CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that TERESA COULTER, OWNER, desiring to engage in business under the fictitious name of POTTER'S CAREGIVER SOLUTIONS located at 11298 CHALET AVE, ENGLEWOOD, FLORIDA 34224 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. October 11, 2024 24-00983T

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of RAPID REFERRALS PLUS located at 18245 Paulson Drive, in the County of Charlotte in the City of Port Charlotte, Florida 33954 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Charlotte County, Florida, this 3rd day of October, 2024.

October 11, 2024 24-00976T

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Pat on The Back Tutoring Services located at 23088 Mineral Avenue in the City of Port Charlotte, Charlotte County, FL 33954 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Dated this 4th day of October, 2024. Patricia A. Holland

October 11, 2024 24-00977T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 10/30/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Mikaelah Scharmberg

Furniture, Boxes, Fridge

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.

October 11, 18, 2024 24-00975T

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR PROJECT ARCHITECTURAL, ENGINEERING, LANDSCAPE ARCHITECTURAL, AND SURVEYING AND MAPPING SERVICES FOR THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

 $RFQ for\ Project\ Architectural, Engineering, Landscape\ Architectural,$ Surveying and Mapping and related design Services for the Florida Wildlife Interactive Education Center Project

The Babcock Ranch Community Independent Special District (the "District"), located in Lee County and Charlotte County, Florida, announces that project design services which may include but are not limited to architectural, engineering, landscape architectural, and surveying and mapping ("Project Design") services will be required for the District.

The project design firm selected will provide Project Design services for the Florida Wildlife Interactive Education Center within the District (the "Project") in accordance with Section 287.055, Florida Statutes. The firm selected will act in the general capacity of the Project Architect and will provide the District such services, as required, including Design Services for the Project.

Any firm or individual ("Applicant") desiring to provide professional Design Services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data and all other items requested in the District's Request for Qualifications for the Project which may be requested from the District via email: bid@babcockranchcommunityisd.com. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's project approach and willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience providing professional services for any special districts and past experience with Charlotte County, Lee County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling Project Design services. District desires to contract directly with a firm providing architectural services. To the extent the Applicant does not provide any of the following services and intends to subcontract to provide such Project Design Services, the Applicant must list the entities with which it would intend to subcontract for such services

All questions relative to this project shall be directed in writing only to the District's representative, via email only at bid@babcockranchcommunityisd.com. Questions must be submitted by October 21, 2024, at 5:00 p.m.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit five (5) copies and one (1) electronic copy on a flash drive of Standard Form No. 330 and the Qualification Statement by 1:30 p.m. on November 08, 2024, to the attention of Sheena Tamburino, at 42850 Crescent Loop, Babcock Ranch, FL 33982

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. Furthermore, the Board may choose to enter into continuing contracts with multiple Applicants if tied for highest ranking.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

24-00985T October 11, 2024

FIRST INSERTION

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

Case No.: 24001036CP IN RE: THE ESTATE OF

LAWRENCE WILLIAM THOMAS Deceased.

The notice of trust in the estate of Edward Thomas, deceased, whose date of death was March 20, 2024, is filed 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 Trustee and the Trustee'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 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

/s/ Edward Thomas Edward Thomas, Trustee

/s/ Skiles K. Jones Skiles K. Jones, Esq. Attorney for Edward Thomas Florida Bar Number: 1000367 Patriot Legal Group 10 Bobby Green Plaza Auburndale, FL 33823 Telephone: 863-332-2114 E-Mail: Skiles@patriotlegal.com Secondary E-Mail: Service@patriotlegal.com

FIRST INSERTION

October 11, 18, 2024

NOTICE TO CREDITORS

24-00980T

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-1068-CP

Division: Probate IN RE: ESTATE OF ALBERT G. CHEETY A/K/A

ALBERT G. CHEETY, SR. Deceased. The administration of the estate of Albert G. Cheety a/k/a Albert G. Cheety, Sr., deceased, whose date of death was July 1, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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 October 11, 2024.

Personal Representative:

Albert G. Cheety, Jr. 265 2nd Avenue Garwood, New Jersey 07027 Attorney for Personal Representative: Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033

Schwarz & Harris, P.A.

