CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Innovalinks Quality Consultants, located at 10453 Chablis Avenue, in the City of Englewood, County of Charlotte, State of FL, 34224, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 17 of October, 2024. Sheena L. Sloan 10453 Chablis Avenue Englewood, FL 34224 October 25, 2024

following date, time and place:

Location

Date and Time:

proposed rates, fees and charges are as follows:

Advance Reservation:

Non-Districts Residents

Reservations Close 5:00 p.m. day

Pickle Ball Courts | Tennis Courts

Non-District Residents Advance

Residents and Non-Residents

"Drop Ins" - No Advance Registration

District Residents Advance

District Residents

before play

Registration

Registration

24-01003T

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF PUBLIC HEARING FOR ADOPTION OF THE AMENDED AMENITY POLICY AND FEES AND

REGULAR BOARD MEETING

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a public hearing and a regular meeting at the

The public hearing will be a rulemaking hearing and will provide an opportunity

for the public to address the proposed amended Amenity Policy that sets fees and

charges related to the use of the District's amenity facilities and services. The purpose and effect of the proposed charges to the rates, fees, and charges is to update

such rates, fees, and charges as provided below and to provide for efficient and ef-

fective administration of District construction, maintenance and operations within boundaries of the District. A regular Board meeting of the District will also be held

at the above time where the Board may consider any other business that may prop-

erly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (561) 571-0010 ("District

Manager's Office"), during normal business hours. Prior notice of rule development and rulemaking for this rulemaking hearing was published in the Florida Administrative Register on October 21, 2024 and October 22, 2024, respectively. The

Jack Peeples Community Park

Amenity Rental Fees - Community Park

November 21, 2024, at 4:00 p.m.

Babcock Ranch, Florida 33982

43281 Cypress Parkway

Babcock Ranch Field House Cafeteria

Available 2 weeks in advance

Available 1 week in advance

[] \$20 per court per hour

[] \$30 per court per hour

reservation(s)

All reservations and drop-in play start

at the top of the hour for one (1) hour.

Free for 1 hour and continuous play

if nobody is waiting or no other

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of RCM ON DEMAND located at 3125 Rock Creek Dr, in the County of Charlotte, in the City of Port Charlotte, Florida 33948 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Port Charlotte, Florida, this 22nd day of October, 2024. Jennifer Ball

October 25, 2024 24-01018T

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 Integrity Fire Consulting located at 27896 Arrowhead Circle in the City of Punta Gorda, Charlotte County, FL 33982 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Dated this 22nd day of October, Dion Scott Stitz

October 25, 2024 24-01019T

FIRST INSERTION

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Rotonda CERT, located at 794 Boundary Blvd, in the City of Rotonda West, County of Charlotte, State of FL, 33947, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 22 of October, 2024. GULF COAST ERT, INC 793 Bounary Blvd Rotonda West, FL 33947 October 25, 2024

24-01020T

FIRST INSERTION

tions apply. See manager for details.

Oct. 25: Nov. 1, 2024

Early Notice and Public Review of a Proposed Activity in a Standard Designated Floodplain and Wetland

24-01004T

24-01009T

To: All interested Agencies [Housing and Urban Development, US Army Corps of Engineers, US Fish and Wildlife, Florida Department of Commerce, City of Arcadia, Southwest Florida Water Management District], Groups and Individual

FIRST INSERTION Notice of Self Storage Sale

Please take notice Hide-Away Storage – Punta Gorda located at 6221 Marlympia Way, Punta Gorda, FL 33950 intends to hold a sale to sell the property stored at the

Facility by the below Occupant who is in default at an Auction. The sale will occur as

an online auction via www.storagetreasures.com on 11/13/2024 at 10:00AM. Unless

stated otherwise the description of the contents are household goods, furnishings

and garage essentials. Coralea Fleming unit #C168; Rouel Garriques unit #C182.

