

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 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 NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Babcock Ranch Community Independent Special District ("District") will hold the following public hearings and regular meeting:

DATE: September 5, 2024
 TIME: 4:00 p.m.
 LOCATION: Babcock Ranch Field House Cafeteria
 43281 Cypress Parkway
 Babcock Ranch, Florida 33982

The first public hearing is being held pursuant to Chapter 2007-306, Laws of Florida, as amended, 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 ("FY 2025"). The second public hearing is being held pursuant to Chapter 2007-306, Laws of Florida, as amended, and Chapters 189 and 197, 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 FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

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 description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed 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	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Residential (Dwelling Units)			
Current Development Area - Platted/Developed	7,273	1.0000	\$617.98
Current Development Area - Platted/Developed no Bonds	619	0.9629	\$595.05
Current Development Area - Unplatted/Undeveloped	747	0.1023	\$63.22
Future Development Area	10,861	0.0620	\$38.30
Non-Residential (Sq. Ft.)			
Commercial			
Current Development Area - Developed	161,299	0.2969	\$183.47
Future Development Area	2,123,056	0.0232	\$14.36
Industrial			
Current Development Area - Developed	101,313	0.0792	\$48.92
Future Development Area	532,687	0.0062	\$3.83
Hotel	360	0.0310	\$19.15
Other (Acres)			
Electric Utility	888	0.0062	\$3.83
Plant Nursery	10	0.0620	\$38.29

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by Charlotte County and/or Lee County (collectively and/or individually, "County") Tax Collector on the applicable tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the applicable County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M 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 O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

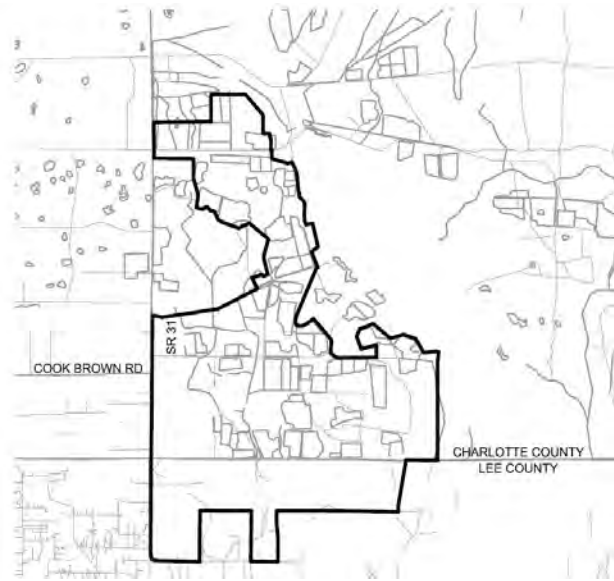
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://www.babcockranchliving.com/153/Independent-Special-District>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and 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 at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication 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.

District Manager



August 9, 16, 2024

24-00770T

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF RULEMAKING FOR SPORTS COMPLEX RENTAL RATES

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a rulemaking hearing and a regular meeting at the following date, time and place:

Date and Time: September 5, 2024 at 4:00 p.m.
 Place: Babcock Ranch Field House Cafeteria
 43281 Cypress Parkway
 Babcock Ranch, Florida 33982

The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address the proposed Sports Complex rental rates. The purpose and effect of the proposed changes to the rates, fees, and charges is to update such rates, fees, and charges as provided below and to provide for efficient and effective District operations, and to provide sufficient revenues to meet expenses and provide services within the boundaries of the District Prior notice of rule development and rulemaking for this rulemaking hearing was published in the Florida Administrative Register on August 6, 2024 and August 7, 2024, respectively. The proposed District Sports Complex rental rates are as follows:

Field Type	Resident Rate (based on 90 minutes)	Non-Resident Rate (based on 90 minutes)
Football Field	\$75.00	\$150.00
Baseball Field	\$50.00	\$100.00
Softball Field	\$50.00	\$100.00
Soccer Field	\$50.00	\$100.00
Skate Park	\$40.00	\$80.00

Specific legal authority for the rules includes section 120.054, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

A Board meeting of the District will also be held where the Board may consider any other District business that may come before the Board. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting and public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting and public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. A copy of the proposed rules may be obtained by contacting the District Manager, Craig Wrathell, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or by visiting the District's website at the following address: <http://www.babcockranchliving.com/153/Independent-Special-District>.

