CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR THE COUNTY OF CHARLOTTE -STATE OF FLORIDA PROBATE DIVISION File No.: 24-000684-CP IN RE ESTATE OF COREY TETRICK Deceased.

The administration of the Estate of COREY TETRICK, 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 Avenue, Punta Gorda, Florida 33950, under File Number 24-000684-CP. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on July 19, 2024.

All creditors of the decedent and other persons having claims or demands against the 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICA-

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File Number 24000645CP IN RE: ESTATE OF BRADLEY E. WRIGHT Deceased

The administration of the estate of BRADLEY E. WRIGHT, deceased, whose date of death was April 16, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Pro-bate 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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000760CP **Division Probate** IN RE: ESTATE OF LINDA S. FUERST

Deceased. The administration of the estate of LIN-DAS. FUERST, deceased, whose date of death was June 30, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice

TION OF THIS NOTICE OR WITHIN THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, must file their claims with this Court WITHIN THREE (3) MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED 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. Dated: July 6, 2024

Mary Carr, Personal Representative c/o Paul J. Bupivi, Esq. 330 S. Pineapple Avenue, Suite 110

Sarasota, Florida 34236 Paul J. Bupivi /s/

Paul J. Bupivi, Esq. (FL Bar #94635) Attorney for the Personal Representative

330 S. Pineapple Avenue, Suite 110 Sarasota, Florida 34236 Tel.: (941) 404-6360 Email: paul@bupivilaw.com

July 19, 26, 2024 24-00673T

FIRST INSERTION

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 July 19, 2024.

Personal Representative: Melanie Cagle 1276 the 12th Fairway Wellington, FL 33414 Attorney for Personal Representative: Haneen Kutub, Esq. Florida Bar Number: 120564 Law Offices of Petrovitch & Kutub, P.A. 101 NE 3rd Ave., Suite 1500 Fort Lauderdale, FL 33301 Main: (561) 444-0131 Direct: (954) 231-8697 Fax: (561) 486-3019 E-Mail: haneen@pklegalgroup.com Secondary:

jennifer@pklegalgroup.com 24-00677T July 19, 26, 2024

FIRST INSERTION

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 dece dent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition

--- ESTATE ----

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY.

FLORIDA PROBATE DIVISION

File Number: 2024CP000732 IN RE: ESTATE OF

JOSEPH ANTHONY PICO

a/k/a JOSEPH A. PICO

Deceased

The administration of the Estate of

JOSEPH ANTHONY PICO a/k/a JO-

SEPH A. PICO. deceased. File Num-

ber 2024CP000732, is pending in the

Circuit Court for Charlotte County, Florida, Probate Division, the address

of which is 350 E Marion Ave, Punta

Gorda, FL. The Estate is Testate and

the date of the decedent's Last Will and

Testament is July 22, 1985. The name

and address of the Personal Represen-

tative and the Personal Representative's

All creditors of the decedent and

all other persons having claims or de-

mands against decedent's Estate on

whom a copy of this notice is required

to be served must file their claims with

the court WITHIN THE LATER OF

3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS

NOTICE OR 30 DAYS AFTER THE

DATE OF SERVICES OF A COPY OF

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA PROBATE DIVISION

CASE #24-CP-000602

IN RE: THE ESTATE OF

EDWARD FRANK MAZUROSKI,

aka EDWARD MAZUROSKI,

Deceased. The administration of the estate of

The names and addresses of the per-

against decedent's estate on whom a

copy of this notice is required to be served must file their claim 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

OF THIS NOTICE ON THEM.

attorney are set forth below.

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 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 DEATH IS BARRED.

The date of the first publication of this notice is July 19, 2024. Personal Representative:

ALBERT DELL' ANGELO, 5 Sugar Maple Lane

Horsham, Pennsylvania 19044 Attorney for Personal Representative: ROBERT D. SCHWARTZ, ESQ. Florida Bar No. 028525 1901 S. Congress Avenue, Suite 215 Boynton Beach, Florida 33426 Telephone: (561) 736-3440 E-mail: robert@schwartzpa.com

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

FIRST INSERTION

PROBATE DIVISION File No. 24000484CP IN RE: ESTATE OF MARY ELIZABETH WASHBURN, Deceased.

The administration of the estate of MARY ELIZABETH WASHBURN, Deceased, whose date of death was March 17, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Mac V. Horton West County Annex. 6868 San Casa Blvd. Englewood, Fl. 34224. 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 NOTICE

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 July 19, 2024. JANE WASHBURN,

Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawvers.com July 19, 26, 2024 24-00682T

FIRST INSERTION

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 July 19, 2024.

Personal Representative: David John Stelmack 8528 S. Lorel Ave.

Burbank, Illinois 60459 Attorney for Personal Representative: Cvrus Malhotra

Florida Bar Number: 0022751 THE MALHOTRA LAW FIRM P.A. Attorney for Personal Representative 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax: (727) 290-4044

E-Mail:

filings@FLprobatesolutions.com Secondary E-Mail: cortney@FLprobatesolutions.com July 19, 26, 2024 24-00675T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-000752-CP Division: Probate IN RE: ESTATE OF FRANS VAN VOGELPOEL Deceased.

The administration of the estate of Frans Van Vogelpoel, deceased, whose date of death was June 3, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County

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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000723 IN RE: ESTATE OF KATHERINE ELIZABETH

DEWEY Deceased.

The administration of the estate of Katherine Elizabeth Dewey, deceased, whose date of death was June 5, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division,

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

July 19, 26, 2024 24-00683T FIRST INSERTION THE FIRST PUBLICATION OF THIS

NOTICE.

A Personal Representative or curator has no duty to discover whether any property held at the time of the dece-dent'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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

Notice is: July 19, 2024.

Rotonda West FL 33947 Attorney For Personal Representative: JOHN Å. GRANT, JR. Attorney for Personal Representative E-Mail: john.grant@johngrant.net

24-00678T

THE DATE OF SERVICE OF A COPY FL Bar No. 107989 10025 Orange Grove Dr All other creditors of the decedent and other persons having claims or de-Tampa FL 33618 Telephone: (813) 787-9900 mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF July 19, 26, 2024

Edward Frank Mazuroski, aka Edward Mazuroski, deceased, whose date of death was April 30, 2024 is pending in the Circuit Court of Charlotte County, Florida, the address of which is 350 E. Marion Ave, Punta Gorda FL 33950. BARRED.

sonal representative and the personal representative's attorney are set forth All creditors of the decedent and oth-DATE OF DEATH IS BARRED. The date of first publication of this er persons having claims or demands

Personal Representative: Debbie Mazuroski

7 Pebble Beach Rd,

OF THIS NOTICE ON THEM. and other persons having claims or demands against decedent's Estate must file their claims with this court WITH-

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 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

All other creditors of the decedent

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-000622-CP IN RE: ESTATE OF

LORETTA F. STELMACK Deceased. The administration of the Estate of Loretta F. Stelmack, deceased, whose date

of death was July 26, 2022, is pend-

ing in the Circuit Court for Charlotte

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

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 July 19, 2024.

Personal Representative: Patricia Macqueen 1436 Valley Road Glen Mills, PA 19342 Attorney for Personal Representative: James W Mallonee Attorney Florida Bar Number: 0638048 946 Tamiami Trail, #206

Port Charlotte, FL 33953 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail: jmallonee@jameswmallonee.com E-Mail: hchalmers@jameswmallonee.com July 19, 26, 2024 24-00690T 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 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 July 19, 2024. **Personal Representative:**

Stephen L. Dewey

98 Sutton Road Needham, Massachusetts 02492 Attorney for Personal Representative: Peter T. Blumever Attorney Florida Bar Number: 118099 Holland & Knight LLP 50 North Laura Street, Suite 3900 Jacksonville, FL 32202 Telephone: (904) 798-7228 Fax: (904) 358-1872 E-Mail: peter.blumeyer@hklaw.com Sec. E-Mail: Elizabeth.tomlin@hklaw.com July 19, 26, 2024 24-00699T

Justice Center, 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

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 July 19, 2024.