This sale may be withdrawn at any time without notice. Certain terms and condi-

This is to give notice that Arcadia (under 24 CFR Part 58) has determined that the following proposed action – under Florida Department of Commerce and Housing and Urban Development (Grant No. MT045), is located in a Federal Flood Risk Management Standard (FFRMS) floodplain and wetland, and the city of Arcadia and George F. Young Inc. will be identifying and evaluating practicable alternatives to locating the action within the floodplain and wetland, and the potential impacts on the floodplain and wetland from the proposed action, as required by Executive Order 11988, as amended by Executive Order 13690 and/or Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

The City of Arcadia (in DeSoto County) has proposed a drainage improvement project to the Jordan Branch (Channel Tributary E) which runs from Highway 17 and Maple Street southwest to W Magnolia Street and S Dade Avenue, then west to the railroad, then north to W Hickory Street where it crosses under the railroad and into the Peace River. The extent of the FFRMS floodplain was determined using the 0.2 percent flood approach. This project includes the widening and stabilizing of 1.35 miles of the drainage channel, the replacement of 17 box culverts to prevent major flooding and increase outfall volume to the Peace River. The project is within a riverine wetland, and a FFRMS 100 and 500-year floodplain. There is also a 5.5-acre wetland located south of the project that will have minor hydrological changes. The floodplain and wetland will be modified to increase storage capacity of floodwaters and prevent properties from being damaged and roadways from being inaccessible. 0.95 acres of floodplain and 1.6 acres of wetland will be temporarily impacted by this project. Funding for this project will be through a Community Development Block Grant Mitigation Program (CDBG-MIT).

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain or wetland, and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain/wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain/wetland. Second, an adequate public notice program can be an important tool for public education. The dissemination of information and request for public comment about floodplains or wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains or wetlands, it must inform those who may be put at greater or continued risk

Written comments must be received by the City of Arcadia, at the following address on or before November 25, 2024: City of Arcadia, PO Drawer 100, Arcadia, Florida 34265 and 863-494-4114, Attention: Steve Underwood, Public Works Director. A full description of the project may also be reviewed Monday through Friday from 9 am to 4 pm at 23 N. Polk Avenue, Arcadia, Florida 34266. Comments may also be submitted via email at sbooth@arcadia-fl.gov

Date: October 25, 2024 October 25, 2024

FIRST INSERTION

AVISO Y REVISO TEMPRANO PUBLICO DE UNA ACTIVIDAD PROPUESTA EN UNA AREA DESIGNADA COMO UN VALLE INUNDABLE ESTANDAR Y EN UN PANTANO / HUMEDALE

A: Todas las agencias interesadas incluyendo federales, estatales y locales, grupos e individuos

Se notifica que la cuidad de Arcadia determinó que la siguiente acción propuesta bajo el Estado de la Florida Department of Economic Opportunity Community Development Block Grant Mitigation Program y Housing and Urban Development (Grant No. MT045) designado por el Federal Flood Risk Management Standard (FFRMS) como un valle inundable y un pantano, y la cuidad de Arcadia y George F. Young, Inc. identificará y evaluará alternativas prácticas a la ubicación de la acción en el valle inundable y el pantano y los posibles impactos de la acción propuesta según requerido por las Órdenes Ejecutivas 11988 y modificada por la Orden Ejecutiva 13690 y/o la Orden Ejecutiva 11990 de acuerdo con los reglamentos de HUD en 24 CFR 55.20 Subparte C - Procedimientos para hacer determinaciones sobre el manejo del valle inundable y la protección de humedales.