17841 Murdock Circle

Port Charlotte, Florida 33948

Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Secondary E-Mail: mackenzie@schwarzlaw.net October 11, 18, 2024

24-00988T

ESTATE ---

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA, PROBATE DIVISION

File No. 24001003CP IN RE: ESTATE OF VIOLETA V. ROBBINS, Deceased.

The administration of the Estate of VIOLETA V. ROBBINS, Deceased, whose date of death was March 4, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the Personal Representative and the Personal Representative's attorney are set

forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is October 11, 2024.

Personal Representative: Rafael Arden Borres

855 East 7th Street, Apt. 6M Brooklyn, New York 11230 Attorney for Personal Representative: R. Wesley Bradshaw BRADSHAW & MOUNTJOY, P.A. 209 Courthouse Square Inverness, Florida 34450 Telephone (352) 726-1211 Facsimile (352) 726-3180 October 11, 18, 2024 24-00978T

FIRST INSERTION

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

PROBATE DIVISION FILE NO: 24001083CP IN RE: ESTATE OF

JAMES F. STEPHAN **Deceased.**The administration of the estate of

JAMES F. STEPHAN, deceased, whose date of death was May 23, 2024; is pending in the Circuit Court for Charlotte County, Florida, Probate Division; File No. 24001083CP; 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS October 11, 2024.

Personal Representative: DANIEL WILLIAM STEPHAN

 $8951\ Rodao\ Ct.\ SE$ Caledonia, MI 49316 Attorney for Personal Representative: Joan DeMichael Henry LUSK, DRASITES & TOLISANO, P.A. 202 Del Prado Boulevard Cape Coral, Florida 33990 (239) 574-7442 FLORIDA BAR #0136352 October 11, 18, 2024 24-00974T

FIRST INSERTION

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

File No.: 2024-CP-000884 IN RE: ESTATE OF JAMES R. SHARER,

Deceased.

The administration of the estate of JAMES R. SHARER, deceased, whose date of death was June 16, 2024, File Number 2024-CP-000884 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which 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 LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is October 11, 2024. Personal Representative: JAMIE R. SHARER

 $330\ {\rm Towne}\ {\rm Rd}.$ Pulaski, New York 13142 Attorney for Personal Representative: ROBERT W. MORRISON, ESQ. Attorney for Petitioner Florida Bar Number: 299863

ROBERT W. MORRISON, P.A. PO Box 940518 Maitland, FL 32794 Telephone: 407-951-8434 E-Mail: bob@bobmorrisonlaw.com 2nd E-Mail: ed@trotterlaw.com

FIRST INSERTION

24-00979T

October 11, 18, 2024

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24001066CP Division Probate IN RE: ESTATE OF ANNE C. BAPST,

Deceased.
TO ALL PERSONS HAVING CLAIMS DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of ANNE C. BAPST, deceased, File Number 24001066CP 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 April 14, 2024; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address: Karen A. Bapst, Successor Trustee of the Anne C. Bapst Revocable Trust dated the 12th day of December, 1996 2100 Kings Hwy., Unit 519 Port

Charlotte, FL 33980 ALL INTERESTED PERSONS ARE

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

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

NOTWITHSTANDING OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is October 11, 2024.

Person Giving Notice: Karen A. Bapst

24-00989T

26424 Deep Creek Blvd. Punta Gorda, Florida 33983 Attorney for Person Giving Notice: Gary T. Fileman, Esq. Florida Bar No. 0988250 Fileman Law Firm, P.A. 201 W. Marion Ave., Suite 1208 Punta Gorda, FL 33950 Tel. (941) 833-5560

October 11, 18, 2024

FIRST INSERTION

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

File No. 2024-001079-CP **Division Probate** IN RE: ESTATE OF JOHN K. BALENTINE, JR.

Deceased.

The administration of the estate of John K. Balentine, Jr., deceased, whose date of death was August 16, 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 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 733.702WILLBEFOREVERBARRED.

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 October 11, 2024.