Personal Representative: Robert M. Van Vogelpoel 282 Cheestana Way

Loudon, Tennessee 37774 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 July 19, 26, 2024 24-00672T

PUBLISH YOUR LEGAL NOTICE FLORIDA'S NEWSPAPER FOR THE C-SUITE **Isiness Server** and select the appropriate County name from the menu option Call 941-906-9386 or email legal@businessobserverfl.com

--- ESTATE ----

FIRST INSERTION

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 24000274CA Citizens Bank, N.A., Plaintiff, vs.

Richard Edwin Tanner Tabor, et al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24000274CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Citizens Bank, N.A. is the Plaintiff and Richard Edwin Tanner Tabor; Affordable Solar Roof & Air LLC; Leah M. Thomas a/k/a Leah Thomas; Solar Mosaic LLC are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte. realforeclose.com, beginning at 11:00 AM on the 5th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 1689, PORT CHARLOTTE SUBDIVISION, SECTION FIFTY TWO, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 66A THROUGH 66F, INCLUSIVE,

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION Case No.: 23004111CA WILMINGTON SAVINGS FUND

SOCIETY FSB, not in its individual capacity, but solely as trustee for **Residential Mortgage Aggregation** Trust, Plaintiff, v.

WINDSOR BEACH, LLC, a Florida limited liability company; TARAS YURCHAK, an individual; JEANINE LIVERMORE, an individual; 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 that pursuant to the Final Judgment of Foreclosure entered on July 9 2024 in the above-referenced matter pending in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of this Court will sell the following described property situated in Charlotte County, Florida:

Lot 1-A, Block J, less the Southwesterly 65 feet, PALM ISLAND ESTATES - UNIT NO. 3, according to the Plat thereof recorded in Plat Book 3, Pages 98A through 98C, of the Public Records of Charlotte County, Florida, less the following described property:

Commence at the Northwest corner of Lot 1-A, Block J, PALM ISLAND ESTATES - UNIT NO. 3, said point being a P.R.M. and P.C. of curve, then North 23 De-grees, 38 Minutes, 00 Seconds East, a distance of 10 feet more or less to a point, then South 66 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TAX ID: 402133356015

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately

upon receiving this notification if the

time before the scheduled appearance

is less than 7 days; if you are hearing

Degrees, 22 Minutes, 00 Second

East, a distance of 120 feet more

or less to a point, thence South

68 Degrees, 38 Minutes, 00 Sec-

ond West, a distance 40.52 feet;

to a point, said point being on a

curve concave to the left with a

radius of 80, thence Northwest-

a/k/a 20 Palm Dr., Placida, FL

at public sale, to the highest and best

bidder, for cash, on AUGUST 23, 2024

at 11:00 a.m., via the internet at www.

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS AS

If you are a person with a disabil-

ity who needs any accommodation in

order to participate in this proceed-

ing, you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact Jon Embury, Adminis-

trative Services Manager, whose office

is located at 350 E. Marion Avenue,

Punta Gorda, Florida 33950, and

whose telephone number is (941) 637-

2110, at least 7 days before your sched-

uled court appearance, or immediately

upon receiving this notification if the

time before the scheduled appearance

is less than 7 days; if you are hearing

CLERK OF THE CIRCUIT COURT

By: (SEAL) D. Gerace 07/12/2024

ROGER D. EATON

Deputy Clerk

24-00679T

or voice impaired, call 711.

Attorneys for Plaintiff

Florida Bar No. 764698

bshepard@trenam.com

Frye, O'Neill & Mullis, P.A.

St. Petersburg, FL 33701

Tel: (727) 896-7171

July 19, 26, 2024

FIRST INSERTION

tyatsco@trenam.com Trenam, Kemker, Scharf, Barkin,

200 Central Avenue, Suite 1600

gdavis@trenam.com

Gerald D. Davis

charlotte.realforeclose.com.

erly to the Point of Beginning.

Roger Eaton

24-00695T

As Clerk of the Court

By: (SEAL) B. Lackey

As Deputy Clerk

Dated this day of 07/15/2024.

or voice impaired, call 711.

2001 NW 64th St, Suite 130

Ft. Lauderdale, FL 33309

Brock & Scott PLLC

Attorney for Plaintiff

File # 23-F00985

July 19, 26, 2024

33946

UNCLAIMED.

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

CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case Number: 24001400CA

In Re: The Forfeiture of: \$10,340.00 U.S. Currency

Claimant: THOMAS C. BARNICLE TO CLAIMANT, THOMAS C. BAR-NICLE, and their devisees, grantees, creditors, and all other parties claiming by, through, under or against it; and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees, grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest, trustees, or any other persons claiming by, through, under or against any corporation or other legal entity named as a defendant; and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the property hereafter described.

You are notified that a forfeiture action on the following property, to-wit: \$10,340.00 U.S. Currency has been filed against you and you are required to serve a copy of your written defenses, if any, to it on WILL W. SUNTER, ES-QUIRE, @ FARR LAW FIRM, P.A., Attorney for Petitioner, whose address

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE No. 24001161CA

SEATTLE BANK, PLAINTIFF, VS. THE UNKNOWN HERIS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF SALLY A. GENOVESE A/K/A SALLY ANN CRISCIONE A/K/A SALLY ANN GENOVESE (DECEASED), ET AL. DEFENDANT(S). To: PATRICIA GENOVESE A/K/A PA-TRICIA MCWILLIAMS **RESIDENCE: UNKNOWN** LAST KNOWN ADDRESS: 8 Contemporary Drive, Danbury, CT 06811 To: THE UNKNOWN HERIS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF SALLY A. GENOVESE A/K/A SALLY ANN CRISCIONE A/K/A SALLY ANN GENOVESE (DECEASED) **RESIDENCE: UNKNOWN** LAST KNOWN ADDRESS: 13382 Drummond Ave, Port Charlotte, FL 33953 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Charlotte County, Florida:

LOT 10. BLOCK 2326, PORT CHARLOTTE SUBDIVISION, SECTION 38, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 42A THRU 42H, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,

---- ESTATE ----

FIRST INSERTION

is 99 Nesbit Street, Punta Gorda, FL 33950, on or before the 20th day of August, 2024, and file the original with the Clerk of this Court either before service on Plaintiffs' Attorney or immediately thereafter otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Court this 15th day of July, 2024. ROGER D. EATON,

CLERK OF THE CIRCUIT COURT CHARLOTTE COUNTY, FLORIDA (SEAL) By: B. Lackey Deputy Clerk WILL W. SUNTER, ESQUIRE, FARR LAW FIRM, P.A.,

Attorney for Petitioner, 99 Nesbit Street, Punta Gorda, FL 33950 001122.0995/ 4864-3351-5984, v. 1 July 19, 26; Aug. 2, 9, 2024 24-00689T

FLORIDA. has been filed against you, and you are required to serve a copy of your writ-ten defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 8-21-2024 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

If you are a person with a 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.

Date: 7/16/2024 Clerk of the Circuit Court (SEAL) By: B. Lackey Deputy Clerk of the Court Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, 600 West Hillsboro Boulevard, Suite 600. Deerfield Beach, FL 33441 Our Case #: 24-000232/24001161CA/ PHH July 19, 26, 2024 24-00697T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000168CP Division Probate IN RE: ESTATE OF

The administration of the estate of MALGORZATA BRADSHAW, deceased, whose date of death was November 18, 2023, and the last four digits of whose social security number is 3404, 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.

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.

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA PROBATE DIVISION

File No. 24 742 CP

Division: PROBATE

IN RE: ESTATE OF

DENISE A. HOWIESON

Deceased

The administration of the Estate of DE-

NISE A. HOWIESON, deceased, File

No. 24 742 CP, is pending in the Cir-

cuit Court for CHARLOTTE County

Florida, Probate Division, the address

of which is Charlotte County Clerk of

Court, 350 E. Marion Avenue, Punta

Gorda, FL 33950. The names and ad-

dresses of the personal representative

All creditors of the decedent and

other persons having claims or de-

mands against decedent's estate, in-

cluding unmatured, contingent or

unliquidated claims, on whom a copy

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PROBATE DIVISION

File No.: 2024-CP-000722

Division: Probate IN RE: ESTATE OF

GARY BOYD

Deceased.

The administration of the estate of Garv

Boyd, deceased, whose date of death

was January 13, 2024, is pending in

the Circuit Court for Charlotte County.

Florida, Probate Division, the address

of which is 350 E Marion Ave, Punta

Gorda, Florida 33950. The names and

addresses of the personal representative

and the personal representative's attor-

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

ney are set forth below.

and the personal representative's attor-

ney are set forth below.

