney for Person Giving Notice Wess M. Jacobs Attorney for Judith Thompson Florida Bar Number: 932655 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: wessj@omplaw.com Secondary E-Mail: elizabeth w@omplaw.com

June 28; July 5, 2024

FIRST INSERTION NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY. FLORIDA

24-00625T

PROBATE DIVISION FILE NO. 24-000489-CP IN RE: ESTATE OF CAROLYN LEE RUSSELL, Deceased

The administration of the Estate of CAROLYN LEE RUSSELL, deceased, File Number 24-000489-CP is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Probate Division, Charlotte County Justice Center, 350 E. Marion Avenue Punta Gorda, FL 33950. The estate is testate and the date of the decedent's Will and any Codicils are December 03, 2020. The names and addresses of the personal representative and the personal representative's attorney are set forth below

All interested persons on whom a copy of the Notice of Administration is served must file objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court by filing a petition or other pleading requesting relief with this Court in accordance with the Florida Probate Rules. WITHIN THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM

An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sections 732.201-732.2155 WITHIN THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.

ALL OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

Personal Representative: RHONDA L. LITWIN 18176 Rivard Blvd.

Brooksville, FL 34604 Attorney for Personal Representative: DANA SETNOR, ESQ. Florida Bar No. 0864978 1792 Bell Tower Lane Weston, Florida 33326 (954) 274-6024 dana@setnorlaw.com June 28; July 5, 2024 24-00609T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-000691-CP Division: PROBATE IN RE: ESTATE OF ROBERT GORDON WATTS, JR.,

Deceased. The administration of the estate of Robert Gordon Watts, Jr., deceased, whose date of death was March 31, 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 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 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.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732,228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is June 28, 2024.

Personal Representative: Anne Kelly Watts 3206 Yukon Drive

Port Charlotte, Florida 33948 Attorney for Personal Representative: Cheyenne R. Young, Esq. 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 $\hbox{E-Mail: cyoung@wotitzkylaw.com}$ June 28; July 5, 2024 24-00620T

FIRST INSERTION

Notice to Creditors IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY FLORIDA PROBATE DIVISION File Number: 23001327CP IN RE: ESTATE OF

PYONG BRUCE LEE 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 PYONG BRUCE LEE, deceased, whose date of death was March 29, 2023, Case No. 23001327CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was March 29, 203: that the total cash value of the estate is \$47,000.00 and that the names and addresses of those to whom it has been assigned by such order are: ESTHER JUNGMIN LEE, 1827 Catlin Street, Fullerton, California

92833 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against the decedent's estate other than those for whom provision for full payment was made in the Order of Summary Administration MUST FILE THEIR **CLAIMS WITH THIS COURT WITH-**IN THE TIME PROVIDED BY LAW.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING

OTHER APPLICABLE TIME PE-RIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of the first publication of this Notice is June 28, 2024.

Personal Representative ESTHER JUNGMIN LEE 1827 Catlin Street

Fullerton, CA 92833 Attorney for Petitioner /s/ Martin R. Mallinger MARTIN R. MALLINGER, ESQ. FLORIDA BAR NO.: 351407 MARTIN R. MALLINGER, P.A 2424 N. Federal Highway Suite 456 Boca Raton, FL 33431 Phone: (561) 287-6303 Martin@mallingerlaw.com June 28; July 5, 2024 24-00602T



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

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 fulfills 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 FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 24000362CA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-RPL9 TRUST,

Plaintiff, vs.
MICHAEL C. WELBORN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY.

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte. realforeclose.com at, 11:00 AM on the 22 day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 20, HOLYMAN'S SUBDIVISION. CLEVELAND, TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 22, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT INTERSECTION OF THE NORTH RIGHT OF WAY OF MISTY AVENUE (A/K/A MITCHELL AVENUE) AND THE SOUTHEASTERLY
RIGHT-OF-WAY OF SECOND
STREET (A/K/A BEECHWOOD
STREET) THENCE NORTH
49° 18' 14" EAST ALONG THE
SOUTHEASTERLY RIGHT-OF-WAY OF THE SECOND STREET, A DISTANCE OF 86.84 FEET; THENCE SOUTH 40° 41' 46" EAST, A DISTANCE OF 157.76 FEET TO THE SOUTH SOUTHEASTERLY LINE OF SAID LOT 4; THENCE SOUTH 57° 35' 54" WEST ALONG SAID SOUTHEASTERLY LOT LINE

A DISTANCE OF 87.07 FEET TO THE NORTH RIGHT-OF-WAY OF SAID MISTY AVENUE; THENCE NORTH 40° 57' 55" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 145.20 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 5411 BEECHWOOD ST, PUNTA GORDA, FL 33982

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated this day of 06/20/2024.

