

# CHARLOTTE COUNTY LEGAL NOTICES

## --- PUBLIC SALES ---

### FIRST INSERTION

#### NOTICE OF CUSTOMER SERVICE HEARINGS AND TECHNICAL HEARING TO CUSTOMERS OF SUNSHINE WATER SERVICES COMPANY AND ALL OTHER INTERESTED PERSONS DOCKET NO. 20240068-WS

APPLICATION FOR INCREASE IN WATER AND WASTEWATER RATES IN CHARLOTTE, HIGHLANDS, LAKE, LEE, MARION, ORANGE, PASCO, PINELLAS, POLK AND SEMINOLE COUNTIES BY SUNSHINE WATER SERVICES COMPANY  
ISSUED: September 13, 2024

NOTICE is hereby given that the Florida Public Service Commission ("Commission") will hold virtual and in-person customer service hearings, and an in-person technical hearing in the above docket on the application for increase in water and wastewater rates in Charlotte, Highlands, Lake, Lee, Marion, Orange, Pasco, Pinellas, Polk and Seminole Counties by Sunshine Water Services Company ("Utility"). The hearings will commence at the times and dates shown below.

**COMPANY OVERVIEW - SUNSHINE WATER SERVICES COMPANY**  
Clean water service delivered to your home is critical to your family and we are happy to have been granted the license to serve your territory.

While we understand this is a challenging time, we are committed to delivering quality service to you, our customer. At this time, we are requesting an increase in rates to enable us to continue delivering safe, clean water to you.

We have filed a request (Docket No. 20240068-WS) with the Florida Public Service Commission (Commission) requesting a future increase in our water and wastewater rates that would likely take effect in mid-2025.

If approved as filed, the rate increase will vary by customer depending upon usage. We expect typical residential customers with monthly consumption of 5,000 gallons to see an increase of about \$5.43 on water and \$10.05 on wastewater on their monthly bills.

The Utility has invested significantly in infrastructure, technology, customer service, and operations to ensure safety and reliability. However, since that time, the combination of necessary infrastructure investment, cost of construction, evolving customer expectations, advances in technology, changes in regulations, and increased operations requirements now causes us to seek rate relief.

#### CUSTOMER SERVICE HEARING - PURPOSE AND PROCEDURE

The purpose of the customer service hearings is to give customers and other interested persons an opportunity to offer comments regarding the quality of service the utility provides and the proposed rate increase. All witnesses shall be subject to cross examination at the conclusion of their testimony.

This Commission has scheduled both in-person and virtual customer service hearings. Commissioners will attend and participate during the service hearings.

Following are the Commission's scheduled virtual customer service hearings and instructions for speaker registration:  
October 8, 2024 at 11:00 am  
October 10, 2024 at 2:00 pm

Customers may register to speak at the virtual service hearings in one of the following ways: (1) register using the FPSC's online registration form, which will be available at [www.FloridaPSC.com](http://www.FloridaPSC.com), under the "Hot Topics" heading, (2) call the FPSC at (850) 413-7080 or (3) email [speakersignup@psc.state.fl.us](mailto:speakersignup@psc.state.fl.us). Online registration for the virtual service hearings will open on September 23, 2024 at 9:00 a.m., and close at noon two business days prior to each customer service hearing.

Please note that the order in which customers will speak is based on the order in which they register. If you have questions about the sign-up process, please call (850) 413-7080.

One day prior to the service hearings customers who signed up to speak at one of the virtual service hearings will be provided further instructions from FPSC staff on how to participate.

Following are the Commission's scheduled in-person customer service hearings and procedures:

October 9, 2024 at 10:00 am  
Eustis Community Center  
601 Northshore Drive  
Eustis, FL 32726  
October 9, 2024 at 6:00 pm

## --- ESTATE ---

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-929-CP IN RE: ESTATE OF ARY ALAN ROSE a/k/a GARY ROSE Deceased.

The administration of the estate of Gary Alan Rose a/k/a Gary Rose, deceased, whose date of death was June 6, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal

representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is September 13, 2024.

#### Personal Representative:

Frances E. Rose

820 Holly Dr.  
Prince Frederick, Maryland  
20678-3622

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](mailto:jeff@kuhnslawfirm.com)

Secondary E-Mail:  
[forrest@kuhnslawfirm.com](mailto:forrest@kuhnslawfirm.com)

Sept. 13, 20, 2024

24-00879T

## --- 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, GRANTEEES,

ASSIGNS, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARJORIE L. INGHAM.  
Defendants.  
TO THE DEFENDANT, GOLDOME CREDIT CORPORATION f/k/a COLONIAL FINANCIAL SERVICE, INC.

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 10/16/2024; otherwise the allegations 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: September 10, 2024

ROGER D. EATON  
Clerk of Circuit Court  
By: B. Lacey (Seal)  
Deputy Clerk

Sept. 13, 20, 27; Oct. 4, 2024

24-00898T

### FIRST INSERTION

#### NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE

Prepared by: Thomas L Avrutis, Esquire Return to: John Cunningham Asset Recovery Services 3671 Webber Street, #36 Sarasota, FL 34232  
RE: SEA OATS BEACH CLUB CONDOMINIUM ASSOCIATION, INC.  
CHARLOTTE County, Florida

**Non-Judicial Timeshare foreclosure process**  
NOTICE IS HEREBY GIVEN that pursuant to an action for non-judicial foreclosure of timeshare units on the Claim of Lien, which is dated February 7, 2023 and recorded February 13, 2024, in the Public Records of Charlotte County, Florida as Instrument Number 3369487, I will sell, to the highest and best bidder for cash, at SEA OATS BEACH CLUB's Manager's Office, 1720 Gulf Boulevard, Englewood, FL 34223 on the 18th day of SEPTEMBER, 2024, at 11:00 a.m., the following described real property located in Charlotte County, Florida, to-wit:

Week Numbers in Units as set forth below in SEA OATS BEACH CLUB, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 691, Page 452, of the Public Records of Charlotte County, Florida and all amendments thereto.

Unit Number:	Week Number:	Unit Number:	Week Number:
101	47	103	32, 46
104	46	105	01, 20, 47
107	10, 26	108	23, 47
109	27	112	31
113	28, 29, 47	201	32
202	04	203	34, 39
204	20, 23	206	32
209	37, 38	210	33, 42
212	20, 27		

TO: Owner(s) Address  
Unit /Week Number(s) Amount due:

Erin Mitchell

3504 Hildon Circle

Chamblee, GA 30341

101/47

\$802.00 with a per diem amount of \$0.40 from October 2, 2023

Gary D Marler and Frances A Marler

511 Tabebuia Tree

Punta Gorda, FL 33955

103/32

\$1,177.00 with a per diem amount of \$0.58 from October 2, 2023

Kelly T Kirkbride and Kevin A Kirkbride

13 Somerset Place

Collinsville, IL 62234

103/46

\$1,177.00 with a per diem amount of \$0.58 from October 2, 2023

David J Itrich and Annette J Itrich

P.O. Box 187

Marine City, MI 48039

104/46

\$1,177.00 with a per diem amount of \$0.58 from October 2, 2023

Henry Monahan and Bonnie M Monahan

1184 Sparkleberry Drive

Fort Myers, FL 33913

105/01

\$1,177.00 with a per diem amount of \$0.58 from October 2, 2023

John A Mulligan and Cathy D Mulligan

6637 Castle Brook Way

Ocean Isles Beach, NC 28496

105/20

\$1,772.13 with a per diem amount of \$0.88 from October 2, 2023

Todd D Dunlap and Emily D Dunlap

2190 Highland Gate Drive

Cumming, GA 30040

105/47

\$1,202.00 with a per diem amount of \$0.60 from October 2, 2023

Richard W Bastien and Mary Ann Bastien

1002 Mineral Springs Road RR #3

Dundas, ON L9H 5E3 Canada

107/10

\$1,152.00 with a per diem amount of \$0.57 from October 2, 2023

Germaine Manthey

3251 White Ibis Circle, Apt A1

Punta Gorda, FL 33950

107/26

\$1,404.75 with a per diem amount of \$0.70 from October 2, 2023

McGinnis Enterprises, Inc

P.O. Box 510125

Punta Gorda, FL 33951-0125

108/23

\$1,202.00 with a per diem amount of \$0.60 from October 2, 2023

Mark Haddeman and Brittani Haddeman

6710 Lancaster Circle

Cumming, GA 30040

108/47

\$583.63 with a per diem amount of \$0.29 from October 2, 2023

Thomas D Bryan and Beatrice R Bryan

P.O. Box 205

Nocatee, FL 34266

109/27

\$1,077.00 with a per diem amount of \$0.54 from October 2, 2023

James B Thompson and Patricia J Thompson

73 Maizefield Drive

Shippensburg, PA 17254

112/31

\$2,493.50 with a per diem amount of \$1.23 from October 2, 2023

Adela Gargour Diab f/k/a Adela Alenby Gargour and Edward Alfred Diab

24 Route De Sauvigny

1290 Versoix

Geneva 1290 Switzerland

113/38

\$968.00 with a per diem amount of \$0.48 from October 2, 2023

113/29

\$1,165.25 with a per diem amount of \$0.58 from October 2, 2023

Timothy W Mitchell and Claudia A Mitchell

124 Cape View

Eatonton, GA 31024-5047

113/47

\$1,177.00 with a per diem amount of \$0.58 from October 2, 2023

Steven M Patch and Jane Anne Patch

3916 Pasadena Drive

Lafayette, IN 47905

201/32

\$1,177.00 with a per diem amount of \$0.58 from October 2, 2023

Julia De Pianta f/k/a Julia Welch and Michael De Pianta

6849 Palomino Drive

Lakeland, FL 33811

202/04

\$1,735.00 with a per diem amount of \$0.86 from October 2, 2023

David Anderson and Susan Anderson

77-3 1/2 Avenue

Clear Lake, WI 54005

203/34

\$1,610.50 with a per diem amount of \$0.80 from October 2, 2023

George Burger and Lois Burger

46 Sportsman Circle

Rotonda West, FL 33947

203/39

\$1,177.00 with a per diem amount of \$0.58 from October 2, 2023

Joseph Sardina

68 Morningstar Court

Amherst, NY 14221

204/20

\$1,548.75 with a per diem amount of \$0.77 from October 2, 2023

Danny R Stephenson and Melodee Stephenson

1005 Wheeler

Lehigh Acres, FL 33936

204/33

\$1,735.00 with a per diem amount of \$0.86 from October 2, 2023

Jack L Clark and Juanita P Clark

1302 Stenstrom Road

Wauchula, FL 33873

206/32

\$1,735.00 with a per diem amount of \$0.86 from October 2, 2023

Lennox S Davies

766 Rock Hill Avenue

Kettering, OH 45429

209/37

\$1,735.00 with a per diem amount of \$0.86 from October 2, 2023

Vincent E Wahl and Grace M Wahl, Trustees of the Grace M Wahl, Trustee

Wahl Family Revocable Trust

Dated December 8, 1998

23052 August Avenue

Port Charlotte, FL 33954

212/20

\$1,735.00 with a per diem amount of \$0.86 from October 2, 2023

Bill Kearns and Susan Kearns

Whereabouts are Unknown

212/27

\$1,202.00 with a per diem amount of \$0.59 from October 2, 2023

The assessment lien created by the Claim of Lien was properly created and authorized pursuant to the timeshare instrument and applicable Law, and the amounts secured by said liens are as set above.

You may cure the default at any time prior to the public auction by paying the amount due, as set forth in this notice to the undersigned Trustee at the address set forth below.

THIS NOTICE OF PUBLIC AUCTION/SALE is dated this 21st day of AUGUST, 2024.

THOMAS LAVRUTIS

THOMAS LAVRUTIS, AS TRUSTEE FOR SEA OATS BEACH CLUB CONDOMINIUM ASSOCIATION, INC

201 Fletcher Avenue,

Second Floor

Sarasota, FL 34237



--- ESTATE ---

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 CHARLOTTE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 24-932-CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**ALAN D. FORTUNATO, Deceased.**  
 The administration of the estate of Alan D. Fortunato, deceased, whose date of death was April 27, 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 September 13, 2024.  
**Personal Representative:**  
**Diane Fortunato**  
 2412 Quirt Lane  
 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  
 Sept. 13, 20, 2024 24-00895T

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 CHARLOTTE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 24000943CP**  
**IN RE: ESTATE OF**  
**SANDRA MARIE HANDYSIDE**  
**Deceased.**  
 The administration of the estate of SANDRA MARIE HANDYSIDE, deceased, whose date of death was March 31, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with the court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 732.221.  
 The date of first publication of this notice is September 13, 2024.  
**Personal Representative:**  
**GEORGE BRICE HANDYSIDE**  
 2100 Kings Highway, Lot 439  
 Port Charlotte, Florida 33980  
 Attorney for Personal Representative:  
 Rodolfo Suarez, Jr. Esq., Attorney  
 Florida Bar Number: 013201  
 9100 South Dadeland Blvd, Suite 1620  
 Miami, Florida 33156  
 Telephone: (305) 448-4244  
 Fax: (305) 448-4211  
 E-Mail: rudy@suarezlawyers.com  
 Secondary E-Mail:  
 eservice@suarezlawyers.com  
 Sept. 13, 20, 2024 24-00878T

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 CHARLOTTE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 24-000931CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**HARVEY R. ELLIOTT,**  
**Deceased.**  
 The administration of the estate of HARVEY R. ELLIOTT, deceased, whose date of death was April 5, 2024, and the last four digits of whose social security number is 8921, 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 September 13, 2024.  
**Personal Representative:**  
**Donna M. Elliott**  
 144 Cousley Drive SE  
 Port Charlotte, FL 33952  
 Attorney for Personal Representative:  
 Ariana R. Fileman  
 Florida Bar No. 0990612  
 Fileman Law Firm, P.A.  
 201 W. Marion Ave., Suite 1208  
 Punta Gorda, FL 33950  
 Telephone: 941-833-5560  
 Email address:  
 afileman@filemanlaw.com  
 Sept. 13, 20, 2024 24-00891T