Personal Representative: Louise Connolly

10421 Rosegate Court., Unit 305 Raleigh, North Carolina 27617 Attorney for Personal Representative: Brett H. Sifrit, Esq. Attorney for Personal Representative Florida Bar Number: 105564 Farr Law Firm P.A. $\,$ 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: bsifrit@farr.com Secondary E-Mail: mbuckley@farr.com; probate@farr.com

October 11, 18, 2024

24-00987T

Email your Legal Notice

legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication

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

CHARLOTTE COUNTY

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24001096CP Division Probate IN RE: ESTATE OF ROBERTA G DUGAN

Deceased. The administration of the estate of RO-BERTA G DUGAN, deceased, whose date of death was August 16, 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

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 discov 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 October 11, 2024

> Personal Representative: Vincent Williams

4 Brigantine Passage Drive Bourne, Massachusetts 02532 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

hchalmers@jameswmallonee.com October 11, 18, 2024 24-00982T

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

PROBATE DIVISION File No. 24-CP-000878 IN RE: ESTATE OF WILLIAM McGONNIGLE BRANDL, Deceased.

The administration of the estate of WILLIAM McGONNIGLE BRANDL, deceased, whose date of death was February 16, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Post Office Box 518000. Punta Gorda, FL 33951. 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

FIRST INSERTION 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

BARRED.

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

The date of first publication of this notice is October 11, 2024.

Personal Representative: /s/Kelly L. Fayer KELLY L. FAYER

12601 World Plaza Lane, Bldg. 52, Ste. 2 Fort Myers, Florida 33907-4064 Attorney for Personal Representative: /s/Stephen W. Buckley STEPHEN W. BUCKLEY, ESQUIRE Florida Bar Number: 117747 GOLDSTEIN, BUCKLEY, CECHMAN, RICE & PURTZ, P.A. Post Office Box 2366 Fort Myers, Florida 33902 Telephone: (239) 334-1146 Fax: (239) 334-3039 E-Mail: sbuckley@gbclaw.com Secondary E-Mail: lmintz@gbclaw.com

October 11, 18, 2024

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 23002198CA U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ADJUSTABLE RATE MORTGAGE TRUST 2005-5, ADJUSTABLE RATE MORTGAGE-BACKED PASS-THROUGH CERTIFICATES. **SERIES 2005-5,**

Plaintiff, vs. CECIL JAMES A/K/A C. JAMES; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PRIMROSE JAMES A/K/A P. JAMES A/K/A PRIMROSE FLORINA JAMES, DECEASED, Defendant(s).

TO: Unknown Spouse of Cecil James a/k/a C. James

Residence Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County,

LOT 10, BLOCK 708, PUNTA GORDA ISLES, SECTION 23, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12. PAGES 2A THROUGH 2-Z-41, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,

NOTICE OF FORECLOSURE SALE

THE CIRCUIT COURT OF

THE TWENTIETH

JUDICIAL CIRCUIT

 ${\rm IN\,AND\,FOR}$

CHARLOTTE COUNTY, FLORIDA

CIVIL ACTION

CASE NO.: 234553CA

NEW VISTA PROPERTIES, INC.,

MARIA CLAUDIA NARANJO:

her devisees, grantees, creditors,

and all other parties claiming by,

all unknown natural persons, if

alive, their several and respective

spouses, heirs, devisees, grantees,

and other creditors or other parties

claiming by, though, or under those

unknown natural persons and their

in interest trustees, or any other

several unknown assigns, successors

persons claiming by through, under

or against any corporation or other

and all claimants, persons or parties

legal entity named as a defendant

natural or corporate whose exact

defendants or parties who are

described; and UNKNOWN

NARANJO.

SPOUSE OF MARIA CLAUDIA

status is unknown, claiming under

any of the above named or described

claiming to have any right, title or interest in and to the lands hereafter

NOTICE IS HEREBY GIVEN that I

the undersigned Clerk of the Circuit

Court of Charlotte County, Florida,

shall sell the property at public sale to the highest bidder for cash, except

as set forth hereinafter, on Monday,

November 18, 2024, at 11:00 a.m. at

through, under or against her and

a Florida Corporation,

Plaintiff, vs.

FLORIDA.

Street Address: 25332 Rampart Boulevard, Port Charlotte, Florida 33983

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on Oct 4, 2024.