FIRST INSERTION

THIS NOTICE ON THEM. All other creditors of the decedent

and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION 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 July 19, 2024. Personal Representative: Garv E. Howieson 328 Zingdales Drive Bedford, OH 44146 Attorney for Personal Rep. Robert A. Dickinson

robertdickinson@verizon.net 24-00693T

FIRST INSERTION

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 July 19, 2024

Personal Representative:

Katie H. Boyd

1974 Stafford St.

Milford, MI 48381 Attorney for Personal Representative: Aliana M. Pavret

Florida Bar No. 104

of this notice is served must file their claims with this Court WITHIN THE FL Bar No: 161468 LATER OF THREE MONTHS AF-460 S. Indiana Ave. TER THE DATE OF THE FIRST Englewood, FL 34223 PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE (941) 474-7600 DATE OF SERVICE OF A COPY OF July 19, 26, 2024 CHARLOTTE COUNTY, FLORIDA

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.

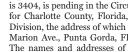
All other creditors of the decedent

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 July 19, 2024. Personal Representative:

Tino Tom Krause

Sonnleiten 19 3161 St. Veit an der Gölsen Niederoesterreich, Austria Attorney for Personal Representative: afileman@filemanlaw.com



MALGORZATA BRADSHAW, Deceased.

All creditors of the decedent and oth-

Ariana Ř. Fileman Florida Bar No.0990612 Fileman Law Firm, P.A. 201 W. Marion Ave., Suite 1208 Punta Gorda, FL 33950 Telephone: 941-833-5560 Email address:

July 19, 26, 2024 24-00694T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000713 IN RE: ESTATE OF JOHN EDWARD DAHLBERG A/K/A JOHN E. DAHLBERG Deceased.

The administration of the estate of John Edward Dahlberg A/K/A John E. Dahlberg, deceased, whose date of death was May 9, 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 FLORIDA STATUTES SEC-IN 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 July 19, 2024.

Personal Representative: Jo Ann M. Tompkins 1796 Boca Raton Court Punta Gorda, Florida 33950 Attorney for Personal Representative: Jenny C. Hazel Attorney Florida Bar Number: 016352 MCCRORY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: debbie@mccrorylaw.com 24-00701T July 19, 26, 2024

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY. FLORIDA PROBATE DIVISION File No. 24-CP-000733 IN RE: ESTATE OF **BARBARA OLIVIA DENHAM** A/K/A BARBARA O. DENHAM Deceased.

The administration of the estate of Barbara Olivia Denham A/K/A Barbara O. Denham, deceased, whose date of death was June 4, 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 FLORIDA STATUTES SEC-IN TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

FIRST INSERTION

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 dece-dent'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 July 19, 2024.

Personal Representative: Lewis Jack Denham, Jr.

12414 Grouse Ave., Unit 14A Port Charlotte, Florida 33981 Attorney for Personal Representative: Jenny C. Hazel Attorney Florida Bar Number: 016352 MCCRORY LAW FIRM

309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: debbie@mccrorylaw.com July 19, 26, 2024 24-00702T OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

FIRST INSERTION

NOTICE UNDER FICTITIOUS

NAME LAW PURSUANT TO

SECTION 865.09, FLORIDA

STATUTES

NOTICE IS HEREBY GIVEN that

Christopher Daniel will engage in busi-

ness under the fictitious name CSD

CHARTERS, with a physical address

10420 Vanessa Ave Englewood, FL

34224, with a mailing address 10420

Vanessa Ave Englewood, FL 34224, and

already registered the name mentioned

above with the Florida Department of

State, Division of Corporations.

July 19, 2024

Robinson, Pecaro & Mier, P.A. 201 N. Kentucky Avenue, #2 Lakeland, FL 33801 July 19, 26, 2024 24-00688T

--- PUBLIC SALES ----

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Lyons & Lyons located at 20020 Veterans Blvd in the City of Port Charlotte, Charlotte County, FL 33954 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida,

Dated this 15th day of July, 2024. Lyons & Lyons P.A. 24-00692T July 19, 2024

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

24-00670T

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. $\stackrel{\sim}{>}$

Rarely do consumers specifically search online for public notices.

FIRST INSERTION

--- ACTIONS / SALES ---FIRST INSERTION

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 23001557CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation,

Plaintiff, v. LEJEANNE CAMBRON and LUCILIA CAMBRON.

Defendants.

36

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 06/26/2024 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as:

Lot 11, Block 84, Rotonda Meadows, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 15A through 15Z18, of the Public Records of Charlotte County, Florida. Commonly known as: 8 Copsia

Way, Placida, FL 33946

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 24000110CA NEWREZ LLC D/B/A

SHELLPOINT MORTGAGE SERVICING, Plaintiff. v.

AARON GENE DIXON; SHANON L. DIXON; UNKNOWN SPOUSE OF AARON GENE DIXON: UNKNOWN SPOUSE OF SHANON L. DIXON; 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, Defendant. To the following Defendant(s): AARON GENE DIXON 35 ROBINSON ST APT 2 FAIRFIELD, ME 04937 and SHANON L. DIXON 35 ROBINSON ST APT 2

FAIRFIELD, ME 04937 and UNKNOWN SPOUSE OF AARON GENE DIXON 35 ROBINSON ST APT 2 FAIRFIELD, ME 04937 and UNKNOWN SPOUSE OF SHANON L. DIXON 35 ROBINSON ST APT 2 FAIRFIELD, ME 04937 YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property: LOT 11, BLOCK 4, PORT CHARLOTTE SUBDIVISION SECTION ONE, ACCORD-ING TO THE MAP OR PLAT

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY FLORIDA

CIVIL DIVISION

Case #: 22000916CA

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

Unknown Heirs. Devisees. Grantees.

Assignees, Creditors, Lienors, and

Trustees of Donald J. Butler,

Plaintiff, -vs.-

There will be an online sale at www. charlotte realforeclose.com on August 9th, 2024 beginning at 11:00 AM, in accordance with Chapter 45, Florida Statutes. Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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 07/12/2024. Bv: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court

24-00676T July 19, 26, 2024

FIRST INSERTION

THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 26A, 26B AND 26C, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. a/k/a 3105 Sunrise Trl, Port Charlotte, FL 33952

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kro-nenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 8-19-2024, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days: if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 12 day of July, 2024.

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

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84. Fort Lauderdale, FL 33324 July 19, 26, 2024 24-00686T

FIRST INSERTION

CHAPTER 45 FLORIDA STATUTES at 11:00AM on August 26, 2024, the following described property as set forth in said Final Judgment, to-wit: LOT 7, BLOCK 256, TROPICAL GULF ACRES, UNIT 10 AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 4, PAGE 76A THROUGH 76N OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS. MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, 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.

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

CIVIL DIVISION CASE NO: 24000067CC **ROTONDA MEADOWS/VILLAS** CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation,

Plaintiff, v.

CASPIAN BUILDERS, LLC, A Florida Limited Liability Company, Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 06/26/2024 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as: Lot 14, Block 100, ROTONDA

MEADOWS, as per plat thereof recorded in Plat Book 10, Pages 15-A through 15-Z-18 of the Public Records of Charlotte County, Florida. Commonly known as: 2 Wren

NOTICE OF ACTION

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL ACTION

Case Number: 24-000957-CA

\$4,083.00 U.S. Currency, \$9,371.00

Claimant: ASH'SHFI SABUR & JOE

TO CLAIMANT, JOE LAWSON, and

their devisees, grantees, creditors, and

all other parties claiming by, through,

if alive and if not known to be dead

or alive, their several and respective

spouses, heirs, devisees, grantees, and

creditors or other parties claiming by, through, or under those unknown natu-

ral persons and their several unknown

assigns, successors in interest, trust-

ees, or any other persons claiming by,

through, under or against any corpora-

tion or other legal entity named as a de-fendant; and all claimants, persons or

parties natural or corporate whose ex-

act 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

tion on the following property, to-wit: \$4,083.00 U.S. Currency, \$9,371.00

U.S. Currency, & Glock 19 9mm has

been filed against you and you are

required to serve a copy of your writ-

ten defenses, if any, to it on WILL W. SUNTER, ESQUIRE, @ FARR LAW

You are notified that a forfeiture ac-

to the property hereafter described.

and all unknown natural persons,

U.S. Currency & Glock 19 9mm

In Re: The Forfeiture of:

LAWSON

under or against it;

Dr., Placida, FL 33946

the relief demanded in the Complaint. If you are a person with a disability

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

Court this 12 day of July, 2024.