Craig Wrathell, District Manager
 August 9, 2024

24-00769T

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 D&R Professional Services located at 4483 Gillot Blvd. in the City of Port Charlotte, Charlotte County, FL 33981 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of August, 2024.
 Devin Carlisle
 Babcock Ranch, Florida 33982
 August 9, 2024

24-00768T

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Century Boat and RV - Punta Gorda located at 6300 Florida St., Punta Gorda FL 33950 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 8/26/2024 at 11:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jeffrey Ogle unit #C327. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 August 9, 16, 2024

24-00760T

FIRST INSERTION

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a regular meeting on August 22, 2024 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982 for the purpose of considering any business, which may properly come before it.

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

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

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

District Manager
 August 9, 2024

24-00771T

--- ACTIONS ---

FIRST INSERTION

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

CASE NO.: 241322CA
NEW VISTA PROPERTIES, INC., a Florida corporation, Plaintiff, vs. **SAVITTRIE GANGAPERSAUD;** his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, 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 lands hereafter described; and UNKNOWN SPOUSE OF SAVITTRIE GANGAPERSAUD, Defendants.

TO: SAVITTRIE GANGAPERSAUD; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if not known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other 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 lands hereafter described; and UNKNOWN SPOUSE OF SAVITTRIE GANGAPERSAUD:

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Charlotte County, Florida:
 Lot 24, Block 2859, Port Charlotte Subdivision, Section Forty-Seven, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 61A through 61G, of the Public Records of Charlotte County, Florida

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court July 31, 2024.

ROGER D. EATON
 CLERK OF THE COURT
 By: (Seal) B. Lackey
 Deputy Clerk

Albert J. Tiseo, Jr., Esq.
 Goldman, Tiseo & Sturges, P.A.
 701 JC Center Court, Suite 3
 Port Charlotte, FL 33954
 atiseo@gtslawfirm.com
 lbaird@gtslawfirm.com
 941-625-6666
 August 9, 16, 2024

24-00767T

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000824CP
Division Probate
IN RE: ESTATE OF
BARBARA LEE TANGEDAHL
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 Barbara Lee Tangedahl, deceased, File Number 24000824CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was May 25, 2024; that the total value of the estate is \$36,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Angela Marie Wright	3655 Zenobia St.
Denver, CO 80212	

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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 August 9, 2024.

Person Giving Notice:
Signed by:
Angela Marie Wright
3655 Zenobia St.
Denver, Colorado 80212
Attorney for Person Giving Notice
/s/ Christopher D. Smith
Christopher D. Smith, Esq.
Attorney for Angela Marie Wright
Florida Bar Number: 06054333
1561 Lakefront Dr Unit 204
SARASOTA, FL 34240
Telephone: (941) 202-2222
Fax: (941) 907-3040
E-Mail: smith@chrissmith.com
August 9, 16, 2024 24-00775T

FIRST INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000139CP
Division Probate
IN RE: ESTATE OF
Nancy Irene Goff, 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 Nancy Irene Goff, deceased, File Number 24000139CP; by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was December 28, 2022; that the total value of the estate is \$4,056.79 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Creditors: Newrez c/o PHH Mortgage Services PO Box 24738 West Palm Beach, FL 33416	
Guardian Asset Management 2021 Hartel Street, Levittown, PA 19057	

Beneficiaries: Rick William Goff 30243 Balsam Blvd. Punta Gorda, FL 33982
Melissa Ewing 5415 Wilson Drive Punta Gorda, FL 33982
Timothy Goff 135 Clinton Avenue Williamstown, NJ 08094

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is August 9, 2024.

Person Giving Notice:
/s/ **Rick William Goff**
Rick William Goff
Personal Representative
30243 Balsam Blvd.
Punta Gorda, FL 33982
Attorney for Person Giving Notice:
/s/ Mark Martella
Mark Martella, Esq.
Attorney for Petitioners
Florida Bar No. 024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Phone: 941-867-6865
Fax: 941-867-8949
Primary: mark@martellalaw.com
Secondary: tara@martellalaw.com
August 9, 16, 2024 24-00774T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000679CP
Division Probate
IN RE: ESTATE OF
MATTHEW MARK DIETZLER,
Deceased.

The administration of the estate of Matthew Mark Dietzler, deceased, whose date of death was March 2, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Circuit Court For Charlotte County, 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 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 August 9, 2024.