ROGER D. EATON Clerk Of The Circuit Court By: (SEAL) Brittany Lackey

Deputy Clerk Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

eservice@decubaslewis.com 22-00480

June 28; July 5, 2024 24-00611T

FIRST INSERTION

CHARLOTTE COUNTY

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

CASE NO. 24000355CA VANDERBILT MORTGAGE AND FINANCE, INC., a Tennessee corporation, Plaintiff, vs.

ZAYNE COLE WISEMAN; et. al. Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2024, entered in Civil Case No. 24000355CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein VANDERBILT MORTGAGE AND FINANCE, INC., a Tennessee corporation, is Plaintiff and ZAYNE COLE WISEMAN; et. al., are Defendant(s).

The Clerk, ROGER D. EATON, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on August 21, 2024 at 11:00 am at www.charlotte. realforeclose.com in accordance with Chapter 45 Florida Statues, the following described property as set forth in said Final Judgment, to wit:

Lot 41, Block 2, WILSON MAZE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6, Page(s) 48 of the Public Records of Charlotte County, Florida, together with Mobile Home 2006 SCTB VIN# SBHGA143051098; Title #97318715.

Property Address: 5463 Maze

NOTICE OF FORECLOSURE SALE

THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 234528CA

NEW VISTA PROPERTIES, INC., a Florida Corporation,

MARIA E. DA SILVA; her devisees,

parties claiming by, through, under

grantees, creditors, and all other

or against her and all unknown

natural persons, if alive and if

now known to be or alive, their

several and respective spouses,

heirs, devisees, grantees, and other

creditors or other parties claiming

natural persons and their several

unknown assigns, successors in

interest trustees, or any other

by, though, or under those unknown

persons claiming by through, under

or against any corporation or other

legal entity named as a defendant and all claimants, persons or parties

natural or corporate whose exact

defendants or parties who are

described; and UNKNOWN

Defendants.

status is unknown, claiming under

claiming to have any right, title or

any of the above named or described

interest in and to the lands hereafter

SPOUSE OF MARIA E. DA SILVA,

NOTICE IS HEREBY GIVEN that I,

the undersigned Clerk of the Circuit

Court of Charlotte County, Florida,

shall sell the property at public sale to

the highest bidder for cash, except as set

forth hereinafter, on Friday, August 30.

2024, at 11:00 a.m. at www.charlotte.

realforeclose.com, in accordance

FIRST INSERTION

Drive, Punta Gorda, Florida 33982

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. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published

as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.

DATED this 21st day of June 2024 ROGER D. EATON Clerk of Circuit Court (Court Seal) BY: Brittany Lackey

Deputy Clerk Matthew B. Leider, Esq. MANGANELLI, LEIDER & SAVIO, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 200W Boca Raton, FL 33431 Tel: (561) 826-1740 Email: service@mls-pa.com June 28; July 5, 2024 24-00610T

with Chapter 45 Florida Statutes, the

Subdivision, Section Fifty-Seven,

according to the map or plat there-of, as recorded in Plat Book 5, Page

71A, of the Public Records of Char-

The said sale will be made pursuant to

the Final Judgment of Foreclosure of

the Circuit Court of Charlotte County,

Florida, in Civil Action No. 2023-

004528-CA, New Vista Properties, Inc.,

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 with-

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, 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 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,

ROGER D. EATON, Clerk

By: (SEAL) B. Lackev

Deputy Clerk

24-00622T

lotte County, Florida

v. Maria E. Da Silva.

in 60 days after the sale.

following-described real property: Lot 3, Block 3082, Port Charlotte

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION Case No. 24001334CA Truist Bank Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors. Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Kenneth M. Brophy, Deceased; et al

Defendants.TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Kenneth M. Brophy, De-

Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County,

Florida: LOT 19, BLOCK 3063, PORT CHARLOTTE SUBDIVISION, SECTION FIFTY SEVEN, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 71-A THROUGH 71-C, INCLUSIVE, 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 Julie York, Es-

quire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before July 30, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED on June 24, 2024. Roger Eaton

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

Julie York, Esquire Brock & Scott, PLLC.. the Plaintiff's attorney, 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309 File # 24-F00798 June 28; July 5, 2024

24-00612T

FIRST INSERTION

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

CASE NO.: 234662CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.
PATRICIA WILLIAMS; her devisees, grantees, creditors,

and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF PATRICIA WILLIAMS; GREGG M. MCCAW; and UNKNOWN SPOUSE OF GREGG

M. MCCAW, **Defendants.**NOTICE IS HEREBY GIVEN that I,

the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Friday, August 30, 2024, at 11:00 a.m. at www.charlotte. realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property: Lot 9, Block 937, Port Charlotte

Subdivision, Section 17, a subdivision according to the plat thereof, as recorded in Plat Book 5, Page 6A, of the Public Records of Charlotte County, Florida The said sale will be made pursuant to

the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2023-004662-CA, New Vista Properties, Inc., v. Patricia Williams.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.