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

McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:15-445495

www.charlotte.realforeclose.com,

accordance with Chapter 45 Florida

Statutes, the following-described real

The said sale will be made pursuant to

the Final Judgment of Foreclosure of

the Circuit Court of Charlotte County,

Florida, in Civil Action No. 2023-

004553-CA, New Vista Properties, Inc.,

the surplus from the sale, if any, other

than the property owner as of the date

of the lis pendens must file a claim with-

who needs any accommodation in order

to participate in this proceeding, you are

entitled, at no cost to you, to the provi-

sion of certain assistance. Please contact

Jon Embury, Administrative Services

Manager, whose office is located at 350

E. Marion Avenue, Punta Gorda, Florida

33950, and whose telephone number

is (941) 637-2110, at least 7 days before

your scheduled court appearance, or

cation if the time before the scheduled

appearance is less than 7 days; if you are

ROGER D. EATON. Clerk

(SEAL) By: B. Lackey

Deputy Clerk

24-00984T

hearing or voice impaired, call 711.

Dated 10/04/2024

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

Port Charlotte, FL 33954

October 11, 18, 2024

immediately upon receiving this notifi-

If you are a person with a disability

in 60 days after the sale.

Any person claiming an interest in

October 11, 18, 2024

FIRST INSERTION

property:

--- ACTIONS ---

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CIVIL DIVISION

CASE NO.: 23001959CA FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ANN MARIÉ FIGIEL ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the September 27, 2024 Foreclosure Sale dated the 24th day of September, 2024, and entered in Case No. 23001959CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and FOUNDATION FINANCE COMPANY LLC and ANN MARIE FIGIEL are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.charlotte. realforeclose.com at 11:00 A.M. on the 23rd day of December, 2024, the following described property as set

forth in said Final Judgment, to wit: LOT 1, BLOCK 301, PORT CHARLOTTE SUBDIVISION SECTION EIGHT, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 16A OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE 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 09/25/2024. Roger D. Eaton Clerk of The Circuit Court

(SEAL) By: B. Lackey Deputy Clerk Submitted by: Miller, George & Suggs, PLLC

ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM

23FL373-0268 October 4, 11, 2024 24-00964T

--- **ESTATE** ---SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)

Lot 25, Block 2342, Port Charlotte IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA Subdivision, Section Thirty-Eight, a subdivision according to the PROBATE DIVISION map or plat thereof, as recorded in File No. 24-1001-CP Plat Book 5, Page 42A, of the Public Records of Charlotte County, **Division Probate**

IN RE: ESTATE OF JOYCE W. RUDAT A/K/A JOYCE WAIRIMU RUDAT Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Or-

der of Summary Administration has been entered in the estate of Joyce W. Rudat a/k/a Joyce Wairimu Rudat, deceased. File Number 24-1001-CP. by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was July 17, 2024; that the total value of the estate is [Exempt] and that the names and addresses of those to whom it has been assigned by such order are:

Martha Muriuki, as Successor Trustee of the JOYCE W. RUDAT REVOCABLE LIVING TRUST dated November 19, 2020

4846 N. Grand Avenue, Unit D Covina, CA 91724 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. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any prop-erty held at the time of the decedent's death by the decedent or the decedent's surviving spouse is prop erty 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

The date of first publication of this Notice is October 4, 2024. **Person Giving Notice:**

Martha Muriuki 4846 N. Grand Avenue Unit D Covina, California 91724

Attorney for Person Giving Notice: 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: ieff@kuhnslawfirm.com Secondary E-Mail: forrest@kuhnslawfirm.com 24-00966T October 4, 11, 2024

--- PUBLIC SALES ---

SECOND INSERTION

Notice of Public Auction

Notice of Public Auction for money due on storage units. Auction will be held on October 22, 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. Zach LaFlair 3020 \$291.50 Brian Pierre 3046 \$441.70

Danny Morales 3042 \$589.70 Danny Morales 3196 \$373.40 Steve Veneziano 1012 \$462.05

October 4, 11, 2024

SUBSEQUENT INSERTIONS

24-00959T

24-00981T

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1064 Division Probate IN RE: ESTATE OF DENNIS E. GISH Deceased.

The administration of the estate of Dennis E. Gish, deceased, whose date of death was April 14, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

NOTWITHSTANDING 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 October 4, 2024. Personal Representative:

Delores M. Clymer 5066 Harrison St.

Wayne, Michigan 48184 Attorney for Personal Representative: Jeffrey R. Grant, Attorne Florida Bar Number: 63918 Grant Cottrell, PLLC 5147 Castello Drive Naples, FL 34103 Telephone: (239) 649-4848 Fax: (239) 643-9810 E-Mail: jeff@grantcottrell.com Secondary E-Mail: jennifer@grantcottrell.com October 4, 11, 2024 24-00961T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000948

IN RE: ESTATE OF JAMES MILTON GAIR Deceased. The administration of the estate of

James Milton Gair, deceased, whose date of death was January 17, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 4, 2024.