Person Giving Notice:
DocuSigned by:
Robert Dietzler
150 Olive Pl.
Honolulu, HI 96818
Attorney for Personal Representative:
/s/ Jeffrey A. Attia
Jeffrey A. Attia
E-Mail Address:
jeff@jeffreyyattialaw.com
Florida Bar No. 0108199
The Law Office of Jeffrey Attia, PA
6719 Winkler Road, Suite 114
Fort Myers, FL 33919
Telephone: 239-919-2318
August 9, 16, 2024 24-00779T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000814
IN RE: ESTATE OF
WALTER EMIL BAUR, JR.
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 Walter Emil Baur, Jr., deceased, File Number 24-CP-000814, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Ave, Punta Gorda, FL 33950; that the decedent's date of death was April 29, 2024; that the total value of the estate is \$500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Walter Baur III 719 Christine Ave. Jacksonville, NC 28540	
Cheryl Hope Pratt 200 Hermitage Rd. Rochester, NY 14617	

David Michael Miller A/K/A Mike Miller 19 Exeter Place Rochester, NY 14623

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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 August 9, 2024.

Person Giving Notice:
Walter Baur III
719 Christine Ave.
Jacksonville, North Carolina 28540
Attorney for Person Giving Notice
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
August 9, 16, 2024 24-00772T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-767-CP
Division Probate
IN RE: ESTATE OF
KENNETH LEE REILE A/K/A
KENNETH L. REILE
Deceased.

The administration of the estate of KENNETH LEE REILE a/k/a KENNETH L. REILE, deceased, whose date of death was March 1, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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.

The personal representative 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 ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is August 9, 2024.

Person Representative:
GINGER A. REILE
8183 Deland Street
Port Charlotte, Florida 33981
Attorney for Personal Representative:
CARRIE M. LEONTITIS, 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
August 9, 16, 2024 24-00781T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File Number: 24000795CP
IN RE: ESTATE OF
Joseph William Billick, Jr.
Deceased.

The administration of the estate of Joseph William Billick, Jr., deceased, whose date of death was June 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 demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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 August 9, 2024.

Person Representative:
Linda A. Tilley
1101 SE 15th Avenue
Deerfield Beach, Florida 33441
Attorney for Personal Representative:
Laura G. MacLean, Attorney
Florida Bar Number: 0008990
MacLean and Ema, P.A.
2600 NE 14th Street Causeway
Pompano Beach, Florida 33062
Telephone: (954) 785-1900
Fax: (954) 942-1006
E-Mail:
lauramaclean@maclean-ema.com
E-Mail:
karenkniskern@maclean-ema.com
August 9, 16, 2024 24-00762T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File Number 2024000812CP
IN RE: ESTATE OF

GEORGE W. JACKSON Deceased
The administration of the Estate of GEORGE W. JACKSON, deceased, File Number 2024000812CP, 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 Estate is Testate and the date of the decedent's Last Will and Testament is July 4, 2018. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and all 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 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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 August 9, 2024.

Person Representative:
PATRICIA J. STADLER,
26125 Feathersound Drive
Punta Gorda, Florida 33955
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
August 9, 16, 2024 24-00763T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-000829-CP
Division Probate
IN RE: ESTATE OF
SARAH ALICE RYAN
a/k/a SARAH WAKEFIELD RYAN
a/k/a SARAH A. RYAN Deceased.

The administration of the estate of Sarah Alice Ryan a/k/a Sarah Wakefield Ryan a/k/a Sarah A. Ryan, deceased, whose date of death was November 2, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 9, 2024.

Person Representative:
Catherine C. Gammell
P.O. Box 146
Passumpsic, Vermont 05861
Attorney for Personal Representative:
Brett H. Sifrit, Esq.
Attorney for Personal Representative
Florida Bar Number: 105564
Farr Law Firm P.A. 99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
Secondary E-Mail:
mbuckley@farr.com;
probate@farr.com
August 9, 16, 2024 24-00773T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2024-CP-000065
Division: Probate
IN RE: THE ESTATE OF
WILLIAM JAMES BEVERIDGE,
Deceased.

The administration of the estate of William James Beveridge, deceased, whose date of death was May 21, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court 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 de-

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

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

NOTWITHSTANDING THE TIME 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 August 9, 2024.

Person Representative
Colleen Schilinski 12/25/23
8304 Bayside Avenue
Englewood, FL 34224
THE HINSON LAW FIRM, P.A.
/s/ Kathryn E. Stanfill
Matthew H. Hinson, Esq.
Florida Bar No. 94017
Kathryn E. Stanfill, Esq.
Florida Bar No. 1002636
300 West Adams St., Suite 500
Jacksonville, FL 32202
Phone: 904-527-1700
Fax: 904-355-8088
Matt@HinsonLawPA.com
Kathryn@HinsonLawPA.com
Attorney for Personal Representative
August 9, 16, 2024 24-00780T



LV18237_V13

Who benefits from legal notices?