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 (Summary Administration)  
 IN THE CIRCUIT COURT FOR  
 CHARLOTTE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 24000955CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**BARBARA J. COOPER, 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 J. COOPER, deceased, File Number 24000955CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was May 7, 2024; that the total value of the estate is \$3,108.45 and that the names and addresses of those to whom it has been assigned by such order are:  
 Name Address  
 James Cooper 303 Hanover Arms Ct., Winston Salem, NC 27104  
 Vickie Read a/k/a Vicki Read 6757 Ketona Rd., North Port, FL 34287  
 Steven Cooper 176 Highland Dr., Leesburg, FL 34788  
 John Cooper 5025 Quan Dr., Unit 1, Jacksonville, FL 32205  
 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 September 13, 2024.  
**Personal Giving Notice:**  
**Vickie Read**  
 6757 Ketona Rd.  
 North Port, FL 34287  
 Attorney for Person Giving Notice:  
 Ariana R. Fileman, Esq.  
 Florida Bar No. 0990612  
 Fileman Law Firm, P.A.  
 201 W. Marion Ave., Suite 1208  
 Punta Gorda, FL 33950  
 Tel. (941) 833-5560  
 Sept. 13, 20, 2024 24-00896T

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 CHARLOTTE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 24-000952-CP**  
**Division: PROBATE**  
**IN RE: ESTATE OF**  
**JANE ELLEN PARKYN,**  
**A/K/A JANE PARKYN, Deceased.**  
 The administration of the estate of Jane Ellen Parkyn, a/k/a Jane Parkyn, deceased, whose date of death was July 30, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 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. 732.221, 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 September 13, 2024.  
**Personal Representative:**  
**Bobbi Jane Huerta**  
 186 Forrest Avenue NW  
 Port Charlotte, FL 33952  
 Attorney for Personal Representative:  
 Cheyenne R. Young  
 Florida Bar Number: 0515299  
 WOTITZKY, WOTITZKY,  
 ROSS & YOUNG, P.A.  
 1107 W. Marion Avenue, Unit #111  
 Punta Gorda, FL 33950  
 Telephone: (941) 639-2171  
 Fax: (941) 639-8617  
 E-Mail: cyoung@wotitzkylaw.com  
 Secondary E-Mail:  
 jackie@wotitzkylaw.com  
 Sept. 13, 20, 2024 24-00897T

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 CHARLOTTE COUNTY,  
 FLORIDA  
 PROBATE DIVISION  
**File No. 24-757-CP**  
**Division: Probate**  
**IN RE: ESTATE OF**  
**DEBORAH ADAIR STEWART**  
**a/k/a D. ADAIR BECKETT**  
**Deceased.**  
 The administration of the estate of DEBORAH ADAIR STEWART a/k/a D. ADAIR BECKETT, deceased, whose date of death was April 22, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion 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.  
 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. 732.221, 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 September 13, 2024.  
**Personal Representative:**  
**ELAINE E. KINNEY, Deceased.**  
 The administration of the estate of ELAINE E. KINNEY, deceased, whose date of death was July 31, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948. The names and addresses of the personal representatives 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. 732.221, 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 September 13, 2024.  
**Personal Representative:**  
**MARY ANN MOWERY**  
 3421 Allendale Drive Holiday, FL 34691  
**Personal Representative:**

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 CHARLOTTE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 24-963-CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**ROBERT NORMAN REYNOLDS**  
**(a/k/a Robert N. Reynolds) Deceased.**  
 The administration of the estate of ROBERT NORMAN REYNOLDS a/k/a Robert N. Reynolds, deceased, whose date of death was July 9, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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. 732.221, 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 September 13, 2024.  
**Personal Representative:**  
**MELISSA FRANKLIN**  
 589 Reading Street NW  
 Port Charlotte, Florida 33952  
 Attorney for Personal Representative:  
 NICOLE S. PEET, Attorney  
 Florida Bar Number: 1025612  
 FARR LAW FIRM P.A.  
 237 Nokomis Avenue South  
 Venice, FL 34285  
 Telephone: (941) 488-7751  
 Fax: (941) 497-7636  
 E-Mail: npeet@farr.com  
 Secondary E-Mail: tweiss@farr.com  
 Sept. 13, 20, 2024 24-00885T

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 CHARLOTTE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 24000909CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**DONALD J. FREITAS**  
**Deceased.**  
 The administration of the estate of Donald J. Freitas, deceased, whose date of death was May 20, 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 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 September 13, 2024.  
**Personal Representative:**  
**Anita Nichols**  
**c/o Ledbetter Law Group**  
 229 Pensacola Rd.  
 Venice, FL 34285

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 (summary administration)  
 IN THE CIRCUIT COURT FOR  
 CHARLOTTE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 24000570CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**Mary Ellen Fanstill,**  
**Deceased.**  
 TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
 You are hereby notified that an Order of Summary Administration has been entered in the estate of Mary Ellen Fanstill, deceased, File Number 24000570CP; by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was February 6, 2024; that the total value of the estate is \$25,574.71 and that the names and addresses of those to whom it has been assigned by such order are:  
 Name Address  
 Creditors: NONE  
 Beneficiaries: Mark William Fanstill 3355 Osprey Lane Port Charlotte, FL 33948  
 Ellen Joy Diomedes 3300 Loveland Blvd., #3104 Port Charlotte, FL 33980  
 David Wayne Fanstill 610 Hartford Avenue NW Port Charlotte, FL 33952  
 Daniel Thomas Fanstill 25354 Palsade Road Port Charlotte, FL 33983  
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
 All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this Notice is September 13, 2024.  
**Personal Giving Notice:**  
**/s/Mark William Fanstill**  
**Mark William Fanstill**  
**Personal Representative**  
 3355 Osprey Lane  
 Port Charlotte, FL 33953  
 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  
 Sept. 13, 20, 2024 24-00888T

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 CHARLOTTE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 24-927-CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JEANETTE DARLENE HANCOCK**  
**Deceased.**  
 The administration of the estate of JEANETTE DARLENE HANCOCK, deceased, whose date of death was February 5, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 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 732.221.  
 The date of first publication of this notice is September 13, 2024.  
**Personal Representative:**  
**CAYSEN TYLER GOBLE**  
 3224 Seabrook Way  
 White Pines, Tennessee 34890  
 Attorney for Personal Representative:  
 NICOLE S. PEET  
 Attorney  
 Florida Bar Number: 1025612  
 FARR LAW FIRM P.A.  
 237 Nokomis Avenue South  
 Venice, FL 34285  
 Telephone: (941) 488-7751  
 Fax: (941) 497-7636  
 E-Mail: npeet@farr.com  
 Secondary E-Mail: tweiss@farr.com  
 Sept. 13, 20, 2024 24-00892T

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 CHARLOTTE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 24-00897-CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**ALAN D. FORTUNATO, Deceased.**  
 The administration of the estate of ALAN D. FORTUNATO, deceased, whose date of death was April 27, 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 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 September 13, 2024.  
**Personal Representative:**  
**Diane Fortunato**  
 2412 Quirt Lane  
 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  
 Sept. 13, 20, 2024 24-00895T