Dated 06/25/2024. ROGER D. EATON, Clerk By: (SEAL) B. Lackev Deputy Clerk

Albert J. Tiseo, Jr., Esq., 701 JC Center Court, Suite 3, Port Charlotte, FL 33954 June 28; July 5, 2024 24-00621T

SAV

call 711.

Dated 06/25/2024.

Albert J. Tiseo, Jr., Esq., 701 JC Center Court, Suite 3,

Port Charlotte, FL 33954

June 28; July 5, 2024

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 24000669CP IN RE: ESTATE OF JOHN JOSEPH MURPHY Deceased.

The administration of the Estate of JOHN JOSEPH MURPHY, deceased, whose date of death was May 26, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address is 350 E Marion Ave, 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 SER-VICE 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 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 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 June 21, 2024.

TIMOTHY MURPHY

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

June 21, 28, 2024 24-00596T

SECOND INSERTION NOTICE TO CREDITORS

(Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000579CP **Division Probate** IN RE: ESTATE OF ROBERT E. KAMPER a/k/a ROBERT KAMPER,

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 ROBERT E. KAMPER a/k/a ROBERT KAMPER, deceased, File Number 24000579CP 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 June 3. 2023: that the total value of the estate is \$46,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address: Beneficiaries of the Estate of Marilyn Kamper, deceased c/o Patricia Herther 1774 Creek Wood Dr. Dubuque, IA 52003

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 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 June 21, 2024.

Person Giving Notice:

Patricia Herther 1774 Creek Wood Dr. Dubuque, IA 52003

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 June 21, 28, 2024 24-00591T SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-534 CP **Division Probate** IN RE: ESTATE OF JOHN W. HOUGH, JR.,

Deceased. The administration of the estate of John W. Hough, Jr., deceased, whose date of death was April 22, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 June 21, 2024.

Personal Representative:

Jennifer Hough 477 Peace Portal Drive #107-285 Blaine, Washington 98230 Attorney for Personal Representative: Pamela D. Keller, Esquire Attorney for Personal Representative Florida Bar Number: 082627 Keller Law Office, P.A. 201 W. Marion Ave., Suite 1209 Punta Gorda, Florida 33950 Telephone: (941) 505-2555 Fax: (941) 505-2355 E-Mail: Administrator@kellerlaw.biz 24-00586T June 21, 28, 2024

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000580CP **Division Probate** IN RE: ESTATE OF MARILYN KAMPER,

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 MARI-LYN KAMPER, deceased, File Number 24000580CP 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 December 6, 2023; that the total value of the estate is \$46,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Address: Name: Patricia Herther 1774 Creek Wood Dr. Dubuque, IA 52003 Daniel R. Kamper 15148 LeClaire Ave. Oak Forest, IL 60452

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 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 June 21, 2024. Person Giving Notice: Patricia Herther

1774 Creek Wood Dr. Dubuque, IA 52003 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 June 21, 28, 2024 24-00592T SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-000554-CP **Division Probate** IN RE: ESTATE OF JAMES C. KNOTT, Deceased.

The administration of the estate of James C. Knott, deceased, whose date of death was March 7, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 June 21, 2024.

Personal Representative: Tamra A. Olrv

4148 Greendale Dr. Fort Wayne, IN 46815 Attorney for Personal Representative: Guy S. Emerich, Esq. Florida Bar Number: 126991 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: gemerich@farr.com Secondary E-Mail: sziegler@farr.com and probate@farr.com June 21, 28, 2024 24-00593T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Charlotte COUNTY. FLORIDA PROBATE DIVISION File No. 24000632CP **Division Probate** IN RE: ESTATE OF Karen S. McBride Deceased.

The administration of the estate of Karen S. McBride, deceased, whose date of death was April 15th, 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 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 June 21, 2024. Mark Sever c/o Kanetksy, Moore & DeBoer, PA

P.O. Address: 227 Nokomis Avenue South Venice, FL 34285

Personal Representative JON R. FAHS, Jr. KANETSKY, MOORE & DeBOER. ATTORNEYS AT LAW

Attorneys for Personal Representative 227 S. NOKOMIS AVE. VENICE, FL 34285 Telephone: (941) 485-1571 Florida Bar No. 1025389 Email Addresses: jrf@kmdpa.com June 21, 28, 2024

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000620CP **Division Probate** IN RE: ESTATE OF GEORGE KUSHCH,

The administration of the estate of George Kushch, deceased, whose date of death was August 27, 2023, 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.