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

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24 CP 000821
IN RE: ESTATE OF
MATTHEW B. PHILPIT
Deceased.

The administration of the estate of MATTHEW B. PHILPIT, deceased, whose date of death was July 4, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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 August 9, 2024.

Person Representative:
ZACKULYN L. PHILPIT
1420 Lemon Bay Drive
Englewood, Florida 34223
Attorney for Personal Representative:
Meghan E. Griffin
Attorney
Florida Bar Number: 1034073
Dunlap & Moran, P.A.
P.O. Box 3948, Suite 300
Sarasota, Florida 34230
Telephone: (941) 366-0115
Fax: (941) 365-4660
E-Mail: jmoran@dunlapmoran.com
Secondary E-Mail:
mgriffin@dunlapmoran.com
August 9, 16, 2024 24-00761T



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

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

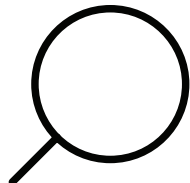


Citizens continue to learn about vital civic matters from newspaper notices.

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

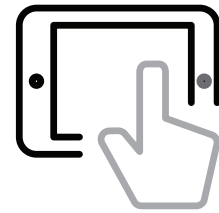
Verifying publication is difficult-to-impossible on the web.

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



Significant numbers of people in rural areas still lack high-speed 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.

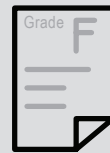


Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

--- SALES ---

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023-33-CA DONNA COLLOVA PLAINTIFF, v. SINGLETON I. SCHAUF, and JOHN DOE TENNANTS DEFENDANTS, NOTICE IS HEREBY GIVEN pursuant to Final Judgment, entered in Civil Case No. 23000033CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Donna Collova, Plaintiff and Singleton I. Schauf, Unknown spouse of Singleton I. Schauf, Cedar Woods II Association, Inc. and John Doe 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 CHAPTER 45 FLORIDA STATUTES at 11:00 a.m. on September 4, 2024, the following described property as set forth in said Final Judgment, to-wit: Unit 1100F, Cedar Woods II, Phase 9, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1078, Page 1347, and amendments thereto, and as per plat thereof recorded in Condominium Book 9, Pages 35-35D, and amendments thereto, in the Public Records of Charlotte County, Florida Property Address: 22441 Westchester Blvd, Unit 1100F, Port

Charlotte, FL 33980 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 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: 08/01/2024 Roger D. Eaton CLERK OF THE CIRCUIT COURT Charlotte County, Florida (SEAL) B. Lackey DEPUTY CLERK OF COURT Submitted by: ATTORNEY FOR PLAINTIFF KASSEBAUM AND BASILE, P.A. 150 W. FLAGLER STREET, SUITE 1600 MIAMI, FL 33130 (305) 445-2985 (754) 400-6113 August 9, 16, 2024 24-00764T

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION Case No. 2023-CA-002400 SPECIALIZED LOAN SERVICING LLC Plaintiff, vs. SOPHIA H. WONDERGEM A/K/A SOPHIA WONDERGEM FKA SOPHIA H. KIRKLAND, UNKNOWN SPOUSE OF SOPHIA H. WONDERGEM A/K/A SOPHIA WONDERGEM FKA SOPHIA H. KIRKLAND, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 3, 2024, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as: LOT 25 AND THE EAST 8 FEET OF LOT 24, AND ALL OF LOTS 26 AND 27, MARIAN TERRACE SUBDIVISION OF BLOCK 17 SOLANA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 1, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. and commonly known as: 2027 MARK AVE, PUNTA GORDA, FL 33950; including the building, appurtenances, and fixtures located therein, at public

sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on October 2, 2024 at 11:00 A.M. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 08/06/2024. Clerk of the Circuit Court Roger D. Eaton By: (Seal) B. Lackey Deputy Clerk Laura E. Noyes (813) 229-0900 x1515 Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 328202/2321646/CMP August 9, 16, 2024 24-00777T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 234553CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. MARIA CLAUDIA NARANJO; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, through, under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF MARIA CLAUDIA NARANJO, Defendants. NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Friday, September 27, 2024, at 11:00 a.m. at www.charlotte.realforeclose.com, in

accordance with Chapter 45 Florida Statutes, the following-described real property: Lot 25, Block 2342, Port Charlotte Subdivision, Section Thirty-Eight, a subdivision according to the map or plat thereof, as recorded in Plat Book 5, Page 42A, of the Public Records of Charlotte County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2023-004553-CA, New Vista Properties, Inc., v. Maria Claudia Naranjo. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated 08/06/2024 ROGER D. EATON, Clerk By: (SEAL) B. Lackey Deputy Clerk Albert J. Tiseo, Jr., Esq., 701 JC Center Court, Suite 3, Port Charlotte, FL 33954 August 9, 16, 2024 24-00778T