La cuidad de Arcadia (en el condado DeSoto) ha propuesto un proyecto para mejorar el drenaje al Jordan Branch (Channel Tributary E), que corre desde la Carretera 17 y Maple Street, sudoeste, hasta W Magnolia Street y S Dade Avenue, y entonces oeste hasta la línea de ferrocarril, y hacia el norte hasta W Hickory Street donde cruce por debajo la línea de ferrocarril y al Peace River. La medida del FFRMS valle inundable fue determinado usando la consideración de 0,2 por ciento. El proyecto incluye el ensanchamiento y estabilizando 1.35 millas de canal de drenaje, reemplazamiento de 17 alcantarillas de cajón para prevenir inmensa inundación y aumentar el volumen de descarga al Peace River. El proyecto se encuentra en el valle inundable de 100 años y 500 años, y será adyacente a un pantano de 5.5 acres ubicado al sud del proyecto que tendrá cambios minores de hidrología. El valle inundable v el pantano serán utilizado para agregar la capacidad del almacenamiento de aguas inúndales y prevenir que propiedades serán dañadas y carreteras inutilizables. Habrá $0.95\,$ acres de valles de inundación y 1.6 acres de pantanos afectados temporalmente por este proyecto. Fondos para este proyecto son provenido por una contribución por el Community Development Block Grant Mitigation Program (CDBG-MIT).

Este aviso tiene tres propósitos principales. Primero, las personas que puedan ser afectadas por actividades en valles inundables y pantanos, y aquellos que tengan interés en la protección del ambiente natural deben recibir la oportunidad de expresar sus preocupaciones y proveer información sobre estas áreas. Los interesados en proveer comentarios están invitados a ofrecer o recomendar alternativas de ubicación fuera del valle inundable y pantanos, métodos alternativos para lograr el propósito del proyecto, y métodos para minimizar y mitigar impactos. Segundo, un programa adecuado de avisos públicos puede ser una herramienta importante de educación pública. La diseminación de información y solicitud de comentarios públicos sobre valles inundables y pantanos puede facilitar y mejorar los esfuerzos federales para reducir los riesgos e impactos asociados con la ocupación y alteración de estas áreas especiales. Tercero, como asunto de justicia e igualdad, cuando el gobierno federal determina participar en acciones ubicadas en valles inundables y pantanos, debe informárselo a quienes puedan ser expuestos a un riesgo mayor o similar al presente.

Comentarios por escrito deben ser recibidos por la ciudad de Arcadia, en la siguiente dirección en o antes de November 25,2024: City of Arcadia, PO Drawer 100, Arcadia, Florida 34265 y 863-494-4114, Atención: Steve Underwood, Public Works Director. Una descripción completa del proyecto está disponible al público para revisión Lunes a Viernes de 9 am al 4 pm en 23 N. Polk Avenue, Arcadia, Florida 34266. Comentarios por escrito pueden enviarse también por correo electrónico a sbooth@arcadia-fl.gov.

October 25, 2024

ALL OTHER DISTRICT AMENITY FEES FIELDHOUSE FEES

Rental Rates	Resident Per Hour	Non-Resident Per Hour	Per Day (12 Hours)	Staffing Fee (Per Hour)
Entire Facility Capacity: 1,626	\$325.00	\$375.00	\$3,750.00	\$75.00
Championship Court	\$175.00	\$200.00	\$2,000.00	\$30.00
Cafe/Meeting Space	\$50.00	\$60.00	\$600.00	\$50.00
Sports Courts	\$65.00 per court	\$75.00 per court	\$750.00 per court	\$25.00
Performance Stage (Entire Facility)	\$375.00	\$400.00	\$3,750.00	\$75.00
Rehearsal Facility (Private - Entire Facility)	\$375.00	\$400.00	\$3,750.00	\$75.00
Rehearsal Stage (Stage and Court 3 Only)	\$175.00	\$200.00	\$2,000.00	\$30.00

^{**}Deposit is 50% of total rental rate.

SPORTS COMPLEX FEES

Rental Rates	Resident Rates Based on 90 Minutes	Non-Resident Rates Based on 90 Minutes
Football Field	\$75	\$150
Baseball Field	\$50	\$100
Softball Field	\$50	\$100
Soccer/Multipurpose Field	\$50	\$100
Skate Park	\$40	\$80

^{**}Deposit is 50% of total rental rate.