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 CHARLOTTE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 24-00897-CP**  
**Division Probate**  
**IN RE: ESTATE OF**  
**ALAN D. FORTUNATO, Deceased.**  
 The administration of the estate of ALAN D. FORTUNATO, deceased, whose date of death was April 27, 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 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 September 13, 2024.  
**Personal Representative:**  
**Diane Fortunato**  
 2412 Quirt Lane  
 Punta Gorda, Florida 33982  
 Attorney for Personal Representative:  
 Pamela D. Keller, Esq.  
 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  
 Sept. 13, 20, 2024 24-00895T



## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

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

**CASE NO.: 23003459CA**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR THE SG ALTERNATIVE TRUST 2022-RTL2,**  
**Plaintiff, vs.**

**BLUE INTERNATIONAL GROUP, LLC; LUCRECIA M. DELMONTE; LMD GROUP INVESTMENTS CORP.**

**Defendant(s).**  
NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated September 6, 2024 and Amended Summary Final Judgment dated September 10, 2024; entered in Case No. 23003459CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee for the SG Alternative Trust 2022-RTL2, is Plaintiff Blue International Group, LLC; Lucrecia M. Delmonte; LMD Group Investments Corp., are Defendants, the Office of the Clerk, Charlotte County Clerk of the Court will sell via online auction at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) at 11:00 a.m. on the 23rd day of October, 2024, the following described property as set forth in said Final Judgment, to wit:

A PARCEL OF LAND LYING IN A PART OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STATION 80+00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SECTION NO. 01560-2601, SHEET NO. 5, OF STATE ROAD NO. S-776 (HARBOR VIEW ROAD,

80 FEET R/W) FOR A POINT OF BEGINNING; SAID POINT ALSO BEING A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID R/W; THENCE SOUTH 35 DEGREES 46 MINUTES 45 SECONDS EAST, ALONG SAID R/W CHANGE, 5.00 FEET TO A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT; THENCE SOUTH 54 DEGREES 13 MINUTES 15 SECONDS WEST, ALONG THE SOUTHERLY R/W LINE OF SAID R/W 21.21 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 354, PAGES 278 AND 279, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE SOUTH 25 DEGREES 16 MINUTES 03 SECONDS EAST, ALONG THE CENTER OF HEDGE ROW, 230 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE MEAN HIGH WATER LINE OF CHARLOTTE HARBOR (PEACH RIVER); THENCE EASTERLY ALONG THE SHORELINE OF SAID CHARLOTTE HARBOR, 115 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 405, PAGE 659, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE NORTH 2 DEGREES 55 MINUTES 45 SECONDS EAST, 88 FEET, MORE OR LESS, TO AN OLD IRON PIPE, SAID PIPE BEING THE POINT OF BEGINNING OF THOSE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 405, PAGE 659; THENCE CONTINUE NORTH 2 DEGREES 55 MINUTES 45 SECONDS EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, 257.47 FEET

TO THE NEW SOUTHEAST-ERLY R/W LINE OF HARBOR VIEW ROAD (80 FEET R/W); THENCE SOUTH 54 DEGREES 13 MINUTES 15 SECONDS WEST, ALONG SAID R/W LINE, 250.34 FEET TO THE POINT OF BEGINNING.  
LESS AND EXCEPT A PARCEL OF LAND LYING IN A PART OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STATION 80 00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SECTION NO. 01560-2601, SHEET NO. 5, OF STATE ROAD NO. S-776 (HARBOR VIEW ROAD, 80 FEET R/W) FOR A POINT OF BEGINNING ; SAID POINT ALSO BEING A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID R/W; THENCE NORTH 54 DEGREES 08 MINUTES 09 SECONDS EAST ALONG THE SOUTHERLY R/W LINE OF HARBORVIEW ROAD, A DISTANCE OF 73.00 FEET. THENCE SOUTH 19 DEGREES 31 MINUTES 00 SECONDS EAST A DISTANCE OF 102.47 FEET. THENCE SOUTH 54 DEGREES 14 MINUTES 19 SECONDS EAST A DISTANCE OF 29.61 FEET. THENCE SOUTH 22 DEGREES 04 MINUTES 08 SECONDS EAST A DISTANCE OF 42.20 FEET. THENCE SOUTH 12 DEGREES 29 MINUTES 29 SECONDS EAST A DISTANCE OF 82.61 FEET. THENCE SOUTH 77 DEGREES 41 MINUTES 20 SECONDS WEST A DISTANCE OF 86.68 FEET. THENCE NORTH 22 DEGREES 32 MINUTES 37 SECONDS WEST A

DISTANCE OF 209.91 FEE TO THE SOUTHERLY R/W LINE OF SAID HARBORVIEW ROAD. THENCE NORTH 56 DEGREES 16 MINUTES 58 SECONDS EAST ALONG SAID SOUTHERLY R/W LINE A DISTANCE OF 20.24 FEET. THENCE NORTH 33 DEGREES 12 MINUTES 47 SECONDS WEST A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING.  
Property Address: 24167 Harborview Road, Port Charlotte, Florida 33980

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds 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: 09/11/2024

Roger D. Eaton  
As Clerk of said Court  
By: (SEAL) B. Lackey  
As Deputy Clerk

McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email:  
FLpleadings@mwc-law.com  
File No: 23-400084  
Sept. 13, 20, 2024 24-00902T

## FIRST INSERTION

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

**CASE NO.: 24000238CC**  
**ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation,**  
**Plaintiff, v.**  
**SRN LAND HOLDINGS, LLC a New York Limited Liability Company,**  
**Defendant.**

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 08/28/2024 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 12, Block 63, ROTONDA MEADOWS, a Subdivision according to the Plat thereof as recorded in Plat Book 10, Pages 15A through 15Z18, Public Records of Charlotte County, Florida

Commonly known as: 3 Dogwood Ter., Placida, FL 33946

There will be an online sale at [www.charlotte.realforeclose.com](http://www.charlotte.realforeclose.com) October 14, 2024 beginning at 11:00 AM., in accordance with Chapter 45, Florida Statutes.

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

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

DATED this day of 09/06/2024.

By: (SEAL) B. Lackey  
Roger D. Eaton, Clerk of Court  
Sept. 13, 20, 2024 24-00886T

## FIRST INSERTION

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

**CASE NO. 24001332CA**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, vs.**

**WILLIAM EDWARD EGAN AND DORALEIGH LAUSH EGAN, et. al.**  
**Defendant(s).**

TO: WILLIAM EDWARD EGAN, DORALEIGH LAUSH EGAN, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 116, BLOCK 7, ROTONDA SANDS, UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 4, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 42231182009  
And;  
LOT 3 AND 4, BLOCK 116, HARBOR HEIGHTS, SECTION 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 81A THRU 81B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
Parcel ID: 402322107006  
And;  
LOT 6, BLOCK 2057, PORT CHARLOTTE SUBDIVISION, SECTION 24, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 16A THRU 16E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
Parcel ID: 402104352010

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 Avenue, Suite 100, Boca Raton, Florida 33487 on or before 10-11-2024/ (30 days from Date of First Publica-

tion 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 5 day of September, 2024.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: [flmail@raslg.com](mailto:flmail@raslg.com)  
24-180427  
Sept. 13, 20, 2024 24-00883T

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24000975CP**  
**Division Probate**  
**IN RE: ESTATE OF**

**WILLIAM F COSTELLO Deceased.**  
The administration of the estate of WILLIAM F COSTELLO, deceased,

whose date of death was August 23, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 September 13, 2024.