FIRST INSERTION

SECOND AMENDED NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2023CA003433 SUSAN J. LYONS Plaintiff, vs. E-DEVELOPMENT GROUP CORP. & CUEVAS, GARCIA & TORRES, P.A. Defendant. NOTICE is hereby given pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered in the above noted case that the following property will be sold in Charlotte County, Florida by the Charlotte County Clerk, described as: Lot 32, Block 4273, PORT CHARLOTTE SUBDIVISION, Section Fifty-Eight, according to the Plat thereof recorded in Plat Book 5, Pages 72A-72J, of the Public Records of Charlotte County, Florida, commonly known as 14074 Whittier Lane, Port Charlotte, Florida 33981 together with the fixtures therein and located thereon At public sale, to the highest and best bidder for cash, via the internet at www.charlotte.realforeclose.com, at 11:00 a.m. on the 23rd day of September, 2024. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be by ACH, wire transfer, cash, cashier's check, or money order payable to

the Clerk of the Circuit Court. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this court this 08/06/2024. ROGER D EATON Clerk of the Circuit Court By: (SEAL) B. Lackey Deputy Clerk Michael T. Hankin: mhankin@sarasotalawfirm.com & hjorgenson@sarasotalawfirm.com Hankin & Hankin 100 Wallace Avenue, Suite 100 Sarasota, FL 34237 Florida Bar No. 0696961 Attorney For Plaintiff August 9, 16, 2024 24-00783T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24000297CA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. STEPHANIE ANNE MILLER AND SHANNON ELAINE JONES, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 25, 2024, and entered in 24000297CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and STEPHANIE ANNE MILLER; SHANNON ELAINE JONES; UNKNOWN SPOUSE OF SHANNON ELAINE JONES are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on August 26, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 7, BLOCK 93, PORT CHARLOTTE SUBDIVISION, SECTION 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 7A THROUGH 7F, INCLUSIVE, IN THE PUBLIC

RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 177 DOWLING AVE NE, PORT CHARLOTTE, FL 33952 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 07/31/2024. ROGER D. EATON As Clerk of the Court By: (SEAL) Deni Gerace As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-160204 - MaM August 9, 16, 2024 24-00766T

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case #: 23001262CA New Residential Mortgage Loan Trust 2016-3 Plaintiff, vs.- Edward J. Feehan, Jr. a/k/a Edward Feehan; Kimberly L. P. Feehan a/k/a Kimberly Peterson; Asset Acceptance LLC; 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. 23001262CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein New Residential Mortgage Loan Trust 2016-3, Plaintiff and Edward J. Feehan, Jr. a/k/a Edward Feehan 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 CHAPTER 45 FLORIDA STATUTES at 11:00AM on October 16, 2024, the following described property as set forth in said Final Judgment, to-wit: LOT(S) 18, 19 AND 20, BLOCK 1967, PORT CHARLOTTE SUBDIVISION SECTION 60, AS PER PLAT THEREOF RE-

CORDED IN PLAT BOOK 5, PAGE(S) 74A THROUGH 74K, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 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. 08/01/2024 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 August 9, 16, 2024 24-00765T

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 24-CA-1398 MILFORD C. THOMAS, JR., Plaintiff, vs. GOLDOME CREDIT CORPORATION f/k/a COLONIAL FINANCIAL SERVICE, INC., MILFORD C. THOMAS, MELINDA J. THOMAS, and THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARJORIE L. INGHAM, Defendants. TO THE DEFENDANT, ESTATE OF MARJORIE INGHAM. YOU ARE HEREBY NOTIFIED that a Complaint has been filed on behalf of Plaintiff, MILFORD C. THOMAS, JR., and you are required to serve a copy of your written defenses, if any, to it on Erik C. Stocks, Esquire, Plaintiffs' Attorney, of the law firm of Jones, Haber &