THE PKWY PARKS FEES

Shade Arbor Rental Fees (Non-Peak Hours)			
District Residents	\$50 for up to four (4) hours		
Non-District Residents	\$100 for up to four (4) hours		
Deposit	\$100		
Maximum Capacity	50 People		

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

Craig Wrathell, District Manager

Maximum Capacity 4 people per court Bocce Court District Residents [] \$20 per court, per hour Non-District Residents [] \$30 per court, per hour Residents and Non-Residents "Drop Free for 1 hour and continuous play if nobody is waiting or no other No advance registration Maximum Capacity 8 people per court Bocce Ball Court Rental Tournament/Instruction Residents and Non-Residents [] \$150 per day Tennis Court | Pickle Ball Tournament/Instruction Residents and Non-Residents [] \$150 per day (maximum 8 hours) \$90 per four hours \$70 per 2 hours \$50 per hour

SAV **Email your Legal Notice**

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

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



Fecha: October 25, 2024

24-01010T

--- ESTATE ---

CHARLOTTE COUNTY

FIRST INSERTION NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-001111-CP

Division: Probate IN RE: ESTATE OF JAMES A. ARNOLD 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 James A. Arnold, deceased, File Number 24-001111-CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the Decedent's date of death was June 8, 2024; that the total value of the estate is \$23,998.80 and that the names and addresses of those to whom it has been

assigned by such order are:

Mallorie B. Warren 13343 Yager Lane Port Charlotte, Florida 33981 Kristin Pamela Arnold 13 Waller Place The Pas, Manitoba, Canada R9A 1T1 Jodie Diane Brooking 184 11th Street East Brandon, Manitoba, Canada R7A

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The 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 § 732.216 - § 732.228 applies, or may apply, unless a written demand is made by the surviving spouse of a beneficiary as specified under § 732.2211.

The date of first publication of this Notice is: October 25, 2024. Person Giving Notice:

Mallorie B. Warren 13343 Yager Lane Port Charlotte, Florida 33981 Attorney for

Person Giving Notice: Jeffrey Briscoe Florida Bar No. 0127501 3440 Conway Blvd., Suite 1A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 Email: jeff@jeffbriscoe.com 24-01006T Oct. 25; Nov. 1, 2024

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-CP-001140

IN RE: ESTATE OF

TANYA FAYE BROZOWSKI

A/K/A TANYA F. BROZOWSKI

Deceased.The administration of the estate of

Tanya Faye Brozowski A/K/A Tanya

F. Brozowski, deceased, whose date of

death was August 4, 2023, is pending in

the Circuit Court for Charlotte County,

Florida, Probate Division, the address

of which is 350 East Marion Avenue,

Punta Gorda, FL 33950. The names

and addresses of the personal represen-

tative and the personal representative's

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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 sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

OF THIS NOTICE ON THEM.

attorney are set forth below.

FIRST INSERTION

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

File Number: 2024-CP-000704 **Division: Probate** IN RE: ESTATE OF MARY CATHERINE BORDELON Deceased.

The administration of the estate of Mary Catherine Bordelon, deceased, whose date of death was October 13. 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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: 10/25/2024

> Personal Representative Monique Ann Compton 33 Vinnings Lane SW Cartersville, GA 30120

Attorney for Personal Representative Agnes Mombrun Geter, Esq. Florida Bar No. 77001 Mombrun Law, PLLC 2850 34th St N, #350 St. Petersburg, FL 33713 Telephone: 321.216.2040 Facsimile: 321.216.2070 E-Mail Addresses: agnes@mombrunlaw.com Priscila@mombrunlaw.com Info@mombrunlaw.com 24-01011TOct. 25; Nov. 1, 2024

Florida Statutes, applies, or may apply,

unless a written demand is made by a

creditor as specified under s. 732.2211,

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

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative: James Brozowski

415 Capri Isles Court

Punta GOrda, Florida 33952

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is October 25, 2024.

Jenny C. Hazel, Attorney

MCCRORY LAW FIRM

309 Tamiami Trail

Fax: (941) 205-1133

Secondary E-Mail:

Florida Bar Number: 0163562

PUNTA GORDA, FL 33950

Telephone: (941) 205-1122

debbie@mccrorylaw.com

Oct. 25; Nov. 1, 2024

E-Mail: jenny@mccrorylaw.com

NOTWITHSTANDING THE TIME

All other creditors of the decedent

Florida Statutes.