CHARLOTTE COUNTY, FLORIDA (SEAL) By B. Lackey Deputy Clerk

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

There will be an online sale at www. charlotte realforeclose com on August 9th, 2024 beginning at 11:00 AM, in accordance with Chapter 45, Florida Statutes.

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

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

Bv: (SEAL) D. Gerace

Roger D. Eaton, Clerk of Court 24-00685T

FIRM, P.A., Attorney for Petitioner, whose address is 99 Nesbit Street, Punta Gorda, FL 33950, on or before the 19th day of August, 2024, and file the original with the Clerk of this Court either before service on Plaintiffs' Attorney or immediately thereafter otherwise a default will be entered against you for

Witness my hand and seal of the

ROGER D. EATON, CLERK OF THE CIRCUIT COURT

WILL W. SUNTER, ESQUIRE, FARR LAW FIRM, P.A., Attorney for Petitioner. 99 Nesbit Street, Punta Gorda, FL 33950 001122.0992/ 4883-0425-5183, v. 1 July 19, 26; Aug. 2, 9, 2024 24-00684T

A DISTANCE OF 87.07 FEET TO THE NORTH RIGHT-OF-WAY OF SAID MISTY AV-ENUE; 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 CLAIM- NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA

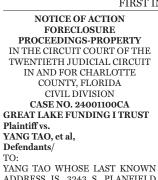
CIVIL DIVISION Case No.: 23-004562-CA WILMINGTON SAVINGS FUND

SOCIETY, FSB, not in its individual capacity but solely as trustee of Aero **III Acquisition Trust**, Plaintiff, v.

WINDSOR BEACH, LLC, a Florida limited liability company; TARAS YURCHAK, an individual; JEANINE LIVERMORE, an individual; SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC., a Florida profit corporation; CHARLOTTE COUNTY, FLORIDA; UNKNOWN TENANT #1 in possession of 10404 Monticello Dr., Port Charlotte, FL 33981: UNKNOWN TENANT #2 10404 Monticello Dr., Port Charlotte, FL 33981; 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 that pursuant to the Final Judgment of Foreclosure entered on July 9, 2024 in the above-referenced matter pending in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of this Court will sell the following described property situated in Charlotte County, Florida:

Lot 3, Block 4463, PORT CHAR-LOTTE SUBDIVISION SEC-TION EIGHTY TWO, according to the map or plat thereof, as recorded in Plat Book 6, Page(s)



ADDRESS IS, 3243 S. PLANFIELD PLACE, ONTARIO, CA 91761 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following described property, to-wit: Parcel 45 Lot 4, Block 1617, Port Charlotte Subdivision Section Twelve, a

subdivision according to the plat thereof. recorded in Plat Book 5, Pages 1A through 1D, inclusive, of the Public Records of Charlotte County, Florida. Tax ID: 402212429004

Parcel 46 Lot 4, Block 2251, Port Charlotte Subdivision Section Twenty, according to the Plat thereof, recorded in Plat Bock 5 at Pages 10-A through 10-F of the Public Records of Charlotte County, Florida. Tax ID: 402213404010 Parcel 47

Lot 4, in Block 2270, of Port Charlotte Subdivision Section Twenty, a Subdivision according to the Plat thereof, as recorded in Plat Book 5, at Page 10A, of the Public Records of Charlotte County, Florida. Tax ID: 402213428009 Parcel 48

Lot 10, Block 344, Port Charlotte Subdivision Section Twenty-One, according to the Plat thereof, re-

52A through 52M, inclusive, of the Public Records of Charlotte County, Florida..

a/k/a 10404 Monticello Dr., Placida, FL 33946 at public sale, to the highest and best

bidder, for cash, on AUGUST 23, 2024 at 11:00 a.m., via the internet at www. charlotte.realforeclose.com.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury Administrative Services Manager, whose office is 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.

ROGER D. EATON CLERK OF THE CIRCUIT COURT By: (SEAL) D. Gerace 07/12/2024 Deputy Clerk

Attorneys for Plaintiff Gerald D. Davis Florida Bar No. 764698 gdavis@trenam.com bshepard@trenam.com tyatsco@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 July 19, 26, 2024 24-00680T

FIRST INSERTION Subdivision Section Twenty-Three, according to the Plat thereof, as recorded in Plat Book 5, Page 14A-14E, of the Public Records of Charlotte County, Florida. Tax ID: 402217453003 Parcel 54 Lot 5, Block 382, Port Charlotte Subdivision Section Twenty-Three, according to the Plat thereof, as recorded in Plat Book 5, Page 14A-14E, of the Public Records of

Charlotte County, Florida. Tax ID: 402217455009

Parcel 55

Lot 6, Block 761, Port Charlotte Subdivision Section Twenty-Six, a Subdivision according to the Plat thereof, as recorded in Plat Book 5. Pages 19-A thru 19-E, of the Public Records of Charlotte County, Florida.

Tax ID: 402209455006

Parcel 56 Lot 5, Block 780, Port Charlotte Subdivision Section Twenty-Six, a subdivision according to the Plat thereof recorded in Plat Book 5. Pages 19A through 19E, of the Public Records of Charlotte Countv. Florida.

Tax ID: 402209335005

Parcel 57 Lot 7, Block 592, Port Charlotte Subdivision Section Forty-One, a subdivision according to the Plat thereof recorded in Plat Book 5, Pages 51A-51E, of the Public Records of Charlotte County, Florida. Tax ID: 402113280017 ID: 402113280017; Tax 402209335005; 402209455006; 402212429004; 402213404010; 402213428009; 402217453003; 402217455009; 402218253020; 402218278003: 402218308006

402218377007; 402218433004; his action has been filed against you

ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE

DATED this day of 07/12/2024.

July 19, 26, 2024 FIRST INSERTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Donald Joab Butler a/k/a Donald J. Butler; June Laverne Givens a/k/a June L. Ray a/k/a June L. Butler a/k/a June Butler; Unknown Spouse of Donald Joab Butler a/k/a Donald J. Butler; Unknown Spouse of June Laverne Givens a/k/a June L. Ray a/k/a June L. Butler a/k/a June Butler; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22000916CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Donald J. Butler, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s) are defendant(s), I, Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash AT WWW. CHARLOTTE.REALFORECLOSE. COM IN ACCORDANCE WITH

07/16/2024

Roger D. Eaton CLERK OF THE CIRCUIT COURT Charlotte County, Florida (SEAL) B. Lackey DEPUTY CLERK OF COURT Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 22-326599 FC01 RFT July 19, 26, 2024 24-00698T 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 23 day of August, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 4. BLOCK 20. HOLY-MAN'S SUBDIVISION, SOUTH CLEVELAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 22, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOW-ING DESCRIBED PARCEL: BEGINNING AT THE INTER-SECTION OF THE NORTH RIGHT OF WAY OF MISTY AVENUE (A/K/A MITCHELL AVENUE) AND THE SOUTH-EASTERLY RIGHT-OF-WAY OF SECOND STREET (A/K/A BEECHWOOD STREET) THENCE NORTH 49° 18' 14" EAST ALONG THE SOUTH-EASTERLY 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

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 07/15/2024.

ROGER D. EATON Clerk Of The Circuit Court By: (SEAL) B. 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 July 19, 26, 2024 24-00691T corded in Plat Book 5, Page 12, of the Public Records of Charlotte County, Florida.

Tax ID: 402218253020 Parcel 49

Lot 18. Block 333. Port Charlotte Subdivision Section Twenty-One, according to the Plat thereof, as recorded in Plat Book 5, Page 12A thru 12G, of the Public Records of Charlotte County, Florida. Tax ID: 402218278003 Parcel 50

Lot 4, Block 318, Port Charlotte Subdivision Section Twenty-One, according to the Plat thereof, as recorded in Plat Book 5, Page 12A thru 12G, of the Public Records of Charlotte County, Florida. Tax ID: 402218433004

Parcel 51

Lot 18, Block 1668, Port Charlotte Subdivision Section Twenty-One, according to the Plat thereof, as recorded in Plat Book 5, Page 12A thru 12G, of the Public Records of Charlotte County, Florida Tax ID: 402218308006 Parcel 52 Lot 15, Block 1675, Port Charlotte Subdivision Section Twenty-One,

according to the Plat thereof, as recorded in Plat Book 5, Page 12A thru 12G, of the Public Records of Charlotte County, Florida. Tax ID: 402218377007 Parcel 53

Lot 2, Block 387, Port Charlotte

and vou are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, GILBERT GARCIA GROUP, P.A., whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before 30 days after date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 10th day of July, 2024.