Rollings, whose address is 1633 SE 47th Terrace, Cape Coral, Florida 33904 and file the original with the Clerk of this Court on or before 9/10/2024; otherwise the allegation of the Petition will be taken as confessed. This Notice shall be published once a week for four consecutive weeks in Charlotte, Florida. 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: August 5, 2024 ROGER D. EATON Clerk of Circuit Court By: B. Lackey (Seal) Deputy Clerk August 9, 16, 23, 30, 2024 24-00776T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2024 CA 001479 DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2003-3, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2003-3, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF WILLIAM C. CRAWFORD, DECEASED; et al., Defendant(s). TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of William C. Crawford, Deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in CHARLOTTE COUNTY, Florida: LOT 52, GROVELAND SUBDIVISION AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 1 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TOGETHER WITH THE MOBILE HOME [1976 MOBILE HOME VIN # S 0365191AJ

& 0365191BJ, AND TITLE #S 14138566 & 14138567] SITUATED THERE ON WHICH IS AFFIXED TO THE AFOREMENTIONED AND REAL PROPERTY INCORPORATED THEREIN. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before September 11, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated on August 6, 2024 As Clerk of the Court By: (SEAL) B. Lackey As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1221-15701B Ref# 8815 August 9, 16, 2024 24-00782T

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 08/22/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Table with 3 columns: Unit number, Name, and Description of items for sale.

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071. August 2, 9, 2024 24-00740T

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasuries.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale. Property includes the storage unit contents belonging to the following tenants at the following locations: Metro Self Storage 1231 Kings Highway Port Charlotte, FL 33980 The bidding will close on the website StorageTreasuries.com and a high bidder will be selected on August 20th, 2024 at 10AM

Table with 3 columns: Occupant Name, Unit, and Description of Property for the second subsequent insertion.

--- ACTIONS / SALES ---

SECOND INSERTION

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

Case No. 08-2024-CA-000918 BMO BANK N.A. Plaintiff, vs. ROBERT MITCHELL, et al. Defendants.

TO: UNKNOWN TENANTS/OWNERS 1 BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 22338 SEYBURN TERRACE PORT CHARLOTTE, FL 33954

You are notified that an action to foreclose a mortgage on the following property in Charlotte County, Florida: LOT 10, BLOCK 3127, PORT CHARLOTTE SUBDIVISION SECTION FIFTY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 64A THROUGH 64F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

commonly known as 22338 SEYBURN TERRACE, PORT CHARLOTTE, FL 33954 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on William Noriega of Kass Shuler, P.A., plaintiff's

attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before Sept 3, 2024, (or 30 days from the first date of publication, whichever is later) 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.

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: July 29, 2024. CLERK OF THE COURT Honorable Roger D. Eaton 350 E. Marion Avenue Punta Gorda, Florida 33950- By: B. Lackey (COURT SEAL) Deputy Clerk William Noriega of Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 327486/2425249/MTS August 2, 9, 2024 24-00753T

SECOND INSERTION

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

Case No.: 22000806CA WELLS FARGO BANK, N.A., Plaintiff, v. CATHERINE MULLANE, et al., Defendants. ROTONDA WEST ASSOCIATION, INC., Defendant/Cross-Plaintiff, v. CATHERINE MULLANE, et al., Defendants/Cross-Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment dated November 30, 2023 and entered in Case No. 22000806CA of the Circuit Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein ROTONDA WEST ASSOCIATION, INC. is the Defendant/Cross-Plaintiff, and CATHERINE MULLANE and the other above-named defendant parties are the Defendants/Cross-Defendants.

The Clerk shall sell the property at public sale to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m. on Monday, September 9, 2024, the following described property as set forth in said Final Judgment, to wit: Legal Description: Lot 76 and East 1/2 of Lot 75, ROTONDA WEST, PEBBLE BEACH, according to the plat thereof, as recorded in Plat Book 8, Page 13A through 13L, in the Public Records of Charlotte County, Florida.

Parcel Identification Number: 412022402003 Property Address: 5 (and 3E) Mark Twain Lane, Rotonda West, Florida 33947

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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 07/31/2024. ROGER D. EATON Clerk of the Court BY: (Seal) B. Lackey Deputy Clerk

Will W. Sunter, Esq., Farr Law Firm P.A., 99 Nesbit Street, Punta Gorda, FL 33950, 941-505-9980 050120.0009 August 2, 9, 2024 24-00759T

SECOND INSERTION

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

CASE NO: 24000072CC 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 07/29/2024 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 196, Block 30, ROTONDA MEADOWS, as per plat thereof recorded in Plat Book 12, Pages 1-A through 1-Z-18, of the Public Records of Charlotte County, Florida. Commonly known as: 14373 Swordfish Ct., Placidia, FL 33946.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000809CP IN RE: ESTATE OF STEVEN WAYNE BERNOTH Deceased.