BARRED

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-1084-CP **Division Probate** IN RE: ESTATE OF JANICE M. WAGNER A/K/A JANICE MARGARET WAGNER

Deceased. The administration of the estate of JANICE M. WAGNER a/k/a JANICE MARGARET WAGNER, 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

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 733.702 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 25, 2024.

Personal Representative: JILL M. MARKHAM

27427 Foxhaven Drive Wind Lake, Wisconsin 53185 Attorney for Personal Representative: MICHAEL M. WILSON,

Attorney Florida Bar Number: 076244 Olmsted & Wilson, P.A. 17801 Murdock Circle, Suite A Port Charlotte, FL 33948 Telephone: (941) 624-2700 Fax: (941) 624-5151 E-Mail: mike@owpa.com Secondary E-Mail: kathy@owpa.com Oct. 25; Nov. 1, 2024 24-01015T

FIRST INSERTION

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

File No. 24-1128-CP **Division: Probate** IN RE: ESTATE OF SHARON KAY ECKERT A/K/A SHARON K. ECKERT, Deceased.

The administration of the estate of Sharon Kay Eckert a/k/a Sharon K. Eckert, deceased, whose date of death was September 8, 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 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 733.702 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 25, 2024.

Personal Representative: Jon Troy Keim 8317 Church Road

Grosse Ile, Michigan 48138 Attorney for Personal Representative: Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Secondary E-Mail: mackenzie@schwarzlaw.net

24-01024T Oct. 25; Nov. 1, 2024

FIRST INSERTION

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

PROBATE DIVISION File No. 2024-CP-001034 IN RE: ESTATE OF TAMMI ROSE MORGAN, Deceased.

The administration of the estate of TAMMI ROSE MORGAN, deceased, whose date of death was June 16, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 250 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

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

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

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

The date of first publication of this notice is: October 25, 2024.

KEVIN FENSTERMACHER Personal Representative 374 Valley Park S.

Bethlehem, PA 18018 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com 24-01016T Oct. 25; Nov. 1, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY.

FLORIDA File No. 2024-CP-001085 **Probate Division** IN RE: ESTATE OF JUAN ANTONIO RODRIGUEZ VILA, Deceased.

The administration of the estate of JUAN ANTONIO RODRIGUEZ VILA, 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 Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: October 25, 2024.

Signed by: MARISELA ANSBRO Personal Representative

1882 North Tamiami Trail, Unit 4331 North Fort Myers, FL 33918 Emily K. Crain Evans Attorney for Personal Representative Florida Bar No. 114392 GrayRobinson, P.A. P.O. Box 3 Lakeland, FL 33802-0003 Telephone: 863-284-2200 Email:

Emily. Crain @ Gray-Robinson.com2nd Email: Joan.Phillips@Gray-Robinson.com

Oct. 25; Nov. 1, 2024 24-01021T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-001116-CP **Division Probate** IN RE: ESTATE OF CHARLES EDWARD EASON a/k/a

CHARLES E. EASON Deceased. The administration of the estate of Charles Edward Eason a/k/a Charles E. Eason, deceased, whose date of death was August 2, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 25, 2024.

Personal Representative: /s/ James R. Payne 184 Cypress Avenue

Port Charlotte, Florida 33952-7904 Attorney for Personal Representative: /s/ Jeffrey R. Kuhns Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 Attorney for Petitioner KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000 Fax: (941) 205-8001 $\hbox{E-Mail: jeff@kuhnslawfirm.com}$ Secondary E-Mail: forrest@kuhnslawfirm.com Oct. 25; Nov. 1, 2024 24-01026T

FIRST INSERTION

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

PROBATE DIVISION File No. 24-1089-CP Division Probate IN RE: ESTATE OF JOHN S. ROBBINS Deceased.

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 25, 2024.

Personal Representative Barbara A. McNamara 734 Monaco Dr.