**Personal Representative:**  
**Joseph Costello**  
2097 Nuremberg Blvd  
Punta Gorda, Florida 33983  
Attorney for Personal Representative:  
James W Mallonee  
Attorney  
Florida Bar Number: 0638048  
946 Tamiami Trail, #206  
Port Charlotte, FL 33953  
Telephone: (941) 206-2223  
Fax: (941) 206-2224  
E-Mail:  
[jmallonee@jameswmallonee.com](mailto:jmallonee@jameswmallonee.com)  
E-Mail:  
[hchalmers@jameswmallonee.com](mailto:hchalmers@jameswmallonee.com)  
Sept. 13, 20, 2024 24-00901T

## FIRST INSERTION

**NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY**

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

**CASE NO.: 2024CA000558**  
**VERO ATLANTIC 2 LLC,**  
**Plaintiff, vs.**

**TIMOTHY W. HUNT, et al.,**  
**Defendants.**

TO: Charles Johnson, 20412 14th Ave S, SeaTac, WA 98198

Gaye Johnson, 1943 W 800 N. St, Pleasant Grove, UT 84062

Bonnie Miller, 740 Kingfish Ct, Punta Gorda, FL 33950

Paul Deubel, 740 Kingfish Ct, Punta Gorda, FL 33950

Unknown Heirs of Edith Holzschuh, 17 Reynolds Ave. #2, East Newark, NJ 07029

Estate of Edith Holzschuh, 17 Reynolds Ave. #2, East Newark, NJ 07029

Dave Taylor, 6751 Monarch Park Dr, Apollo Beach, FL 33572

Unknown Heirs of Catherine W. Parsons, 2609 Rummelbrown Dr, Charleston, WV 25302

Unknown Heirs of Gene L. Parsons, 2609 Rummelbrown Dr, Charleston, WV 25302

Estate of Catherine W. Parsons, 2609 Rummelbrown Dr, Charleston, WV 25302

Estate of Gene L. Parsons, 2609 Rummelbrown Dr, Charleston, WV 25302

Unknown Heirs of Raymond G. Hirsch, 7323 Greenbriar Rd, Syracuse, NY 13212

Estate of Raymond G. Hirsch, 7323 Greenbriar Rd, Syracuse, NY 13212

Unknown Heirs of Monica L. Hirsch, 7323 Greenbriar Rd, Syracuse, NY 13212

Estate of Monica L. Hirsch, 7323 Greenbriar Rd, Syracuse, NY 13212

Lucy Diaz, 275 E 94th St, Apt 1C Brooklyn, NY 11212

Hsu Kuo Chen, 2F, #13, Lane 80, Tung Hsin Street, Taipei, Taiwan, ROC

Hsu Kuo-Hsiu, 2F, #13, Lane 80, Tung Hsin Street, Taipei, Taiwan, ROC

Joyce De La Torre, 319 S 14th Ave, Hollywood, FL 33020

Mary C. Timms, 22 Hanover St, Lynn, MA 01902

Carl P. Timms, 22 Hanover St, Lynn, MA 01902

Ivan Rendon, 200 Mentor Dr. Naples, FL 34110

Chen Chao Yi, Nei Hu District, 2 F 81 Wen Te Road, Taipei, Taiwan, ROC

Robert M. Dyson, 2440 Seymor Ct, N. Las Vegas, NV 89031

Joaquin St, Stockton, CA 95204.  
Maria A. Wooldridge, 1815 N. San Joaquin St, Stockton, CA 95204.  
Adriana Del Carmen Veliz, 13 Ocean Ave, Jamestown, RI 02835

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

LOT 7, BLOCK 226, TROPICAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 76A THRU 76N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422311332011  
And;  
LOT 8, BLOCK 93, TROPICAL GULF ACRES, UNIT 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 67A THRU 67F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310253004  
And;  
LOT 4, BLOCK 252, TROPICAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 76A THRU 76N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310257003  
And;  
LOT 5, BLOCK 252, TROPICAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 76A THRU 76N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310257004  
And;  
LOT 13, BLOCK 255A, TROPICAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 76A THRU 76N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310404007  
And;  
LOT 33, BLOCK 255, TROPICAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 76A THRU 76N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310406010  
And;  
LOT 34, BLOCK 164, TROPICAL GULF ACRES, UNIT 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63A THRU 63A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310205010  
And;  
LOT 24, BLOCK 186, TROPICAL GULF ACRES, UNIT 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63A THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310207025  
And;  
LOT 23, BLOCK 187, TROPICAL GULF ACRES, UNIT 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63A

THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310207025  
And;  
LOT 23, BLOCK 187, TROPICAL GULF ACRES, UNIT 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63A

THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310207025  
And;  
LOT 23, BLOCK 187, TROPICAL GULF ACRES, UNIT 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63A

THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310207025  
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THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310207025  
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THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310207025  
And;  
LOT 23, BLOCK 187, TROPICAL GULF ACRES, UNIT 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63A

THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310209026  
And;  
LOT 5, BLOCK 250, TROPICAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 76A THRU 76N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310253004  
And;  
LOT 4, BLOCK 252, TROPICAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 76A THRU 76N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310257003  
And;  
LOT 5, BLOCK 252, TROPICAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 76A THRU 76N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310257004  
And;  
LOT 13, BLOCK 255A, TROPICAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 76A THRU 76N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310404007  
And;  
LOT 33, BLOCK 255, TROPICAL GULF ACRES, UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 76A THRU 76N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310406010  
And;  
LOT 34, BLOCK 164, TROPICAL GULF ACRES, UNIT 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63A THRU 63A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310205010  
And;  
LOT 24, BLOCK 186, TROPICAL GULF ACRES, UNIT 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63A THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310207025  
And;  
LOT 23, BLOCK 187, TROPICAL GULF ACRES, UNIT 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63A

THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310207025  
And;  
LOT 23, BLOCK 187, TROPICAL GULF ACRES, UNIT 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63A

THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310207025  
And;  
LOT 23, BLOCK 187, TROPICAL GULF ACRES, UNIT 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63A

THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310207025  
And;  
LOT 23, BLOCK 187, TROPICAL GULF ACRES, UNIT 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63A

THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 422310207025  
And;  
LOT 23, BLOCK 187, TROPICAL GULF ACRES, UNIT 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63A

THRU 63F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID:



--- ACTIONS / SALES ---

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. 08-2023-CA-000516**  
**NAVY FEDERAL CREDIT UNION Plaintiff, vs. FREDERICK W BURNS, DENISE A BURNS, ROTONDA WEST ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 9, 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(S) 954 AND 955, ROTONDA - WEST WHITE MARSH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 17, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

and commonly known as: 911 ROTONDA CIR, ROTONDA WEST, FL 33947; 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 NOVEMBER 8, 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 09/11/2024.  
Clerk of the Circuit Court  
Roger D. Eaton  
By: (SEAL) D. Gerace  
Deputy Clerk