Personal Representative: Dianne Molthen 21800 May Day Rd

Barnes, Kansas 66933-9404 Attorney for Personal Representative: Jenny C. Hazel Florida Bar Number: 016352 MCCRORY LAW FIRM PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: debbie@mccrorylaw.com October 4, 11, 2024 24-00963T

BSCRIBET(THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com



--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-801 CP

Division Probate IN RE: ESTATE OF BARBARA J. GLADSTONE, Deceased.

The administration of the estate of Barbara J. Gladstone, deceased, whose date of death was December 1, 2023. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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 October 4, 2024.

Personal Representative: Lisa Gladstone

22400 Lacombe Ave. Port Charlotte, FL 33952 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

October 4, 11, 2024

SECOND INSERTION

24-00960T

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

File No. 24-000992-CP IN RE: ESTATE OF CHARLOTTE LAURA ARCADIA a/k/a CHARLOTTE B. ARCADIA, deceased

The administration of the estate of CHARLOTTE LAURA ARCADIA a/k/a CHARLOTTE B. ARCADIA, deceased, whose date of death was August 19, 2024, is pending before the Circuit Court for Charlotte County, Florida, Probate Department, located at 350 E. Marion Avenue, Punta Gorda, Florida 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 the estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AF-TER 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this Notice is October 4, 2024.

> Personal Representative: Susan L. Updegrove 2175 Fair Rd

Schuylkill Haven, PA 17972 Attorney for the Personal Representative: Anne E. Moore, FL Bar #110621 Anne E. Moore PLLC 3579 S. Access Rd., Ste. A Englewood, FL 34224 Tel: (941) 662-5750 Fax: (941) 237-5200 Primary Email: anne@attorneyanne.com Secondary Email: staff@attorneyanne.com

24-00970T

October 4, 11, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 082024CP000836

ASSIGNED: JUDGE LISA S. PORTER IN RE: The Estate of DAVID PATRICK RICE, Deceased.

The administration of the ESTATE OF DAVID PATRICK RICE, deceased, File Number 082024CP000836 pending in the Circuit Court for Charlotte County Florida, Probate Division, the mailing address of which is Court Administration, 350 E. Marion Avenue, Punta Gorda, Florida 33950. The Estate is intestate. 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 demand against the 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 the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICIA-TION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-

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: October 4, 2024.

Shay Ragen Personal Representative

4141 16th Street, Apt 3-8 Vero Beach, Florida 32960 Charles A. Sullivan, Jr. Charles A. Sullivan, Jr., Esquire Attorney for Personal Representative Florida Bar #: 289361 1601 20th Street Vero Beach, Florida 32960 Telephone: (772) 567-4371 Fax: (772) 778-4947 Email: pleadings@casullivanlaw.com tammy@casullivanlaw.com October 4, 11, 2024 24-00962T

SECOND INSERTION

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

PROBATE DIVISION File No. 24-001045-CP IN RE: ESTATE OF VICTORIA GILL, deceased

The administration of the estate of VICTORIA GILL, deceased, whose date of death was July 18, 2024, is pending before the Circuit Court for Charlotte County, Florida, Probate Department, located at 350 E. Marion Avenue, Punta Gorda, Florida 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 the estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AF-TER 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

ER BARRED. The date of the first publication of this Notice is October 4, 2024.

Personal Representative: James F. Gill 15318 Aron Circle

Port Charlotte, FL 33981 Attorney for the Personal Representative: Anne E. Moore, FL Bar #110621 Anne E. Moore PLLC 3579 S. Access Rd., Ste. A Englewood, FL 34224 Tel: (941) 662-5750 Fax: (941) 237-5200 Primary Email: anne@attornevanne.com Secondary Email: staff@attorneyanne.com October 4, 11, 2024 24-00971T

--- ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR

CHARLOTTE COUNTY

CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 24001585CA MUTUAL OF OMAHA MORTGAGE, INC., Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAILY ANDERSON, JR., DECEASED,

Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAILY ANDERSON, JR., DECEASED, UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF YOLANDA ANDERSON, DECEASED, UNKNOWN DEVISEES. BENEFICIARIES. GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAILY ANDERSON III, DECEASED, whose residence is unknown if he/ she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having

CREDITORS, TRUSTEES AND ALL

interest in the property described in the mortgage being foreclosed herein. CHRISTOPHER DANIELS, JASON WOOD,

or claiming to have any right, title or

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.
TO: PEACE RIVER AND PALM

SHORES SOCIAL CLUB, INC. F/K/A

PEACE RIVER SHORES PROPERTY OWNERS ASSOCIATION, INC., whose business address is unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property: LOTS 136 AND 137, BLOCK 1, AMENDED PEACE RIVER SHORES, UNIT #3, ACCORD-ING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 4, PAGE(S) 45A AND 45B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 11-5-24/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 30 day of September, 2024

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. CLERK OF THE CIRCUIT COURT

BY: B. Lackey (SEAL) DEPUTÝ ČLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL

ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com 24-212373

October 4, 11, 2024 24-00965T

SECOND INSERTION

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

CASE NO: 24-CC-0229 ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION. Plaintiff, v.

HARRY F. OSTERHOUDT and PHILOMENA OSTERHOUDT, deceased Individuals, and Unknown heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by though, under, or against HARRY F. OSTERHOUDT and PHILOMENA OSTERHOUDT, both deceased individuals.. Defendants.

TO: HARRY F. OSTERHOUDT, and PHILOMENA OSTERHOUDT, deceased Individuals, and Unknown heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, though, under, or against HARRY F. OSTERHOUDT PHILOMENA OSTERHOUDT, both deceased individuals... 2418 42nd St, Astoria, NY 11103-2804

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in CHAR-LOTTE County, Florida:

Lot 13, Block 115, ROTONDA MEADOWS, as recorded in Plat Book 10, Pages 15Z11 of the Public Records of Charlotte County, Florida.

Which has the address of 12 Kumquat Ct, Placida, FL 33946 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion

Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on, 10/1/24.

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

Association Legal Services, LLC Plaintiff's attorney 12600 World Plaza Lane. Building #63 Fort Myers, FL 33907 (239-887-4276) leland@associationlegalservices.com October 4, 11, 2024 24-00969T

THIRD 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.: 24001594CA HARPY EAGLE, LLC, Plaintiff, vs. ERROL A. WITTAKER; ERROL WITTAKER, JR.; ELMER J. LYTIKAINEN; and LINDA M. HAHTO LYTIKAINEN,

Defendants. TO: ERROL WITTAKER JR, 470 EASTERN PARKWAY, BROOKLYN, NEW YORK 11225 ESTATE OF ERROL A. WITTAKER,

470 EASTERN PARKWAY, BROOK-LYN, NEW YORK 11225 ESTATE OF ELMER J. LYTIKAINEN, 2115 SOUTH 2ND AVENUE, MAY-WOOD, ILLINOIS 60153

ESTATE OF LINDA M. HAHTO LY-TIKAINEN, 2115 SOUTH 2ND AV-ENUE, MAYWOOD, ILLINOIS 60153 UNKNOWN HEIRS OF ERROL A. WITTAKER, 470 EASTERN PARK-WAY, BROOKLYN, NEW YORK 11225 UNKNOWN HEIRS OF ELMER J.

LYTIKAINEN, 2115 SOUTH 2ND AV-ENUE, MAYWOOD, ILLINOIS 60153 UNKNOWN HEIRS OF LINDA M. HAHTO LYTIKAINEN, 2115 SOUTH 2ND AVENUE, MAYWOOD, ILLI-NOIS 60153 YOU ARE NOTIFIED that an action

to quiet title to the following properties in Charlotte County, Florida:

LOT 4, BLOCK 1317, PORT CHARLOTTE SUBDIVISION, SECTION 13, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 2A THRU 2G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Parcel ID: 402224154004

LOT 5, BLOCK 1317, PORT CHARLOTTE SUBDIVISION, SECTION 13, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 2A THRU 2G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Parcel ID: 402224154005

LOT 6, BLOCK 1317, PORT

CHARLOTTE SUBDIVISION, SECTION 13, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 2A THRU 2G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Parcel ID: 402224154006 And:

LOTS 19 AND 20 BLOCK 265 SECTION TEN/PART ONE HARBOUR HEIGHTS AC-CORDING TO PLAT THERE-RECORDED IN PLAT BOOK 4, PAGE 42-C OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. Parcel ID: 402316436005

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtul-la, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before October 29, 2024, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. DATED on September 23, 2024.