24-01022T

Punta Gorda, Florida 33950 Attorney for Personal Representative Tina M. Mays, Esq. Florida Bar No. 0726044 Mizell & Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses: tmays@mizell-law.com, ndotres@mizell-law.com

Oct. 25; Nov. 1, 2024

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-001078-CP IN RE: The Estate of: FRANCES VIRGINIA APPLE, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

24-01025T

33950; the names and address of the personal representative and the personal representative's attorney are set

All creditors of the decedent and 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733,702 AND 733,710 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOT-WITHSTANDING THE TIME PE-RIODS 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 25, 2024. Virginia Lou Ament Personal Representative 1100 Ridge Road Longwood, FL 32750 Mark A. Creech, Esq. Attorney for PR 1620 Placida Rd., Ste A Englewood, Florida 34223 941-474-3721 FB#043615 Oct. 25; Nov. 1, 2024

FIRST INSERTION

The administration of the estate of FRANCES VIRGINIA APPLE, deceased, whose date of death was June 12th, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 350 E. Marion Avenue, Punta Gorda, Florida,

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Gulf Coast Vacations located at 2411 S McCall Road Unit F in the City of Englewood, Charlotte County, FL 34224 intends to register the said name with the Division of Corporations of the Department of State, Tallahas-

Dated this 17th day of October, 2024. IPMK PROPERTY LLC October 25, 2024

24-01029T

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-001120-CP

Division Probate IN RE: ESTATE OF DEAN ARLEN SMITH a/k/a DEAN A. SMITH a/k/a DEAN SMITH Deceased.

The administration of the estate of Dean Arlen Smith a/k/a Dean A. Smith a/k/a Dean Smith, deceased, whose date of death was November 7, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 25, 2024.

Personal Representative: Marion Forest

59 Shadow Lake Road, #1 Salem, New Hampshire 03079 Attorney for Personal Representative: Brett H. Sifrit, Esq. 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 Oct. 25; Nov. 1, 2024 24-01030T

FIRST INSERTION

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

> PROBATE DIVISION File No. 24000745CP IN RE: ESTATE OF ROBERT G. IRWIN Deceased.

The administration of the estate of ROBERT G. IRWIN, deceased, whose date of death was June 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 25, 2024.

Personal Representative: MARION S, MALISZEWSKI **Personal Representative**

Attorney for Personal Representative: $LESLIE\ LOHN, ESQ$ Attorney for Personal Representative Florida Bar Number: 0181579 1460 S. McCall Rd, Unit 2E Englewood, FL 34223 Telephone: (941) 475-9669 E-Mail: llohn@leslielohnlaw.com Oct. 25; Nov. 1, 2024

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Email legal@businessobserverfl.com



--- ACTIONS / SALES ---

FIRST INSERTION

CHARLOTTE COUNTY

AMENDED NOTICE OF SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION

Case No. 16-290-CA CAROLYN J. JONES, Successor Trustee of the HERBERT WESLEY JONES and CAROLYN JANE JONES REVOCABLE LIVING TRUST utd September 25,

VICKEY P. BARDEN.

Plaintiff v

Defendant.

NOTICE is given that pursuant to the Order on Motion to Reset Foreclosure Sale Date dated October 21, 2024 in Case No. 16-290-CA in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which CAROLYN J. JONES, Successor Trustee of the HERBERT WESLEY JONES and CAROLYN JANE JONES REVOCABLE LIVING TRUST utd September 25, 1992, is plaintiff and VICKEY P. BARDEN is the defendant.

THE CLERK OF THE CIRCUIT COURT WILL SELL to the highest and best bidder for cash at www.charlotte. realforeclose.com on December 5, 2024 at 11:00 a.m. the following described property set forth in the Order.

Lot 8, PUNTA NOVA. Subdivision according to the Plat

thereof, as recorded in Plat Book 2, Page 77 of the public records of Charlotte County, Florida, the same being a subdivision of Lot 18, GROVE CITY LAND COMPANY'S SUBDIVISION, of Section 6, Township 41 South, Range 20 East, Charlotte County, 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 10/22/2024 ROGER D. EATON

CLERK OF THE COURT (SEAL) By B. Lackey Deputy Clerk David K. Oaks, Esq.