The administration of the estate of STEVEN WAYNE BERNOTH, deceased, whose date of death was June 2, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 2, 2024.

Petitioner: JEFFREY BERNOTH C/O TIMOTHY W. GENSMEER, P.A. 2831 RINGLING BLVD. STE 202A SARASOTA, FL 34237

Attorney for Petitioner: TIMOTHY W. GENSMEER, ESQ. TIMOTHY W. GENSMEER, P.A. 2831 RINGLING BLVD. STE 202A SARASOTA, FL 34237 Telephone: 941-952-9377 Florida Bar No. 586242 August 2, 9, 2024 24-00751T

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 08/16/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1991 HOME travel trailer bearing vehicle identification number HMST5960GA and all personal items located inside the travel trailer. Last Tenant: Joseph Anthony DiCostanzo and Riptide Remodeling LLC. Sale to be held at: Harbor Belle MHC, 3701 Baynard Drive, Punta Gorda, Florida 33950, 941-639-2010. August 2, 9, 2024 24-00757T

SECOND INSERTION

Notice of Public Auction for money due on storage units. Auction will be held on August 19, 2024, at 23950 Veterans Blvd Port Charlotte, FL 33954 at or after 8am and will continue until finished. Units are sold to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows. Jeffrey Anderson 4010 \$1,606.60 August 2, 9, 2024 24-00758T

SECOND INSERTION

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

CASE NO. 24001246CA NEWREZ LLC (FKA SPECIALIZED LOAN SERVICING LLC), Plaintiff, vs. MATHEW W FALTER A/K/A MATHEW FALTER, et al., Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE JOSEPH F. DIXON, JR. RECOVERABLE LIVING TRUST AGREEMENT DATED FEBRUARY 26, 1997, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS

ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 8, BLOCK 5, PRAIRIE CREEK PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 33A THROUGH 33S, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written

defenses, if any, to it, on Morgan B Lea, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 9-4-2024 or 30 days from the first publication, otherwise a Judgment 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 Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 30th day of July, 2024 CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: B. Lackey (SEAL) Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 24-09625FL August 2, 9, 2024 24-00748T

FOURTH INSERTION

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

Case Number: 24-000957-CA In Re: The Forfeiture of: \$4,083.00 U.S. Currency, \$9,371.00 U.S. Currency & Glock 19 9mm Claimant: ASH'SHFI SABUR & JOE LAWSON

TO CLAIMANT, JOE LAWSON, 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: \$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 written defenses, if any, to it on WILL W. SUNTER, ESQUIRE, @ FARR LAW

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 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 12 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 001122.0992/ 4883-0425-5183, v. 1 July 19, 26; Aug. 2, 9, 2024 24-00684T

FOURTH INSERTION

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. BARNICLE, 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, ESQUIRE, @ FARR LAW FIRM, P.A., Attorney for Petitioner, whose address 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 this Court at County, Florida, this 25 day of July, 2024. CLERK OF THE CIRCUIT COURT (SEAL) BY: B. Lackey DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-158372 August 2, 9, 2024 24-00736T

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

OFFICIAL COURTHOUSE WEBSITES manateeclerk.com sarasotaclerk.com charlotteclerk.com leeclerk.org collierclerk.com hillsclerk.com pascoclerk.com mypinellasclerk.gov polkcountyclerk.net myorangeclerk.com

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-796-CP
Division Probate
IN RE: ESTATE OF
MARTIN WILLIAM PAPES
Deceased.

The administration of the estate of Martin William Papes, deceased, whose date of death was May 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative:
Marjorie A. Grasso
8030 Bainbrook Dr.
Chagrin Falls, OH 44023

Attorney for Personal Representative:
Jeffrey R. Kuhns,
Florida Bar No. 96026
Forrest G. Miller,
Florida Bar No. 1028360
KUHNS LAW FIRM, PLLC
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
Telephone: (941) 205-8000
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Secondary E-Mail:
forrest@kuhnslawfirm.com
August 2, 9, 2024 24-00735T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000601CP
Division Probate
IN RE: ESTATE OF
DEAN MERRILL LAUX
Deceased.

The administration of the estate of Dean Merrill Laux, deceased, whose date of death was March 26, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 2nd, 2024.

Personal Representative:
Miryam Lanx
8561 Amberjack Circle,
Bldg C2, Unit 201
Englewood, Florida 34224

Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 0154551
Dunkin & Shirley P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
August 2, 9, 2024 24-00756T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-698 CP
Division Probate
IN RE: ESTATE OF
BARBARA T. LYNCH,
Deceased.