CHARLOTTE County, Florida By: B. Lackey (SEAL) Deputy Clerk

GILBERT GARCIA GROUP, P.A. 2313 W. Violet St. Tampa, Florida 33603 800931.104774 July 19, 26, 2024 24-00696T



We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.





Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



ypes Of Public Notices

Significant numbers of people in rural areas still lack highspeed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



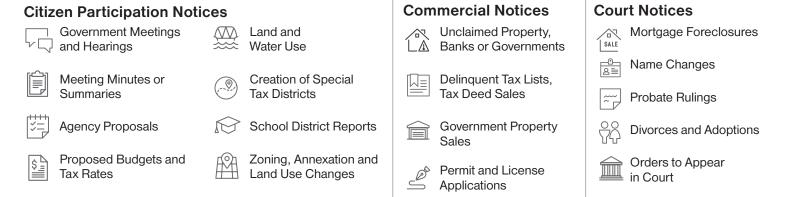
Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Grade	F
	_
	∇

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



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

FIRST INSERTION

NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NO-TICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the North Loop Community Development District ("District") will hold the following two public hearings and a regular meeting on August 13, 2024, at 1:30 p.m., and at the Sleep Inn - 806 Kings Highway, Port Charlotte, Florida 33980

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings. the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Equivalent Assess- ment Unit Factor	Annual O&M Assessment(1)
SF 35'	144	0.7	\$1,040.83
SF 50'	224	1.0	\$1,486.90

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2024/2025. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. IT IS IM-

PORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED AS-SESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting the District Manager, Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



July 19, 2024

FIRST INSERTION

of the District to do so and/or pursuant

REQUEST FOR PROPOSALS ("RFP") DISASTER DEBRIS REMOVAL AND DISPOSAL SERVICES FOR BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT AND NOTICE OF PUBLIC MEETING TO **OPEN RFP RESPONSES** AND NOTICE OF EVALUATION COMMITTEE MEETING Charlotte and Lee Counties, Florida Request for Proposals Notice is hereby given that Babcock Ranch Community Independent Special District (the "ISD") requests

proposals ("RFP") from all qualified firms interested in providing disaster debris removal and disposal services ("Project"). The proposal manual ("Project Manual") will be made available upon

request to the District Manager at Bid@babcockranchcommunityisd.com beginning on July 22, 2024, at 10:00 a.m. (EST). The Project Manual will consist of a completed PDF document of the Proposal Package with Specifications containing all available supplemental information. The Project Manual may be amended and supplemented from time to time via a written addendum(s); interested proposers are responsible for ensuring they obtain all available Project Manual, including an

addendum, if any. Any and all questions relative to this request for proposals shall be only directed in writing to the District Manager, at Bid@babcockranchcommunityisd.com with email copies to Andrew Kantarzhi at kantarzhia@whhassociates.com, and Alyssa Willson at alyssa.willson@

Loop, Suite 200, Babcock Ranch, FL 33982, attention: Andrew Kantarzhi. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package and shall clearly identify the proposal as "[Insert Firm's Name] -Babcock Ranch Community Independent Special District - Disaster Debris Removal and Disposal Services Pro-

mission Deadline") at 42850 Crescent

posal (2024)". Proposals may be either mailed, delivered through expedited service providers, or hand-delivered. No facsimile, telephonic, electronic, or telegraphic submittals will be accepted. Proposals submitted after the Submission Deadline and therefore are not reviewed and considered by the District may be recovered by the firm within ten (10) calendar days of the Submission Deadline. Proposals received after the Submission Deadline that are not reviewed or recovered, may be destroyed by the District.

Ranking of proposals will be made on the basis of qualifications and price according to the criteria set forth in the evaluation criteria contained within the Project Manual; however, please note that in order to be qualified, each proposer must (1) be authorized to do business in Florida, and hold all applicable required state and federal licenses, including but not limited to Charlotte County, in good standing and; (2) have at least five (5) years' experience with services contemplated for the Project.

The District reserves the right in its sole discretion to make amendments, supplements, or changes to the Project Manual up until the time of the proposal submittal, and to provide notice of such changes only to those proposers who have requested a Project Manual. Furthermore, the District reserves the right in its sole discretion to reject any and all proposals or any proposal not conforming to the intent and purpose of the Project Manual, or waive minor or technical errors, informalities, or irregularities in any proposal, and to award the contract in whole or in part, with or without cause, if it determines in its discretion it is in the best interest

and 120.57, F.S.

July 19, 2024

to its Rules of Procedure, as amended. Any person who wishes to protest

the Project Manual, or any component thereof including but not limited to protests relating to this notice, the proposal instructions, proposal forms, contract forms, scope of work, specifications, evaluation criteria and process, or any other issues relating to the Project Manual, shall file with the District a written notice of protest within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, together with a protest bond in a form acceptable to the District and in the amount of \$10,000, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest, stating with particularity the facts and law upon which the protest is based. All such filings must be in accordance with the District's Rules of Procedure, as amended. Filing will be perfected and deemed to have occurred upon receipt by the District Manager. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to

or protest the contents of the District's Project Manual and related documents. Any and all questions relative to this RFP shall be only directed in writing to the District Manager at Bid@babcockranchcommunityisd. com with a copy to Andrew Kantarzhi kantarzhia@whhassociates.com. Questions must be submitted on or before 5:00 p.m. (EST) on August 16, 2024. No response will be provided to any questions submitted after such date

Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. modations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least five (5) calen-

contacting the District Office.

Any person requiring special accom-

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

NOTICE IS HEREBY GIVEN that Alejandro Sanchez will engage in business under the fictitious name ALEJAN-DRO HD TRUCK A/C REPAIR, with a physical address 2290 LAKE VIEW BLVD PORT CHARLOTTE, FL 33948, with a mailing address 2290 LAKE VIEW BLVD PORT CHARLOTTE, FL 33948, and already registered the name mentioned above with the Florida Department of State, Division of Corporations July 19, 2024 24-00671T

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Punta Gorda Botanical Retreat and Nursery located at 47770 Bermont Rd in the City of Punta Gorda, Charlotte County, FL 33982 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of July, 2024. Farmer John's Whole Foods Inc. Levshon J Williams July 19, 2024 24-00681T

SUBSEQUENT INSERTIONS

--- ESTATE ----

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-700-CP **Division:** Probate IN RE: ESTATE OF DIANE L. BENNING a/k/a DIANE BENNING

Deceased. The administration of the Estate of Diane L. Benning a/k/a Diane Benning, 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

NOTICE TO CREDITORS

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 24000668CP

Division Probate

IN RE: ESTATE OF

TY JOSEPH WARD

Deceased.

All creditors of the decedent and oth-

and other persons having claims or de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED

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

notice is July 12, 2024. Personal Representative:

Dennis M. Benning

11380 Pepperdine St Punta Gorda, FL 33955 Attorney for Personal Representative: Tina M. Mays Florida Bar No. 0726044 Mizell & Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses: tmays@mizell-law.com ndotres@mizell-law.com July 12, 19, 2024 24-00665T

SECOND INSERTION

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 July 12, 2024.

Personal Representatives: PAULA WARD

4842 Oakland Avenue Minneapolis, Minnesota 55417

DIANE WILKEN

19295 County Hwy X Chippewa Falls, Wisconsin 54729 Attorney for Personal Representatives: Brandon R. Bytnar, Esq. Attorney Florida Bar Number: 66365 The Law Office of Brandon R. Bytnar, P.L. 9120 Galleria Court, Suite B Naples, Florida 34109 Telephone: (239) 592-9211

Fax: (239) 963-1479 E-Mail: brandon@bytnarlaw.com Secondary E-Mail: sasha@bytnarlaw.com July 12, 19, 2024 24-00660T

IN THE CIRCUIT COURT FOR

24-00703T

Α evaluation committee will be held on September 5, 2024 at 2:00 p.m. at 42881 Lake Babcock Drive, Second Floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager,

ited purpose of opening the proposals.