Deceased.

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

SECOND INSERTION

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 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 June 21, 2024.

Personal Representative: Nadia Kushch 16220 Edile Avenue

Port Charlotte, FL 33954 Attorney for Personal Representative: Albert Stickley III, Esquire Attorney Florida Bar Number: 51605 737 S. Indiana Ave., Suite A

Englewood, FL 34223 Telephone: (941) 474-5506 Fax: (941) 474-5507 E-Mail: aj@stickleylaw.com Secondary E-Mail: skyelar@stickleylaw.com June 21, 28, 2024 24-00598T

--- SALES/ACTIONS ---

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 24000746CA

TATIANA REALTY, INC., Plaintiff, v. NEW VISTA PROPERTIES, INC., and BRIAN MINDLEY,

Defendants. TO: BRIAN MINDLEY c/o NEW VISTA PROPERTIES, INC. 15280 NW 79TH CT., STE 350 MIAMI LAKES, FL 33016

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

THE FOLLOWING SCRIBED LAND, SITUATE, LYING, AND BEING IN CHAR-LOTTE COUNTY, FLORIDA, TO WIT:

Lot 4, Block 2869, PORT CHARLOTTE SUBDIVISION, SECTION 49, a subdivision

according to the plat thereof, recorded in Plat Book 5, Pages 63A through 63E, of the Public Records of Charlotte County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E Marion Ave, Punta Gorda, FL 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110or jembury@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 this 29th day of May, 2024. Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk

The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, 2720 Park Street, Suite 205. Jacksonville, Florida, 32205, Phone Number: (904) 389-6202 June 14, 21, 28; July 5, 2024

24-00561T

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No.: 23-CA-3691

UMB BANK, NATIONAL ASSOCIATION, not in its individual capacity, but solely as legal title trustee for PRL Title Trust I, Plaintiff, v. GOLD INVESTOR LLC, a Nevada limited liability company; TARAS YURCHAK, an individual; DOT LUMBER, LLC, a Florida limited liability company; SOUTH GULF

COVE HOMEOWNERS ASSOCIATION, INC., a Florida corporation; UNKNOWN TENANT# 1: UNKNOWN TENANT #2: and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE

PROPERTY HEREIN DESCRIBED, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 17, 2024, entered in Case No. 23-CA-3691 of the Circuit Court of Charlotte County, Florida, wherein UMB BANK, NATIONAL ASSOCIATION, not in its individual capacity, but solely as legal title trustee for PRL Title Trust I, is the Plaintiff, and GOLD INVESTOR LLC, a Nevada limited liability company; TARAS YURCHAK, an individual; and SOUTH COVE HOMEOWNERS ASSOCIATION, INC., are the Defendants, that the Clerk will sell to the highest and best bidder for cash online at www.charlotte.realforeclose. com on August 5, 2024, at 11:00 a.m., the following described property as set

forth in said Final Judgment: Lot 36, Block 4646, PORT CHARLOTTE SUBDIVISION, SECTION EIGHTY SEVEN, according to the Plat thereof, recorded in Plat Book 7, Page(s) 20A through 20N, of the Public Records of Charlotte County, Florida.

TOGETHER WITH the personal property described in attached EXHÎBIT "A." a/k/a 10658 Rainsville Street,

Port Charlotte, FL 33981 ** ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE. **

EXHIBIT "A" Description of Collateral 1. All apparatus, machinery, devices, fixtures, communication devices, systems and equipment, fittings, appurtenances, equipment, appliances, furniture, furnishings, appointments, accessories,

SECOND INSERTION landscaping, plants and all other items of personal property located at, in or on the real estate legally described in Exhibit "B" attached hereto and by reference made a part hereof and/or the improvements located on such real estate (collectively the "Property") or used in the operation or maintenance of the Property or any business or operation conducted thereon. All fixtures and equipment now or hereafter installed for use in the operation of the buildings, structures and improvements now $% \left(1\right) =\left(1\right) \left(1\right) \left$ or hereafter on the Property, including but not limited to, all lighting, heating, cooling, ventilating, air-conditioning, plumbing, sprinkling, incinerating, refrigerating, air-cooling, lifting, fire extinguishing, cleaning, entertaining, security, communicating and electrical and power systems, and the machinery, appliances, fixtures and equipment pertaining thereto, all awnings, ovens, stoves, refrigerators, dishwashers, disposals, carpeting, switchboards, engines, motors, tanks, pumps, screens, storm doors and windows, shades, floor coverings, ranges, washers, dryers, disposals, cabinets, furniture, partitions, conduits, ducts and compressors, and all elevators and escalators and the machinery and appliances, fixtures and equipment pertaining thereto, other than any such items that are owned by tenants of all or any portion of the Property;