Jennifer M. Scott  
(813) 229-0900 x  
Kass Shuler, P.A.  
1505 N. Florida Ave.  
Tampa, FL 33602-2613  
ForeclosureService@kasslaw.com  
110650/2320851/w11  
Sept. 13, 20, 2024 24-00900T

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
**CASE NO.: 23-CC-1051**  
**ROTONDA WEST ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. JULIEN SEITE, ET AL., DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 15, 2024, and entered in Case No. 23-CC-1051 of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein ROTONDA WEST ASSOCIATION, INC. is Plaintiff, and Julien Seite and Unknown Spouse of Julien Seite are Defendants, I will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM, on the 7th day of October, 2024 the following described property as set forth in said Final Judgment, to wit:

Lot 538, Rotonda West Pinehurst according to the plat thereof, recorded in Plat Book 8, Pages 12A thru 12K, of the Public Records of Charlotte County, Florida.  
A/K/A: 84 Fairway Road, Rotonda West, FL 33947

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

If you are a person with a 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 09/04/2024.  
ROGER D. EATON  
as Clerk of said Court  
By: (SEAL) D. Gerace  
As Deputy Clerk

LAW OFFICES  
BECKER & POLIAKOFF, P.A.  
1 EAST BROWARD BLVD., SUITE 1700 • FORT LAUDERDALE, FL 33301  
TELEPHONE Broward: (954) 985-4102  
25478407v.1 R13821/414943  
Sept. 13, 20, 2024 24-00880T

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL ACTION  
**Case No. 24-968-CC**  
**JOAN SAUSE, individually and as Trustee of the Sause Revocable Trust dated June 9, 2015, Plaintiff, vs. TIMOTHY PROPES and LESLIE PROPES; his/her devisees, grantees, creditors, and all other parties claiming by, through, under or against them 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 lands hereafter described, situate, lying and being in Charlotte County, Florida,

Lot 5, Block 45, Port Charlotte Subdivision, Section Four, according to the plat thereof as recorded in Plat Book 3, Page 87-A, Public Records of Charlotte County, Florida.

Commonly known as: 410 Dalton Blvd., Port Charlotte, FL 33952

AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that an action to foreclose a lien assessment on the above-described real property has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ERNEST W. STURGES, JR., ESQ., GOLDMAN, TISEO & STURGES P.A., 701 JC Center Court, Suite 3, Port Charlotte, FL 33954, and file the original with the Clerk of the above-styled Court on or before October 10, 2024; 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 this 4 day of September, 2024.  
ROGER D. EATON  
CLERK OF THE COURT  
By: B. Lackey (SEAL)  
Deputy Clerk

Ernest W. Sturges, Jr., Esq.  
Goldman, Tiseo & Sturges, P.A.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
esturges@gtslawfirm.com  
aelias@gtslawfirm.com  
PH: 941-625-6666  
Sept. 13, 20, 2024 24-00882T

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
**Case No. 24-001820-CA**  
**EAST EUROPEAN EAGLE EQUIT LLC, a Florida limited liability company, Plaintiff, v. EAST EUROPEAN EAGLE EQUIT LTD, a foreign company, Defendant.**

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

YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida:  
AQE 002 000G 0029 AQUI ESTA UN 2 BLK G LOT 29  
a.k.a. 3214 Vasco Street, Punta Gorda, FL 33950

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy on or before October 10, 2024 upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 12307 SW 143rd Ln, Miami, FL

33186-6026 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

DATED this 4th day of September, 2024.

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

Vestalia Aylsworth, Esq.,  
Plaintiff's attorney,  
12307 SW 143rd Ln,  
Miami, FL 33186-6026  
Sept. 13, 20, 27; Oct. 4, 2024  
24-00881T

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
**Case No. 22001187CA**  
**Freedom Mortgage Corporation, Plaintiff, vs. The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mark Christopher Morrison a/k/a Mark C. Morrison, Deceased, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 22001187CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mark Christopher Morrison a/k/a Mark C. Morrison, Deceased; Section 20 Property Owner's Association, Inc.; James Michael Morrison a/k/a James M. Morrison a/k/a James Morrison; Keith Michael Morrison; Paul F. Morrison; Susan Elizabeth Clark a/k/a Suzanne E. Clark a/k/a Susan Elizabeth Morrison a/k/a Susan E. Morrison; Gretchen Morrison; David S. Morrison; Janet B. Weisbecker a/k/a Janet Weisbecker; Mary Patricia Morrison; State of Florida Department of Revenue; Ashley Morrison; The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Brian Kirk Morrison, De-

ceased are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00AM on the 28th day of October, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 625, PUNTA GORDA ISLES, SECTION 20, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 2A TO 2-Z-42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.  
TAX ID: 402305408005

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

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

Dated this day of 09/10/2024.  
Roger Eaton  
As Clerk of the Court  
By: (SEAL) B. Lackey  
As Deputy Clerk

Brock & Scott PLLC  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Attorney for Plaintiff  
File # 22-F00272  
Sept. 13, 20, 2024 24-00893T

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. 08-2023-CA-003021**  
**SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF PAUL EDWARD ETHIER A/K/A PAUL E. ETHIER, DECEASED, DREW DADDONO, PERSONAL REPRESENTATIVE OF THE ESTATE OF PAUL EDWARD ETHIER A/K/A PAUL E. ETHIER, DECEASED, MICHAEL EDWARD ETHIER, KNOWN HEIR OF THE ESTATE OF PAUL EDWARD ETHIER A/K/A PAUL E. ETHIER, DECEASED, UNKNOWN SPOUSE OF MICHAEL EDWARD ETHIER, THE OAKS IV CONDOMINIUM ASSOCIATION, INC., R & L BUILDING CONSTRUCTION, INC., VELOCITY SERVICES GROUP FL, LLC, GALLOWAY ROOFING LLC, AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 6, 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:

UNIT O-107, OF THE OAKS IV, A CONDOMINIUM ACCORDING TO THE DELCARATION OF CONDOMINIUM EXECUTED JUNE 5, 1985 AND RECORDED JUNE 21, 1985 IN OFFICIAL RE-

CORDS BOOK 821, PAGES 2073 THROUGH 2177, INCLUSIVE, AND AS AMENDED, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

and commonly known as: 19505 QUESADA AVENUE UNIT OO-107 AKA 19505 QUESADA AVE -BLDG OO-UNIT O107, PORT CHARLOTTE, FL 33948; 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 24, 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 09/09/2024.  
Clerk of the Circuit Court  
Roger D. Eaton  
By: (SEAL) D. Gerace  
Deputy Clerk

Kass Shuler, P.A.  
1505 N. Florida Ave.  
Tampa, FL 33602-2613  
011150/2322541/w11  
Sept. 13, 20, 2024 24-00889T

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY FLORIDA PROBATE DIVISION  
**File No. 24-971 CP**  
**IN RE: ESTATE OF LINDA M. EDWARDS, 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 LINDA M. EDWARDS, deceased, File No. 24-971CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was August 21, 2024; that the total value of the estate is \$20,890.03, and the names and addresses of those whom it has been assigned by such order are:

Name	Address
Wayne C. Edwards, Jr.	136 Bedford Street, New Bedford, MA 02740
Holly L. Robbins	7143 Sussex Lane, Englewood, FL 34224
Stephen L. Edwards	9 Morgan Street, Fairhaven, MA 02719
Michael J. Edwards	1033 Tropical Avenue, Port Charlotte, FL 33948

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom provisions for full payment was made in the Order of Summary Administration must file their claim with this court WITHIN THE TIME PERIOD 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 September 6, 2024.