Notice of Public Meeting

for Evaluation Committee public meeting of the District's er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be for the limited purpose of evaluating the proposals. The meeting is open to served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

on the record at the meeting.

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

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

> mands against decedent's estate must file their claims with this court WITH-

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 representatives and the personal

representatives' attorney are set forth below.

modations at this meeting because of disability or physical impairment should contact the District Office at (561) 571-0010 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771, for aid in contacting the District Office. 24-00674T July 19, 2024

Any person requiring special accomdar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771, for aid in

The administration of the estate of TY JOSEPH WARD, deceased, whose date of death was February 19, 2024, is

kutakrock.com. All questions must be submitted on or before 5:00 p.m. (EST) on August 16, 2024.

Firms desiring to submit proposals must submit one (1) original, five (5) hard copies and one (1) USB drive which shall contain an electronic copy of their proposal no later than August 28, 2024, at 2:00 p.m. (EST) ("Sub-

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Mr. Rooter Plumbing of Fort Myers located at 14 Swimming Pen Drive Suite 12 in the City of Middleburg, Clay County, FL 32068 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of July, 2024. Alcideworks LLC July 19, 2024 24-00700T

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 Busines Observe

Notice of Public Meeting

and time.

for Proposal Opening A public meeting will be held on August 28, 2024, at 2:15 p.m. (EST) at 42881 Lake Babcock Drive, 2nd floor, Babcock Ranch, FL 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the lim-

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve agricultural activities on 20 acres known as East Charlotte Drainage District. The project is located in Charlotte County,

Section(s) 22, Township 40 South, Range 26 East. The permit applicant is East Charlotte Drainage District / J Liu/RESPEC

holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, Agency Clerk, Southwest Florida Water

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative

hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative

Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each

person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed

by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address,

7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental

Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing

within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the

District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial

interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to

the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal

whose address is 2501A Burns Road, Palm Beach Gardens, FL 33410.The Permit No. is 20002689.019.

Management District, 7601 US Hwy 301, Tampa, FL 33637-6759.

is not available prior to the filing of a request for hearing.

CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000749CP IN RE: ESTATE OF CAROL M. DILLE AKA CAROL W. DILLE

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

Deceased. The administration of the estate of Carol M. Dille aka Carol W. Dille, deceased, whose date of death was June 14, 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.

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 July 12, 2024

Personal Representative: Chad E. Dille

2834 Rohrer St. North Port, Florida 34286 Attorney for Personal Representative: /s/ Andrej Cuturic Andrej Cuturic Attorney Florida Bar Number: 1018523 801 E Venice Ave, Ste. 2 Venice, Florida 34285 Telephone: (941) 441-9193 Fax: (941) 214-2629 E-Mail: ac@legacylifelegal.com Secondary E-Mail: stephanie@legacylifelegal.com July 12, 19, 2024 24-00658T

24-00687T

--- ESTATE ----

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000674CP IN RE: ESTATE OF PETER LEO THIBEAULT

Deceased. The administration of the estate of Peter Leo Thibeault, deceased, whose date of death was February 4, 2023, is pending in the Circuit Court for Char-lotte 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 the court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 July 12, 2024. Personal Representative: Dawn Dexter Thibeault 718 Elisa Drive Punta Gorda, Florida 33950 Attorney for Personal Representative:

Rodolfo Suarez, Jr. Esq., Attorney Florida Bar Number: 013201 9100 South Dadeland Blvd. Suite 1620 Miami, Florida 33156 Telephone: 305-448-4244 E-Mail: rudv@suarezlawvers.com July 12, 19, 2024 24-00656T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000695CP IN RE: ESTATE OF JOSEPH ROYDEN PEAKE Deceased.

The administration of the estate of Joseph Royden Peake, deceased, whose date of death was May 15, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida, 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24361CP IN RE: ESTATE OF FREDERIC WILLIAM CHAPMAN, Deceased.

The administration of the estate of FREDERIC WILLIAM CHAPMAN, deceased, whose date of death was January 5, 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 curator and the curator's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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: July 12, 2024. Robert D. Hines Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator 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 July 12, 19, 2024 24-00666T

SECOND INSERTION NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000651CP Division Probate IN RE: ESTATE OF JOAN ELIZABETH WINKELMAN,

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 JOAN ELIZABETH WINKELMAN, deceased, File Number 24000651CP 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 November 5, 2023; that the total value of the estate is \$12,750.00 and that the names and addresses of those to whom it has been assigned by such order are: Name: Address:

Donald Winkelman and William Winkelman, as Successor Co-Trustees of The Joan Elizabeth Winkelman Revocable Trust dated November 13, 2018 252 Woodpecker Ln.

SECOND INSERTION NOTICE TO CREDITORS N THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000686CP **Division** Probate IN RE: ESTATE OF GENEVA IRENE DILLARD Deceased.

The administration of the estate of GE-NEVA IRENE DILLARD, deceased, whose date of death was September 16, 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.

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 July 12, 2024. **Personal Representative:**

Joshua R. Wiley 875 Rice Cross Rd.

Pinev Flats, Tennessee 37686 Attorney for Personal Representative: Bryan K. Tippen, Esq., Attorney Florida Bar Number: 113421 TIPPEN LAW FIRM, PLLC 315 E. Olympia Ave, STE 224 Punta Gorda, Florida 33950 Telephone: (941) 888-4260 Fax: (239) 214-6080 E-Mail: info@tippenlaw.com Secondary E-Mail: Bryan@TippenLaw.com July 12, 19, 2024 24-00652T

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION Case No.: 24-709CP **Division: Probate** IN RE: ESTATE OF **BARBARA A. CORDOVA** a/k/a BARBARA BUSSE, Deceased.

The administration of the estate of Barbara A. Cordova a/k/a Barbara Busse, deceased, whose date of death was June 5, 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.

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000533CP IN RE: ESTATE OF ANGELA PERKINS AKA ANGELA PERKINS NOVAK Deceased.

The administration of the estate of Angela Perkins aka Angela Perkins Novak, deceased, whose date of death was January 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 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 07/12/2024. **Personal Representative:**

Danielle Morris 16363 Rustling Wind Rd

Brooksville, Florida 34604 Attorney for Personal Representative: Andrew Ponnock Attorney Florida Bar Number: 195420 10100 West Sample Road, 3rd Fl Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (954) 340-3411 E-Mail: andv@ponnocklaw.com Secondary E-Mail: eservice@ponnocklaw.com July 12, 19, 2024 24-00647T

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000497CP IN RE: ESTATE OF JOHNNY REED YURCHIS, also known as JOHN YURCHIS,

and JOHNNY R. YURCHIS III, Deceased. The administration of the estate of

JOHNNY REED YURCHIS, also known as JOHN YURCHIS, and JOHNNY R. YURCHIS III, deceased, whose date of death was February 18, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division File No. 24000497CP, 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 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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000648CP **Division Probate** IN RE: ESTATE OF JUDY LYNN SERAVELLO A/K/A JUDY SERAVELLO Deceased.

The administration of the estate of Judy Lynn Seravello a/k/a Judy Seravello, deceased, whose date of death was March 29, 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 July 12, 2024.

Personal Representative: Robin Vazquez 6230 Scott Street #211 Punta Gorda, Florida 33950 Attorney for Personal Representative: /s/Lance M. McKinney Lance M. McKinney, Attorney Florida Bar Number: 882992 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: lancem@omplaw.com Secondary E-Mail: elizabethw@omplaw.com 24-00657T July 12, 19, 2024

SECOND INSERTION NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 24000513CP **Division Probate** IN RE: ESTATE OF ANITA KEENEY a/k/a ANITA B. KEENEY,

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 ANITA KEENEY a/k/a ANITA B. KEENEY, deceased, File Number 24000513CP 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 October 27, 2023; that the total value of the estate is \$639.61 and that the names and addresses of those to whom it has been assigned by such order are:

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-689-CP Division Probate IN RE: ESTATE OF LESLIE E. KER A/K/A LESLIE EDWARD KER

Deceased.

The administration of the estate of LESLIE E. KER a/k/a LESLIE ED-WARD KER, deceased, whose date of death was April 13, 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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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 July 12, 2024.