P. O. Box 671 Saluda, NC 28773 doaksesq@comcast.net (828) 859-3110

Oct. 25; Nov. 1, 2024 24-01027T

FIRST INSERTION

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

COUNTY, FLORIDA CASE NO. 24001840CA MIDFIRST BANK

RACHAEL ANN DAILEY A/K/A RACHAEL A. DAILEY, ET AL. Defendants.

TO: RACHAEL ANN DAILEY A/K/A RACHAEL A. DAILEY, Current residence unknown, but whose last known address was: 542 HOFFER ST, PORT CHAR-

LOTTE, FL 33953-2419 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida,

to-wit: LOT 13, BLOCK 2065, PORT CHARLOTTE SUBDIVISION, SECTION 24, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 16, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 11-27-2024 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 350 E Marion Ave, Punta Gorda, FL 33951, 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 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.

WITNESS my hand and seal of the Court on this 22 day of October, 2024.

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

eXL Legal, PLLC, Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000010184

Oct. 25; Nov. 1, 2024 24-01023T

FIRST INSERTION

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

CASE NO.: 24-001394-CC THE TOWNHOMES AT CAPE HAZE CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation

Plaintiff, vs. DONALD ABRAY: his 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 de-

fendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF DONALD ABRAY: UNKNOWN TENANT #1 and UNKNOWN TENANT #2,

Defendants.
TO: THE TOWNHOMES AT CAPE HAZE CONDOMINIUM ASSOCIA-TION, INC, his/her/their devisees, grantees, creditors, and all other par-ties claiming by, through, under or against it and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described, situate, lying and being in Charlotte County, Florida.

UNIT 502 OF BUILDING 5, OF THE TOWNHOMES AT CAPE HAZE, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN BOOK 3194, PAGE 277, AND ALL EXHIB-ITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 15, PAGE 25, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Commonly Known As: 3919 Cape Haze Drive, Bldg. 5, Unit 502, Rotunda West, FL 33947 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 November 22, 2024; otherwise, a judgment may be entered against you for the relief demanded in the Com-

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

WITNESS my hand and seal of said Court this 17 day of October, 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 aelias@gtslawfirm.com 941-625-6666 Oct. 25; Nov. 1, 2024 24-01008T

Email your Legal Notice

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

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



--- SALES ---

FIRST INSERTION NOTICE OF ACTION:

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

CONSTRUCTIVE SERVICE -

CIVIL DIVISION CASE NO.: 24001039CA HENRY YEH, Plaintiff, vs. JOHN E. CULLEN; ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC.; SAMUEL SINANAN; and NORA SINANAN.

Defendants.

TO: ESTATE OF NORA SINANAN, 28 TREMBLAY STREET, BRAMPTON, ONTARIO, CANADA L6Z 4B7 ESTATE OF SAMUEL SINANAN, 28 TREMBLAY STREET, BRAMPTON, ONTARIO, CANADA L6Z 4B7 UNKNOWN HEIRS OF NORA SIN-ANAN, 28 TREMBLAY STREET, BRAMPTON, ONTARIO, CANADA

UNKNOWN HEIRS OF SAMUEL SINANAN, 28 TREMBLAY STREET, BRAMPTON, ONTARIO, CANADA L6Z 4B7

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

Lots 440 and 441, AMENDED PLAT OF SOUTH PUNTA GORDA HEIGHTS AND IT'S FIRST ADDITION, according to the plat thereof, as recorded in Plat Book 5, Pages 17A thru 17C, of the Public Records of Charlotte County, Florida. Parcel ID: 412334156006

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road. Suite 100E, Greenacres, FL 33467, on or before November 25, 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 October 18, 2024.

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

Oct. 25; Nov. 1, 8, 15, 2024

24-01007T

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.

082023CA000100XXXXXX HSBC Bank USA, National Association as trustee for Deutsche Alt-A Securities, Inc., Mortgage Loan Trust, Series 2006-AR1, Plaintiff, vs.