2. Any and all revenues, receivables and income now owned or hereafter acquired and arising from or out of the Property and/or the businesses and operations conducted thereon:

3. Any and all other personal property of any kind, nature or description, whether tangible or intangible, (including without limitation, any and all goods, accounts, contract rights, franchises, licenses, permits, chattel paper, money, documents, instruments and general intangibles) of Debtor arising from, relating to or used in connection with the operation or maintenance of the Property, whether now owned or hereafter acquired, or in which Debtor now has or shall hereafter acquire any right, title or interest whatsoever (whether by bill of sale, lease, conditional sales contract, or other title retention document or otherwise);

4. All awards or payments, including interest thereon, that may heretofore and hereafter be made with respect to the Property, whether from the exercise of the right of eminent domain or condemnation (including, without limitation, any transfer made in lieu of or in anticipation of the exercise of said rights), or for a change of grade, or for any other injury to or decrease in the value of the Property;

5. All proceeds of and any unearned premiums on any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property;

6. All accounts, escrows, impounds, reserves, documents, instruments, chattel paper, claims, deposits and general intangibles, as the foregoing terms are defined in the Uniform Commercial Code, and all franchises, trade names, trademarks, symbols, service marks, books, records, plans, specifications, designs, drawings, permits, consents, licenses (including liquor licenses, to the extent assignable), license agreements, operating contracts, contract rights (including, without limitation, any contract with any architect or engineer or with any other provider of goods or services for or in connection with any construction, repair, or other work upon the Property) and all management, franchise, service, supply and maintenance contracts and agreements, and any other agreements, permits or contracts of any nature whatsoever now or hereafter obtained or entered into by the Debtor with respect to the operation or ownership of the Property; and all approvals, actions, refunds of real estate taxes and assessments (and any other governmental impositions related to the Land); and all causes of action that now or hereafter relate to, are derived from or are used in connection with the Property, or the use, operation, maintenance, occupancy or enjoyment thereof or the conduct of any business or activities thereon; and

All additions and accessories to any of the foregoing, all proceeds, products, offspring, rents and profits from any of the foregoing, including, without limitation, those from sale, exchange, transfer, collection, loss, damage, renewal, disposition, substitution or replacement of any of the foregoing, and all of the books and records pertaining to any of the foregoing.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, vou are entitled, at no cost to vou, 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 06/19/2024. Clerk of the Circuit Court Roger D. Eaton By: (SEAL) B. Lackey Deputy Clerk GERALD D. DAVIS

gdavis@trenam.com | bshepard@trenam.com ohoeppner@trenam.com TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A. 200 Central Avenue, Suite 1600 St. Petersburg, FL 33701 Tel: (727) 896-7171 Attorneys for Wilmington Savings Fund Society FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust June 21, 28, 2024 24-00599T **CHARLOTTE COUNTY**

SECOND INSERTION

CLERK'S NOTICE OF SALE **UNDER F.S. CHAPTER 45** IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No.: 23004139CA

HERB FALK and WILL FALK, Plaintiffs, v. JASPER STONES

INVESTMENTS, LLC AND THE STATE OF FLORIDA,

Defendants.NOTICE IS GIVEN that, in accordance with the Default Final Judgment of Foreclosure dated May 3, 2024 and Order granting Motion to Reschedule Foreclosure Sale entered this 12th day of June, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash, at the Charlotte County Foreclosure Auction website at www. charlotte.realforeclose.com at 11:00am on July 29, 2024, the following described property:

Lots 1 and 2, Block 15, Harbour Heights Section One (Revised), according to the plat thereof as recorded in Plat Book 3, Page 73A and 73B, of the Public Records of Charlotte County, Flor-

Parcel ID No: 402315407001

Property Address: 2334 Dorsey Drive, Punta Gorda, FL 33983 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 06/13/2024.