**Person Giving Notice:**  
**Wayne C. Edwards, Jr.**  
136 Bedford Street  
New Bedford, MA 02740

Attorney for Person Giving Notice:  
Sarah M. Howell, Esq.  
Attorney for Petitioner  
Florida Bar No.: 084738  
22226 Westchester Blvd  
Port Charlotte, FL 33952  
Tel: 941-445-6017  
Email: sarahmhowellesq@gmail.com  
September 6, 13, 2024 24-00875T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 24000866CP**  
**IN RE: ESTATE OF THOMAS JOSEPH SZUKALEWICZ AKA THOMAS J. SZUKALEWICZ, Deceased.**

The administration of the Estate of Thomas Joseph Szukalewicz aka Thomas J. Szukalewicz (the "Estate"), deceased, whose date of death was February 15, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marian Avenue, Punta Gorda, FL 33950. The names and addresses of the Personal Representatives and the 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 September 6, 2024.

**Brittney Szukalewicz**  
**Personal Representative**  
**Shannon Szukalewicz**  
**Personal Representative**  
**Tristin Leigh (Szukalewicz) Kotow**  
**Personal Representative**

Christopher Gagic, Esq.  
Attorney for Personal Representatives  
Florida Bar Number: 125865  
COLE SCHOTZ, P.C.  
2255 Glades Road, Suite 300E  
One Boca Place  
Boca Raton, Florida 33431  
Telephone: (561) 221-6700  
Fax: (561) 423-0494  
Primary Email:  
cgagic@coleschotz.com  
Secondary Email:  
mharvey@coleschotz.com  
September 6, 13, 2024 24-00865T

FOURTH INSERTION

Public Notice

FLORIDA SOUTHWESTERN STATE COLLEGE (FSW) Request for Qualifications (RFQ) #24-05

Project Name: College Wide Construction Services 2025 Annual Prequalification for Projects of all Dollar Levels

Prequalification effective dates: January 1, 2025 to December 31, 2025

Interested Applicants must possess a minimum of \$1M in current bonding capacity and \$1M in general liability and property damage insurance.

Interested Applicants may obtain more detailed information for RFQ #24-05 at https://www.bidnetdirect.com/florida/floridasouthwestern.

Timeline:  
Application Submittal: Thursday September 26, 2024 no later than 2:00 PM ET; Electronic submission via:

https://www.bidnetdirect.com/florida/floridasouthwestern

Public Evaluation Team Meeting: Thursday October 10, 2024 at 10am ET

Recommendation for intended award to be posted on or about October 14, 2024  
Aug. 23, 30; Sept. 6, 13, 2024 24-00822T

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 24-000937-CP**  
**Division Probate**  
**IN RE: ESTATE OF DALE J. BUELOW, Deceased.**

The administration of the estate of Dale J. Buelow, deceased, whose date of death was August 8, 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.

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 September 6, 2024.

**Petitioner:**  
**Cathy Renee Trospser-Buelow**  
2465 S. Atlantic Ave., Unit 402  
Cocoa Beach, FL 32931

Attorney for Petitioner:  
Guy S. Emerich, Esq.  
Florida Bar Number: 126991  
Farr Law Firm P.A.  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
E-Mail: gemergenich@farr.com  
Secondary E-Mail:  
sziegler@farr.com and  
probate@farr.com  
September 6, 13, 2024 24-00863T



## --- 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 09/26/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

2309 Marcia Wallace Furniture, Boxes

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.  
September 6, 13, 2024

24-00861T

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Notice of Public Auction for money due on storage units. Auction will be held on September 16, 2024, at 23950 Veterans Blvd Port Charlotte, FL 33954 at or after 8am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows.

Andrew Herbick 2061 \$128.70  
Ryan White 3162 \$327.10  
Zelda Smith 1110 \$334.70  
Jimmy Hitt 2117 \$419.80  
Robert Davis 3014 \$777.05  
Thomas Mathewson 2008 \$291.50  
Rodney Blackburn 5007 \$975.95

September 6, 13, 2024

24-00862T

## --- ACTIONS / SALES ---

## SECOND INSERTION

NOTICE OF ACTION  
CIRCUIT COURT FOR CHARLOTTE  
COUNTY, FLORIDA

Case No. : 24000428DR

**IN RE: The Marriage of  
NATASHA LYNN WHITEAKER,  
Wife, and  
DONALD TYLER STRENGTH,  
Husband.**

To: DONALD TYLER STRENGTH  
2520 GAIL HELEN CT  
NORTH FORT MYERS, Florida 33917  
YOU ARE NOTIFIED that a petition for dissolution of marriage has been filed against you. You are required to serve a copy of your written defenses, if any, to it on attorney for plaintiff, Gregg Horowitz, P.O. Box 2927, Sarasota, FL 34230. Gregg.horowitz@verizon.net, and file the original with the clerk of the

above-styled court at 18500 Murdock Cir, Port Charlotte, FL 33948, (941) 743-1400, within 30 days after the first publication of the notice; otherwise, a default will be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

This notice shall be published in the Business Observer once a week for four 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 said Court at Charlotte, Florida on August 30, 2024.

Roger D. Eaton,  
As Clerk of the Court  
By: C. Schmidt (SEAL)  
As Deputy Clerk

attorney for plaintiff,  
Gregg Horowitz,  
P.O. Box 2927,  
Sarasota, FL 34230,  
Gregg.horowitz@verizon.net  
Sept. 6, 13, 20, 27, 2024

24-00870T

## SECOND INSERTION

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

CIVIL DIVISION:

CASE NO.: 24000300CA

**PENNYMAC LOAN SERVICES,  
LLC,  
Plaintiff, vs.  
KEITH LAVALLA-PARISH  
A/K/A KEITH A.  
LAVALLA-PARISH; RIVERCLUB  
OF PORT CHARLOTTE  
HOMEOWNERS ASSOCIATION  
INC.; AURIEL L. LAVALLA  
A/K/A AURIEL LEE BARNES;  
UNKNOWN SPOUSE OF KEITH  
LAVALLA-PARISH A/K/A KEITH  
A. LAVALLA-PARISH; UNKNOWN  
SPOUSE OF AURIEL L.  
LAVALLA-PARISH A/K/A  
AURIEL LEE BARNES; UNKNOWN  
TENANT IN POSSESSION OF THE  
SUBJECT PROPERTY,**

## Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at 11:00 AM on the 25 day of November, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 124, RIVER CLUB, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 25A THROUGH. 25L, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PROPERTY ADDRESS: 4028 RIVER BANK WAY, PORT CHARLOTTE, FL 33980  
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 im-

mediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this day of 08/29/2024.