The administration of the estate of Barbara T. Lynch, deceased, whose date of death was February 16, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Street, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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 August 2, 2024.

Personal Representative:
Patrick Lynch
15800 Water Oak Court
Punta Gorda, FL 33982

Attorney for Personal Representative:
Pamela D. Keller, Esquire
Attorney for Personal Representative
Florida Bar Number: 082627
Keller Law Office, P.A.
201 W. Marion Ave., Suite 1209
Punta Gorda, Florida 33950
Telephone: (941) 505-2555
Fax: (941) 505-2355
E-Mail: Administrator@kellerlaw.biz
August 2, 9, 2024 24-00745T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000783
IN RE: ESTATE OF
MARY E. JENNINGS,
Deceased.

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

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

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

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

NOTWITHSTANDING THE TIME 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 August 2, 2024.

MARK JENNINGS
Personal Representative
25426 Rampart Blvd.
Punta Gorda, FL 33983

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
August 2, 9, 2024 24-00739T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY FLORIDA
PROBATE DIVISION
File No. 2024-000238-CP
IN RE: ESTATE OF
LOUIS ORTENZIO FOLINO
Deceased.

The administration of the estate of Louis Ortenzio Folino, deceased, whose date of death was October 31, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 August 2, 2024.

Personal Representative:
Louis Scott Folino
2030 Via Venice
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
August 2, 9, 2024 24-00742T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY FLORIDA
PROBATE DIVISION
File No. 24-789CP
IN RE: ESTATE OF
LAWRENCE EDWIN SCHAUDER,
Deceased.

The administration of the estate of LAWRENCE EDWIN SCHAUDER, deceased, whose date of death was April 12, 2024 is pending in the Circuit Court of CHARLOTTE County Florida Probate Division the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative:
Amy E. Mooney,
1001 Cimarron Drive,
Punta Gorda, FL 33950.

Attorney for Personal Representative:
Sarah M. Howell, Esq.,
FL Bar No. 084738,
22226 Westchester Blvd,
Port Charlotte, FL 33952
tel 941-445-6017,
fax 941625-2504.
August 2, 9, 2024 24-00734T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000800
IN RE: ESTATE OF
STEPHEN MARK SESTILIO A/K/A
STEPHEN SESTILIO
Deceased.

The administration of the estate of Stephen Mark Sestilio A/K/A Stephen Sestilio, deceased, whose date of death was December 15, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 August 2, 2024.

Personal Representative:
Debora Macri Sestilio
1042 Harbour Green Road
Punta Gorda, Florida 33983

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
August 2, 9, 2024 24-00752T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2400079CP
IN RE: ESTATE OF
PATRICIA SURKALO AKA
PATRICIA MARIE SURKALO AKA
PATRICIA MARIE
SURKALO-WILSON
Deceased.

The administration of the estate of Patricia Surkalo aka Patricia Marie Surkalo aka Patricia Marie Surkalo-Wilson, deceased, whose date of death was May 13, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Ave. Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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 08/02/2024.

Personal Representative:
Michael G. Surkalo
7112 S. Cherry Street
Centennial, Colorado 80122

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
August 2, 9, 2024 24-00741T

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT, IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 23001959CA
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF, VS.
ANN MARIE FIGIEL ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 29th day of July, 2024, and entered in Case No. 23001959CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and FOUNDATION FINANCE COMPANY LLC and ANN MARIE FIGIEL are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 A.M. on the 27th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 301, PORT CHARLOTTE SUBDIVISION SECTION EIGHT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 16A 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

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

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

Dated this day of 07/31/2024.
Roger D. Eaton
Clerk of The Circuit Court
By: (SEAL) B. Lackey
Deputy Clerk

Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
23FL373-0268
August 2, 9, 2024 24-00755T

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR
CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 24001225CA
MSR ASSET VEHICLE LLC,
Plaintiff, vs.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
PAUL L. BREAUULT SR A/K/A PAUL
L. BREAUULT, DECEASED, et. al.

Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAUL L. BREAUULT SR A/K/A PAUL L. BREAUULT, 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.

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

LOT 7, BLOCK 2779, PORT CHARLOTTE SUBDIVISION, SECTION 33, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 35A TO 35F OF THE

PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 9/3/2024/ (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.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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

WITNESS my hand and the seal of this Court at County, Florida, this 29 day of July, 2024

CLERK OF THE CIRCUIT COURT
BY: B. Lackey (SEAL)
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-198641
August 2, 9, 2024 24-00747T