ROGER D. EATON CLERK OF THE CIRCUIT COURT By B. Lackey (SEAL) DEPUTY CLERK

SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff Sept. 27; Oct. 4, 11, 18, 2024

24-00955T

FOURTH INSERTION

NOTICE OF ACTION: **CONSTRUCTIVE SERVICE -**PROPERTY IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO: 24001460CA IGOR RETSLAV, Plaintiff.

AMERICAN ESTATE AND TRUST FBO JEANETTE SCHWIND IRA, BURNT STORE LAKES PROPERTY OWNERS ASSOCIATION INC., a Florida corporation.

Defendant(s), TO any and all parties claiming interests by, through, under or against AMERICAN ESTATE AND TRUST FBO JEANETTE SCHWIND IRA and any and all parties claiming interests by, through, under or against BURNT

STORE LAKES PROPERTY OWNERS ASSOCIATION INC. and all parties having or claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an action

to quiet title to the following property in Charlotte County, Florida: A. LEGAL DESCRIPTION: Lot

3, Block 928, PUNTA GORDA ISLES, Section 21, a Subdivision according to the Plat thereof as recorded in Plat Book 13, Pages 1A through 1Z2, inclusive, of the Public Records of Charlotte County, Florida. A/K/A

PGI 021 0928 0003 PUNTA GORDA ISLES SEC 21 BLK 928

B. Parcel ID No.: 422331255003 C. ADDRESS: 17245 CAPE

HORN BLVD, PUNTA GORDA, FL 33955

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Igor Retslav, the plaintiff, whose address is 11447 Fort Lauderdale Pl, Venice, Fl 34293, on or before October 23 2024, and file the original with the clerk of this court either before service on the plaintiff or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue,

Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.

DATED on September 17 2024. Clerk of the Circuit Court B. Lackey (SEAL)

Plaintiff Igor Retslav 11447 Fort Lauderdale Pl, Venice, Fl 34293, Tel. 415-728-2890. E-mail: Lotosdc@gmail.com Sept. 20, 27; Oct. 4, 11, 2024

24-00917T

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 10/24/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

111 Alicia McLaughlin Shaunessy Lucas 456 2714 William Maurer 107 Angela Lee

Boxes, Furniture Boxes, Furniture, Clothing Boxes, Electronics Boxes, Appliances

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. October 4, 11, 2024

24-00967T

THIRD INSERTION

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

Case Number: 2024-CA-000095 Judge: Gentile IN RE: FORFEITURE OF: One (1) 2009 Honda CRV VIN: 5J6RE48779L041670 TO: Luis G. Garcia Luna

Last known Address: 2006 Fairfax Pike, White Post, VA 22663 YOU ARE HEREBY NOTIFIED that a forfeiture action has been filed against the above described currency by the Department of Highway Safety and Motor Vehicles. You are required to file an answer and any written defenses with the

Clerk of the Court and to serve a copy of the answer and defenses on or before the 30th day of October, 2024 on Angeline Attila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Blvd., Jacksonville, FL 32205. Failure to file your answer and defenses will result in a default being entered against you. WITNESSED by hand and the Seal

of the Court on this 24th day of September 2024.

The Honorable Roger D. Eaton Clerk of Court (SEAL) B. Lackey Deputy Clerk

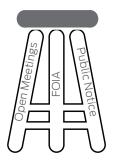
Sept. 27; Oct. 4, 11, 18, 2024

24-00957T

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency







VS



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility

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Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers

all 50 states



ypes Of Public Notices

Government Meetings

Meeting Minutes or

Agency Proposals

Tax Rates

Proposed Budgets and



Land and Water Use

Tax Districts

Creation of Special

School District Reports

Zoning, Annexation and

Land Use Changes



Unclaimed Property, Banks or Governments

Commercial Notices



Delinquent Tax Lists,



Government Property



Tax Deed Sales

Permit and a Applications Permit and License

Mortgage Foreclosures



Name Changes **Probate Rulings**



Divorces and Adoptions



Orders to Appear

Stay Informed, It's Your Right to Know.

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