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

Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
24-00200  
September 6, 13, 2024

24-00867T

## SECOND INSERTION

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

CIVIL DIVISION:

CASE NO.: 24000362CA

**WILMINGTON SAVINGS FUND  
SOCIETY, FSB, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE OF  
CSMC 2021-RPL9 TRUST,  
Plaintiff, vs.  
MICHAEL C. WELBORN;  
UNKNOWN TENANT IN  
POSSESSION OF THE SUBJECT  
PROPERTY,  
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at 11:00 AM on the 07 day of October, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 20, HOLYMAN'S SUBDIVISION, SOUTH CLEVELAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 22, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF MISTY AVENUE (A/K/A MITCHELL AVENUE) AND THE SOUTH-EASTERLY RIGHT-OF-WAY OF SECOND STREET (A/K/A BEECHWOOD STREET) THENCE NORTH 49° 18' 14" EAST ALONG THE SOUTH-EASTERLY RIGHT-OF-WAY OF THE SECOND STREET, A DISTANCE OF 86.84 FEET; THENCE SOUTH 40° 41' 46" EAST, A DISTANCE OF 157.76 FEET TO THE SOUTH SOUTH-EASTERLY LINE OF SAID LOT 4; THENCE SOUTH 57° 35' 54" WEST ALONG SAID SOUTHEASTERLY LOT LINE

A DISTANCE OF 87.07 FEET TO THE NORTH RIGHT-OF-WAY OF SAID MISTY AVENUE; THENCE NORTH 40° 57' 55" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 145.20 FEET TO THE POINT OF BEGINNING. PROPERTY ADDRESS: 5411 BEECHWOOD ST, PUNTA GORDA, FL 33982

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS 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 09/03/2024.

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

Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
22-00480  
September 6, 13, 2024

24-00872T

## SECOND INSERTION

NOTICE OF ACTION  
IN THE COUNTY COURT  
OF THE TWENTIETH  
JUDICIAL CIRCUIT  
IN AND FOR  
CHARLOTTE  
COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 24728CC

**OAKS IV CONDOMINIUM  
ASSOCIATION INC., a Florida  
not-for-profit-corporation,  
Plaintiff, vs.  
GASTON LEROUX; PRECISION  
PROPERTIES, LLC, a Maine limited  
liability company; its devisees,  
grantees, creditors, and all other  
parties claiming by, through, under  
or against them 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,  
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 Defendants  
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; UNKNOWN SPOUSE OF  
GASTON LEROUX; UNKNOWN  
TENANT #1 and UNKNOWN  
TENANT #2,  
Defendants.**

TO: GASTON LEROUX and UNKNOWN SPOUSE OF GASTON LEROUX, his/her/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, 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, situate, lying and being in Charlotte County, Florida,

UNIT NO. Q-101 OF THE OAKS IV, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 821, PAGE 2073, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Commonly known as 19505 Quesada Ave., Unit QQ101, Port Charlotte, FL 33948

AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that an action to foreclose a lien assessment on the above-described real property has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ERNEST W. STURGES, JR., ESQ., GOLDMAN, TISEO & STURGES P.A., 701 JC Center Court, Suite 3, Port Charlotte, FL 33954, and file the original with the Clerk of the above-styled Court on or before October 10, 2024; otherwise, a judgment may be entered against you for the relief demanded in the Com-

plaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this 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 this 4 day of September, 2024.

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

Ernest W. Sturges, Jr., Esq.,  
Goldman, Tiseo & Sturges, P.A.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
esturges@gtslawfirm.com  
aalias@gtslawfirm.com  
941-625-6666  
September 6, 13, 2024

24-00874T

## --- ESTATE ---

## SECOND INSERTION

## NOTICE TO CREDITORS

IN THE TWENTIETH JUDICIAL  
CIRCUIT COURT, IN AND FOR  
CHARLOTTE COUNTY, FLORIDA,  
PROBATE DIVISION  
**File Number: 24000852CP  
IN RE: THE ESTATE OF  
JURGEN ZIEGLER, Deceased.**

The administration of the estate of Jurgen Ziegler, deceased, File No. 24000852CP, is pending in the Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is September 6, 2024.

Personal Representative:

Brian McNamara, Esq.

Attorney for Personal Representative:  
Sebastian Nye-Schmitz, Esq.  
Florida Bar No. 99072  
The Nye-Schmitz Law Firm, P.A.  
5425 Park Central Court,  
Naples, FL 34109  
Telephone: 239-210-5088  
September 6, 13, 2024

24-00866T

## SECOND INSERTION

## NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-000936-CP  
Division: PROBATE  
IN RE: ESTATE OF  
ELIZABETH B. HERBLIN,  
Deceased.**

The administration of the estate of Elizabeth B. Herblin, deceased, whose date of death was June 12, 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.

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 September 6, 2024.

Personal Representatives:

Kenneth W. Herblin

926 Quail Lane Newark, DE 19711  
**Terry D. Herblin**  
10601 Doering Lane Austin, TX 78750  
Attorney for Personal Representative:  
Cheyenne R. Young  
Florida Bar Number: 0515299  
WOTITZKY, WOTITZKY,  
ROSS & YOUNG, P.A.  
1107 W. Marion Avenue, Unit #111  
Punta Gorda, FL 33950  
Telephone: (941) 639-2171  
Fax: (941) 639-8617  
E-Mail: cyoung@wotitzky.com  
Secondary E-Mail:  
jackie@wotitzky.com  
September 6, 13, 2024

24-00868T

## SECOND INSERTION

## NOTICE TO CREDITORS

The administration of the Estate of MATTHEW REED, deceased, whose date of death was November 1, 2023, File Number 24-CP-468, 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 name and address 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 within this Court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims within this Court WITHIN THREE 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 the first publication of this Notice is September 6, 2024.

LYDIA REED,

Personal Representative,

2111 Collingswood Blvd.,  
Port Charlotte, FL 33948  
RICHARD M. MARCHEWKA, ESQ.,  
attorney for the  
Personal Representative,  
Florida Bar Number 0603120  
1601 Jackson Street, Suite 203  
Fort Myers, FL 33901  
(239) 337-1777  
September 6, 13, 2024

24-00869T

## SECOND INSERTION

## NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-0944 CP  
Division Probate  
IN RE: ESTATE OF  
JOYCE E. SILVIA WEIBEL  
(a/k/a Joyce Eleanor Weibel)  
Deceased.**

The administration of the estate of JOYCE E. SILVIA WEIBEL (a/k/a Joyce Eleanor Weibel), deceased, whose date of death was May 22, 2024, is pending in the Circuit Court for CHARLOTTE County, FL, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's 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 September 6, 2024.

Personal Representative:

LORA PFUNDHELLER

(f/k/a Lora Favreau)  
269 Main Street  
Agawam, Massachusetts 01001  
Attorney for Personal Representative:  
NICOLE S. PEET, ESQUIRE  
Florida Bar Number: 1025612  
Farr Law Firm P.A.  
237 Nokomis Avenue South  
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