Personal Representative: ROBIN L. VAZQUEZ 6230 Scott Street Suite 211

Punta Gorda, Florida 33950 Attorney for Personal Representative: CARRIE M. LEONTITSIS, Attorney Florida Bar Number: 48055 Olmsted & Wilson, P.A. 17801 Murdock Circle, Suite A Port Charlotte, FL 33948 Telephone: (941) 624-2700 Fax: (941) 624-5151 E-Mail: carrie@owpa.com Secondary E-Mail: kathy@owpa.com July 12, 19, 2024 24-00661T



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 07/12/2024.

Personal Representative: **Darcy Putzier** 155 Princess Ann Drive Colchester, Vermont 05446 Attorney for Personal Representative: Andrew Ponnock Attorney Florida Bar Number: 195420 10100 West Sample Road, 3rd Fl Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (954) 340-3411 E-Mail: andy@ponnocklaw.com Secondary E-Mail: eservice@ponnocklaw.com 24-00648T July 12, 19, 2024

Harpers Ferry, WV 25425 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702

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

NOTWITHSTANDING ANY OTHER APPLICABLE TIME PE-RIOD, 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 July 12, 2024. Person Giving Notice: William Winkelman

252 Woodpecker Ln. Harpers Ferry WV 25425 Donald Winkelman 2555 Revolution St., Unit 104 Melbourne, FL 32935 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 July 12, 19, 2024 24-00649T

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 FLORIDA STATUTES IN 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 July 12, 2024. Personal Representative:

/s/ Chrystal Shake 293 Liddy Street Port Charlotte, Florida 33954

Attorney for Personal Representative: /s/ Tamsen Hays Tamsen Hays, Esquire Attorney Florida Bar Number: 44126 Wotitzky, Wotitzky, Ross & Young, P.A. Attorneys at Law 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: thays@wotitzkylaw.com Secondary E-Mail: jessica@wotitzkylaw.com 24-00645T July 12, 19, 2024

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 WITIN 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 July 12, 2024. Personal Representative: Cheryl Ann Lieblang 22337 Tenny Street, Dearborn, MI 48124 ATTORNEY FOR PERSONAL REPRESENTATIVE: Windy L. Wilkerson, Esquire Florida Bar Number: 0515132 Wilkerson Law Firm, P.A. 1210 Millennium Parkway Suite 1015 Brandon, Florida 33511 (813) 295-5849 wilkerson@wilkersonlawfirm.com July 12, 19, 2024 24-00659T

Name: Address: Richard C. Keeney 6800 Pinewood Lane, Punta Gorda, FL 33980 Robert E. Kenney 2037 Palm Harbor Ter., Punta Gorda, FL 33982

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702.

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

NOTWITHSTANDING ANY OTHER APPLICABLE TIME PE-RIOD, 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 July 12, 2024. Person Giving Notice: Richard C. Keeney

6800 Pinewood Ln. Punta Gorda, FL 33980 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 July 12, 19, 2024 24-00650T

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

Friday Publication

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



--- ACTIONS / SALES ---

SECOND INSERTION

SECOND INSERTION

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

CASE NO.: 2024-CA-000365 WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST SERIES 2007-RFC1 ASSET-BACKED PASS-THROUGH CERTIFICATES, Plaintiff, vs.

BRIAN H. HIMES; et al., Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on July 3, 2024 in the above-captioned action, the following property situated in Charlotte County, Florida, described as:

LOT 21, BLOCK 50, PORT CHARLOTTE SUBDIVISION, SECTION 4, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 3, PAGE(S) 87A THROUGH 87(d) OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

shall be sold by the Clerk of Court on the 16th day of August, 2024 on-line at 11:00 a.m. (Eastern Time) at www. charlotte.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 22001569CA IN RE: THE MATTER OF: NEW VISTA PROPERTIES, INC., a

Florida Corporation Plaintiff, vs. JEREMIAS J.S. SIMOES, their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouse 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 person claiming by through, under or against any corporation or other legal entity names as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above names or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF JEREMIAS J.S. SIMOES,

Defendant(s). 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 Wednesday, August 14, 2024, at 11:00 am, at

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. 23004612CA ROCKET MORTGAGE, LLC F/K/A

QUICKEN LOANS, LLC, Plaintiff, vs.

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.

WITNESS my hand and seal of this court on 07/03/2024. ROGER D. EATON Clerk of the Circuit Court

By: (SEAL) D. Gerace Deputy Clerk

Storev Law Group, PA 221 NE Ivanhoe Blvd., Suite 300 Orlando, FL 32804 sbaker@storeylawgroup.comJuly 12, 19, 2024 24-00663T

SECOND INSERTION

www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following described property:

Lot 5, Block 2408, Port Charlotte Subdivision Section 32. a subdivision according to the plat thereof, as recorded in Plat Book 5, Pages 29A, inclusive, 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. 22001569CA, New Vista Properties, Inc., v. Jeremias J.S. Simoes et al.

And 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 sixty (60) days after the sale.

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, 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: 07/09/2024 ROGER D. EATON, Clerk of the Circuit Court

By: (SEAL) B. Lackey Deputy Clerk Rafael J. Oropesa, Esq., 1840 West 49 Street, Suite 503,

July 12, 19, 2024	24-00668T
Hialeah, FL 33012	

SECOND INSERTION

CHARLOTTE SUBDIVISION, SECTION TWENTY FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 5, PAGE(S) 18A THROUGH 18C, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409

SECOND INSERTION NOTICE OF ACTION

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

Case No.:24-CA-000120 GUAVA LAND TRUST LLC, a Florida limited liability company,

Plaintiff, v. WOODLAND DEVELOPMENT GROUP, LLC, a Florida limited liability company; et al. Defendants.

TO: WOODLAND DEVELOPMENT GROUP, LLC; DYNAMIC INVEST-MENTS, LLC; and any unknown heirs, devisees, grantees, creditors, successors in interest, and other unknown persons and unknown spouses claiming by, through or under Defendants

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

Lot 4, Block 2976, Port Charlotte Subdivision, Section Fifty Nine, according to the plat thereof as

recorded in Plat Book 5, Page 73-A, 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 Attorney Francis M. King, PLLC, the plaintiff's attorney, whose address is 2944 10th Ave. N., St.

Florida Corporation

MILTON SANTOS, their devisees,

parties claiming by, through, under

or against them and all unknown

natural persons, if alive and if now

known to be or alive, their several

creditors or other parties claiming

natural persons and their several

unknown assigns, successors in

claiming by through, under or

against any corporation or other

legal entity names as a defendant

natural or corporate whose exact

under any of the above names or

status is unknown, claiming

or interest in and to the lands

and all claimants, persons or parties

described defendants or parties who

are claiming to have any right, title

hereafter described; UNKNOWN

SPOUSE OF MILTON SANTOS,

Defendant(s). 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 Wednesday,

August 14, 2024, at 11:00 am, at

by, though, or under those unknown

interest trustees, or any other person

and respective spouse heirs,

devisees, grantees, and other

grantees, creditors, and all other

Plaintiff. vs.

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL property: CIRCUIT IN AND FOR CHARLOTTE COUNTY. FLORIDA CIVIL DIVISION CASE NO.: 22001574CA IN RE: THE MATTER OF: NEW VISTA PROPERTIES, INC., a

County, Florida. The said sale will be made pursuant to the Amended Final Judgment of Fore-

County, Florida, in Civil Action No. 22001574CA, New Vista Properties, Inc., v. Milton Santos et al.. And any person claiming an inter-

other than the property owner as of the date of the lis pendens must file a claim

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.

Rafael J. Oropesa, Esq., 1840 West 49 Street, Suite 503, Hialeah, FL 33012

SECOND INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 24000876CA IN RE: INVESTMENTS JH, LLC,

Plaintiff, v. JOHNY A. GONZALEZ S., an Individual, and JANETH GUTIERREZ G., an Individual, Defendant(s).

TO: JOHNY A. GONZALEZ S. and JANETH GUTIERREZ G, and all unPetersburg, Florida 33713 on or before 8/13/2024 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.