ROGER D. EATON Clerk of Court By: (SEAL) B. Lackey Deputy Clerk

Elias M. Mahshie, Esq. Mahshie & DeCosta, P.A. Counsel for Plaintiff 407 E. Marion Avenue, Suite 101 Punta Gorda, FL 33950 24-00585T June 21, 28, 2024

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIR-CUIT IN AND FOR CHARLOTTE

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23002491CA

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE **FUNDING TRUST, SERIES 2007-1** NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1,

Plaintiff, vs.
KATHERINE E. BLANCO AND FREDRIC O. BLANCO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 30, 2024, and entered in $23002491\mathrm{CA}$ of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1 is the Plaintiff and FREDRIC BLANCO; KATHERINE BLANCO 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 July 22, 2024, the following described property as set forth in said Final

Judgment, to wit: LOT 1, BLOCK 2279, PORT CHARLOTTE SUBDIVISION, SECTION 20, ACCORDING TO THE PLAT THEREOF

NOTICE OF SALE

IN THE COUNTY COURT OF THE

TWENTIETH JUDICIAL

CIRCUIT IN AND FOR

CHARLOTTE COUNTY,

FLORIDA

CASE NO.: 23-CC-1433

to an Final Judgment of Foreclosure

entered on June 4, 2024, in the above

NOTICE OF CIVIL ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL ACTION

CASE NO.: 2024-001212-CA

GLADYS M. WIGGLESWORTH;

MEIER WIGGLESWORTH a/k/a

GLADYCE M. WIGGLESWORTH,

TO: ESTATE OF GLADYCE AMANDA

KIPP MEIER WIGGLESWORTH

a/k/a GLADYS M. WIGGLESWORTH;

UNKNOWN HEIRS OF THE ES-

TATE OF AMANDA KIPP MEIER

WIGGLESWORTH a/k/a GLADYCE

UNKNOWN HEIRS OF THE

ESTATE OF AMANDA KIPP

GREGORIA MEIER,

ESTATE OF GLADYCE

AMANDA KIPP MEIER

WIGGLESWORTH a/k/a

Plaintiff, vs.

Defendant.

y given that pursuant

PRAIRIE CREEK PARK OWNER'S

ASSOCIATION, INC.,

MATHEW W. FALTER, et al.

Plaintiff, vs.

Defendant(s).

RECORDED IN PLAT BOOK 5, PAGES 10A THRU 10F, IN-CLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 23102 MA-CLELLAN AVE, PORT CHAR-

LOTTE, FL 33980 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 06/14/2024. ROGER D. EATON As Clerk of the Court By: (SEAL) B. Lackey 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 23-116817 - MaM June 21, 28, 2024 24-00588T

styled cause, in the County Court of

Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court will

sell the property situated in Charlotte

Park Subdivision, a subdivision

according to the Plat thereof, as recorded in Plat Book 13, Pages

33-A through 33-S, of the Public

Records of Charlotte County,

Valley Circle, Punta Gorda, FL

M. WIGGLESWORTH (Address Un-

COMES NOW, the Plaintiff, GRE-

GORIA MEIER, by and through the

undersigned attorney, and hereby gives

notice that a civil action has been insti-

tuted on the above action, and is now

pending in the Circuit Court of the State

of Florida, County of Charlotte, on May

20, 2024. Case No: 2024-001212-CA.

Lot 4, Block 4852, PORT CHAR-LOTTE GOLF COURSE SEC-

TION, according to the Plat

thereof, recorded in plat Book 7,

Pages 33A thru 33G, of the Pub-

lic Records of Charlotte County,

More Particularly Known As:

2308 Conway Blvd., Port Char-

You are required to serve an Answer

to this action upon: RICHARD M.

Parcel ID: 402214403004

lotte, Florida 33952

1. Legal Description:

Florida.

Florida.

County, Florida legally described as: Lot 8, Block 5, Prairie Creek

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH

JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO. 23001934CA MIDFIRST BANK

THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF CYNTHIA L. BENNETT, DECEASED; UNKNOWN TENANT 2; GREGORY ALLEN BENNETT, JR.: ANGELA LEIGH CORSIATTO: CHRISTLE ANN BENNETT; DUSTIN ALLEN BENNETT, JR.; ZACHARY DANIEL BENNETT; MICHAEL BENNETT, A MINOR; AMANDA BENNETT

KIRKENDALL, NATURAL GUARDIAN OF MICHAEL BENNETT, A MINOR; UNKNOWN TENANT 1: UNITED STATES OF AMERICA DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 18, 2023, in this cause, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County, Florida, described as:

LOT 15, BLOCK 1768. PORT CHARLOTTE SUBDIVISION SECTION - FIFTY TWO, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 5. PAGE 66A AND 66F, OF THE

PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. a/k/a 5364 CHARD TER, PORT CHARLOTTE, FL 33981-4963

at public sale, to the highest and best bidder, for cash, online at www. charlotte.realforeclose.com, on July 22, 2024 beginning at 11:00 AM.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi-cation 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 06/12/2024. Roger D. Eaton Clerk of The Circuit Court By: (SEAL) M. Hoffman Deputy Clerk

eXL Legal, PLLC 12425 28TH ST NORTH, STE. 200 ST. PETERSBURG, FL 33716-1826 EFILING@EXLLEGAL.COM 1000008995 June 21, 28, 2024 24-00584T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIR-CUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 23001575CA U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
TYLER C. MADDEN, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 16, 2024, and entered in 23001575CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and TYLER C. MADDEN; HALEY N. SAWIN: FLORIDA HOUSING FINANCE CORPORATION 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 July 15, 2024, the following described property as set

forth in said Final Judgment, to wit: LOT 16, BLOCK 2823, PORT CHARLOTTE SECTION 45, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 56A THROUGH 56E, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA.

at public sale on July 25, 2024, to the

highest bidder for cash, except as pre-

scribed in Paragraph 7, in the following

In an online sale at www.charlotte.

realforeclose.com, beginning at 11:00

a.m. on the prescribed date (mark this

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

contact Jon Embury, Administrative

RICCIARDI, JR., ESQUIRE of YOUR

ADVOCATES, P.A., Plaintiff's attorney,

who address is 2050 McGregor Blvd., Fort Myers, FL 33901, on or before July

5, 2024, and file the original with the

clerk of this court at Charlotte County

Justice Center, 350 E Marion Avenue,

Punta Gorda, Florida 33950, either

before service on Plaintiff's attorney or

You must keep the Clerk of the Cir-

cuit Court's office notified of your cur-

rent address. Future papers in this

lawsuit will be mailed to the address on

If you are a person with a disabil-

ity 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

immediately thereafter.

record at the clerk's office.

Services Manager, whose office is lo-

box for all sales in Charlotte County).

SECOND INSERTION

FOURTH INSERTION

location:

Property Address: 21218 GLA-DIS AVE, PORT CHARLOTTE, FL 33952

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this day of 06/14/2024. ROGER D. EATON As Clerk of the Court By: (SEAL) B. Lackey 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 23-107501 - MaM June 21, 28, 2024 24-00589T

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.

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

/s/ Richard M. Ricciardi, Jr., Esq.

Richard M. Ricciardi, Jr., Esquire

Florida Bar No. 90567

Attorney for Plaintiff

2050 McGregor Blvd.

Fort Myers, FL 33901

(239) 689-1096 (Telephone)

rricciardi(@your-advocates.org

(239) 791-8132 (Facsimile)

June 7, 14, 21, 28, 2024

Your Advocates

DATED THIS 30th DAY OF May,

ROGER D. EATON

Clerk of the Circuit Court

(SEAL) By: B. Lackey

Deputy Clerk

or voice impaired, call 711.

2024.

Clerk Circuit & County Courts (SEAL) By: Deni Gerace

24-00590T

DATED this day of 06/17/2024.

June 21, 28, 2024

THIRD INSERTION

NOTICE OF CIVIL ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO: 23-CA-2710

EJITO ALTIDOR, LLC, and EM PROPERTIEZ CORPORATION, Plaintiff, v.

MARIE ANGELA MAROTTA. WINDER VI, LLC, LUDEANA DERRINGER, HERBERT H. MILLER, ROBERT H. MILLER and CHARLOTTE COUNTY TAX COLLECTOR,

Defendants.
TO: HERBERT H. MILLER (address unknown) LUDEANA DERRINGER (address un-

known) MARIE ANGELA MAROTTA

2809 Coast Line Court Las Vegas, Nevada 89117 COMES NOW, the Plaintiffs, EJITO

ALTIDOR, LLC, and EM PROPERTIEZ CORPORATION, by and through their undersigned counsel, and hereby gives notice that a Quiet Title action on the following properties listed below has been instituted in the above action and is now pending in the Twentieth Judicial Circuit Court of the State of Florida, County of Charlotte, on July 14,

2023; Case No: 2023-CA-2710. LOTS 6, 7, 8, BLOCK 126, TROOPICAL GULF ACRES, UNIT 7, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGES 99A THROUGH 99I, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. Parcel No. 422302280022 28370 Calais Avenue, Punta Gorda, Florida 33955

/and/ Lot(s) 11, Block 215, Unit 10, of TROPICAL GULF ACRES, according to the PLAT thereof, as recorded in Plat Book 4, Page(s) 76A through 76N, in the Public Records of CHARLOTTE County, Florida.