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: 7/8/2024 ROGER D. EATON (SEAL) As Clerk of the Court By: B. Lackey As Deputy Clerk Attorney Francis M. King, PLLC, the plaintiff's attorney, 2944 10th Ave. N., St. Petersburg, Florida 33713 July 12, 19, 26; Aug. 2, 2024 24-00662T

IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 24000831CA DAVID I. PAREDES,

ELIZABETH E. YONKATIS, Defendants.

TO: ELIZABETH E. YONKATIS 653 ELWOOD STREET

NOTICE OF ACTION

FORKED RIVER, NJ 08731 YOU ARE NOTIFIED that an action

to quiet title on the following property in Charlotte County, Florida: THE FOLLOWING

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

Lot 27, Block 210, PORT CHAR-LOTTE SUBDIVISION, SEC-TION 23, a Subdivision according to the plat thereof, recorded in Plat Book 5, Pages 14A thru 14E 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) 637-2110 or 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 3rd day of June, 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 July 12, 19, 26; Aug. 2, 2024 24-00667T

PITE, LLP, Plaintiff's attorney, at 5300

West Atlantic Avenue Suite 303 Delray

Beach, FL 33484, on or before August

12, 2024, and file the original with the clerk of this court either before service

on Plaintiff's attorney or immediately

thereafter; otherwise a default will be entered against you for the relief de-

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, Admin-

istrative 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,

5300 West Atlantic Avenue Suite 303

As Clerk of the Court

By: (SEAL) B. Lackey

As Deputy Clerk

24-00653T

Dated on July 5, 2024.

ALDRIDGE PITE, LLP,

Delray Beach, FL 33484

Plaintiff's attorney,

1092-13311B

July 12, 19, 2024

Ref# 8484

SECOND INSERTION

call 711.

manded in the complaint or petition.

SECOND INSERTION

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

IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO.: 24001123CA BANK OF AMERICA, N.A.,

Plaintiff, VS. MARCIA A. COLE; et al.,

Defendant(**s**). TO: Marcia A. Cole Last Known Residence: 17311 Harris Ave Port Charlotte, FL 33948 TO: Unknown Spouse of Marcia A. Cole Last Known Residence: 17311 Harris Ave Port Charlotte, FL 33948 TO: Recardo "Devin" Cole

Last Known Residence: 17311 Harris Ave Port Charlotte, FL 33948 TO: Unknown Spouse of Recardo

"Devin" Cole Last Known Residence: 17311 Harris Ave Port Charlotte, FL 33948

YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow-ing property in CHARLOTTE County,

Florida: LOT 26, BLOCK 594, PORT CHARLOTTE SUBDIVISION, SECTION 41, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 5, PAGE 51A THRU 51K, CHAR-LOTTE COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR

CHARLOTTE COUNTY, FLORIDA

CASE NO.: 24000238CA THE BANK OF NEW YORK

MELLON, F/K/A, THE BANK OF

NEW YORK, AS TRUSTEE, FOR THE BENEFIT OF THE

MORTGAGE INVESTMENTS II

TRUST 2006-AR8, MORTGAGE

PASS-THROUGH CERTIFICATES,

REGISTERED HOLDERS OF

STRUCTURED ASSET

SERIES 2006-AR8,

Plaintiff, vs.

NOTICE OF FORECLOSURE SALE com, at 11:00 AM, on the 27th day of September, 2024, the following de scribed real property as set forth in said Judgment, to wit:

LOT 15, BLOCK 3676, PORT CHARLOTTE SUBDIVISION, SECTION 65, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 3A THROUGH 3P, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as un-claimed. If you fail to file a timely 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.

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT Plaintiff. v.

in

www.charlotte.realforeclose.com, accordance with Chapter 45 Florida Statutes, the following described

Lot 3, Block 2028, Port Charlotte Subdivision Section 24, a subdivision according to the plat thereof, as recorded in Plat Book 5. Pages 16A-16E inclusive of the Public Records of Charlotte

closure of the Circuit Court of Charlotte

est in the surplus from the sale, if any,

within sixty $(\hat{60})$ days after the sale. If you are a person with a disability

DATED: 07/09/2024 ROGER D. EATON, Clerk of the Circuit Court By: (SEAL) B. Lackey Deputy Clerk

July 12, 19, 2024 24-00669T

cords Of Carlotte County, Florida. PCH 017 0963 003 Port Charlotte Sec17 Blk 963 Lt 3 Folio No. 0017490-000000-1 has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on LAW OFFICE OF RAY GARCIA, P.A., the Plaintiff's attorney, whose address is: 14850 SW 26th Street, Suite 204, Miami, Florida 33185 on or before August 12, 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

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSÍGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AMY SHAH A/K/A AMY C. SHAH, DECEASED, et. al. Defendant(s)

TO: THE UNKNOWN HEIRS, BENE-FICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AMY SHAH A/K/A AMY C. SHAH. DECEASED.

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

ADRIENNE FRANCES GOS-NELL, AARON JOHN DOUOGUIH, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 11, BLOCK 2108, PORT

Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 8/8/2024/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 3rd day of July, 2024

CLERK OF 7	THE CIRCUIT C	COURT		
	(SEAL) BY: B.	Lackey		
	DEPUTY (CLERK		
ROBERTSON,	ANSCHUTZ,	AND		
SCHNEID, PL				
ATTORNEY FOR PLAINTIFF				
6409 Congress Ave., Suite 100				
Boca Raton, FL 33487				
PRIMARY EMAIL: flmail@raslg.com				
23-132684				
July 12, 19, 2024	ł 24-0	0646T		

known parties claiming by, through, under or against Defendants, whether living or not, and whether said unknown parties claim as heirs, devisees, grantees, assigness, lienors, creditors, trustees, or in any other capacity claiming by, through, under, or against the above-named Defendants:

IOHNY A GONZALEZ S and IA-NETH GUTIERREZ G.'s Last Known Address: 11890 SW 8th Street, Ste 502, Miami, FL 33184

All unknown parties claiming by, through, under or against Defendants, whether living or not and whether said unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees, or in any other capacity claiming by, through, under or against the abovenamed Defendants: Current Residence(s) Unknown

YOU ARE NOTIFIED that an action to quiet title from a tax deed sale that occurred on or about December 6th, 2023, was filed in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida (Circuit Civil Division), on the following description of property located in Charlotte County, Florida:

Subject Property Address: 176 Ravenswood Blvd., Port Charlotte, Fl 33954

Legal Description: Lot 3, Block 963, Port Charlotte Subdivision, Section 17, A Subdivision, According To The Public Records As Recorded In Plat Book 5, Pages 6a Through 6d, Of The Public Reentered against you for the relief de-manded in the complaint or petition.

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

WITNESS my hand and seal of said court at Charlotte County, Florida on this 5th day of July, 2024.

call 711.

Roger D. Eaton As Clerk of the Circuit Court Charlotte County Clerk's Office Justice Center 350 E. Marion Avenue Punta Gorda, FL 33950 By: (SEAL) B. Lackey As Deputy Clerk

Attorney(s) for Plaintiff LAW OFFICE OF RAY GARCIA, P.A. 14850 SW 26 Street, Suite 204 Miami, Florida 33185 Telephone: (305) 227-4030 Facsimile: (305) 223-9811 Service Email: service@raygarcialaw.com July 12, 19, 26; Aug. 2, 2024 24-00654T FRANK S. MOLINEUX; SHARON A. MOLINEUX; UNKNOWN SPOUSE OF FRANK S. MOLINEUX; UNKNOWN SPOUSE OF SHARON A. MOLINEUX; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. (MIN#100190821091144920); FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER **UNKNOWN PARTIES, et.al.,** Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Fore-closure (In Rem) dated July 3, 2024, entered in Civil Case No.: 24000238CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK, AS TRUSTEE, FOR THE BENEFIT OF THE REGISTERED HOLDERS OF STRUCTURED ASSET MORT-GAGE INVESTMENTS II TRUST 2006-AR8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR8, Plaintiff, and FRANK S. MOLINEUX; SHARON A. MOL-INEUX; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. (MIN#100190821091144920); FLORI-DA HOUSING FINANCE CORPORA-TION; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A KIMBERLY MOLINEUX, are Defendants. I will sell to the highest bidder for

cash, at www.charlotte.realforeclose.

WITNESS my hand and the seal of the court on 07/03/2024.

ROGER D. EATON CLERK OF THE COURT By: (SEAL) D. Gerace Deputy Clerk

Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 22-50114 July 12, 19, 2024 24-00664T