Parcel No. 422311156016 28101 Laurelwood Drive, Punta Gorda, Florida 33955

/and/ Lots, 55 and 56 Block 124, HRBR HTS SEC 6, Unit No. 9, according to the Plat thereof recorded in Plat Book 4, Page 63A - 63F, of the Public Records of Charlotte County, Florida. Parcel: 0104877-000000-0 2170 Porpoise Drive, Punta Gor-

da, Florida 33983 You are required to serve an Answer to this action upon: ADAM J. STEVENS, ESQUIRE, of STEVENS LEGAL GROUP, Plaintiffs' counsel, whose address is 4716 Chiquita Boulevard South PMB 308, Cape Coral, Florida 33914, on or before July 17, 2024, and file the original with the Clerk of this Honorable Court at Charlotte County Clerk of Court, 350 East Marion Avenue, Punta Gorda, Florida 33951, either before service on Plaintiffs' counsel or imme-

diately thereafter. You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.

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 11 day of June, 2024.

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

Signed on June 6, 2024. Adam J. Stevens Adam J. Stevens, Esq. Florida Bar No. 31898 Stevens Legal Group 4706 Chiquita Boulevard S. PMB 308 Cape Coral, Florida 33914 Telephone: (239) 374-4353 Facsimile: (239) 374-4356 astevens@stevenslegalgroup.com nobolden@stevenslegalgroup.com fbenoit@stevenslegalgroup.com

June 14, 21, 28; July 5, 2024 24-00577T

FOURTH INSERTION

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

CASE 23003915CA MOLDAVITE HOLDINGS, LLC, a Florida limited liability company, Plaintiff, v. MARGARET E. HOFFMANN,

SUCCESSOR TRUSTEE OF THE E.G. HOFFMANN CHARITABLE REMAINDER UNITRUST DATED 1/6/98 a/k/a E.G. Hoffman Charitable Remainder Unitrust $dated\,1/6/98, UNKNOWN$ SUCCESSOR TRUSTEE, IF ANY, OF THE E.G. HOFFMANN CHARITABLE REMAINDER UNITRUST DATED 1/6/98 a/k/a E.G. Hoffman Charitable Remainder Unitrust dated 1/6/98,

Defendants. To: MARGARET E. HOFFMANN, SUCCESSOR TRUSTEE OF THE E.G. HOFFMANN CHARITABLE REMAINDER UNITRUST DATED $1/6/98~\mathrm{a/k/a}$ E.G. Hoffman Charitable Remainder Unitrust dated 1/6/98, 21 Lincoln Ave. S.

St. Petersburg, FL 33711 $\,$

UNKNOWN SUCCESSOR TRUSTEE, IF ANY, OF THE E.G. HOFFMANN CHARITABLE REMAINDER UNI-TRUST DATED 1/6/98 a/k/a E.G. Hoffman Charitable Remainder Uni trust dated 1/6/98, (Unknown Whereabouts)

YOU ARE HEREBY NOTIFIED that an action for quiet title relating to the following property in Pasco County. The North half (1/2) of Lot 16,

and all of Lots 17 and 18, Block 86, Harbour Heights, Section Four, Part One, according to the plat thereof as recorded in Plat

Book 3, Page 27, Public Records of Charlotte County, Florida, the street address of which is 3340 Highlands Road, Punta Gorda, Charlotte County, FL 33983.

has been filed against you, and you are required to serve a copy of your written defenses, if any to it, on Plaintiff's attorney, whose name is STARLETT M. MASSEY, of Massey Law Group, P.A., P.O. Box 262, St. Petersburg, FL 33731-0262, smassey@masseylawgrouppa. com, service@masseylawgrouppa.com, and file the original with the Clerk of the above-styled Court within thirty (30) days from the first publication, or you will be defaulted and a judgment may be entered against you for the relief demanded in the Amended 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 notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED: May 29, 2024

ROGER D. EATON Charlotte County Clerk of Circuit Court (SEAL) By: B. Lackey Deputy Clerk STARLETT M. MASSEY,

Massey Law Group, P.A., P.O. Box 262. St. Petersburg, FL 33731-0262, smassey @massey law grouppa.com,service@masseylawgrouppa.com

June 7, 14, 21, 28, 2024

--- PUBLIC SALES ---

SECOND INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 7/5/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1968 CHLN HS B135XFL3934 . Last Tenants: LONNIE BRICK, E'JAI GEMICE ERNESTENE OBRIEN, AND DANIEL DAVID O'BRIEN and all unknown parties beneficiaries heirs . Sale to be at PALMS & PINES INC, 5400 RIVERSIDE DRIVE, PUNTA GORDA, FL 33982. 813-241-8260

June 21, 28, 2024

June 21, 28, 2024

24-00597T

Notice of Self Storage Sale

Please take notice Hide-Away Storage - Punta Gorda located at 6221 Marlympia Way, Punta Gorda, FL 33950 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 7/10/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Mark Owens unit *C166; Crista Wiles unit *E311. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

SECOND INSERTION

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR e-mail legal@businessobserverfl.com