James Fischer, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 082023CA000100XXXXXX of the Circuit Court of the TWENTI-ETH Judicial Circuit, in and for Charlotte County, Florida, wherein HSBC Bank USA, National Association as trustee for Deutsche Alt-A Securities. Inc., Mortgage Loan Trust, Series 2006-AR1 is the Plaintiff and James Fischer; Debra Fischer are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose. com, beginning at 11:00 AM on 20th day of December, 2024, the following described property as set forth in said Final Judgment, to wit:

ALL OF BLOCK 75 OF THE ORIGINAL SURVEY OF CLEVE-LAND ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 22, PUB-LIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING THE SAME PROPERTY AS LOTS 1 TO 19. INCLUSIVE, BLOCK 75. OF JOHN T.G. CRAWFORD'S

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT IN

AND FOR CHARLOTTE COUNTY,

FLORIDA

GENERAL JURISDICTION

CASE NO. 23001931CA

DIVISION

CARRINGTON MORTGAGE

Plaintiff, vs. UNKNOWN SPOUSE, HEIRS,

CREDITORS, TRUSTEES AND

AN INTEREST BY, THROUGH,

UNDER OR AGAINST THE

RANGER AKA MARJORIE E.

RANGER, DECEASED, et. al.,

BAKER AKA MARJORIE ELLEN

NOTICE IS HEREBY GIVEN pursuant

to an Order or Final Judgment entered

in Case No. 23001931CA of the Circuit

Court of the 20th Judicial Circuit in

and for Charlotte County, Florida,

wherein, CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS,

DEVISEES, GRANTEES, ASSIGNEES.

LIENORS, CREDITORS, TRUSTEES

AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST

THE ESTATE OF MARJORIE E.

RANGER AKA MARIORIE E BAKER

AKA MARJORIE ELLEN RANGER,

DECEASED, et. al., are Defendants,

Clerk of Circuit Court, Roger D. Eaton will sell to the highest bidder for cash

at www.charlotte.realforeclose.com, on

December 4, 2024 at 11:00 AM, the

DEED 1: LOTS 8 AND 9, BLOCK

following described property:

ESTATE OF MARJORIE E.

ALL OTHER PARTIES CLAIMING

DEVISEES, GRANTEES,

ASSIGNEES LIENORS

SERVICES LLC

Defendants.

SUBDIVISION OF BLOCK 73. 75 AND 76, TOGETHER WITH THE VACATED UNNAMED STREET IN SAID BLOCK 75 OF JOHN T.G. CRAWFORD'S SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 1, PG 22, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR-IDA.

TAX ID: 402335158004 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,

Dated this day of 10/22/2024.

133, HARBOUR HEIGHTS,

SECTION 4 REVISED PART 3.

ACCORDING TO THE PLAT

THEREOF, AS RECORDED

IN PLAT BOOK 3, PAGES 80A AND 80B, OF THE PUBLIC

RECORDS OF CHARLOTTE

DEED 2: LOT 10, BLOCK 133,

HARBOUR HEIGHTS, SECTION

4 REVISED PART 3, ACCORD-

ING TO THE PLAT THEREOF,

AS RECORDED IN PLAT BOOK

3, PAGES 80A AND 80B. OF THE

PUBLIC RECORDS OF CHAR-

Any person claiming an interest in the surplus from the sale, if any, must file a

claim per the requirements set forth in

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 lo-

cated at 350 E. Marion Avenue, Punta

Gorda, Florida 33950, and whose

telephone number is (941) 637-2110, at least 7 days before your scheduled

court appearance, or immediately upon receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

ROGER D. EATON

Clerk Circuit Court

Deputy Clerk

By: /s/Brittany Lackey

DATED this day of 10/18/2024.

LOTTE COUNTY, FLORIDA.

FL Stat. 45.302.

impaired, call 711.

Submitted By:

COUNTY, FLORIDA.

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

Brock & Scott PLLC 2001 NW 64th St. Suite 130 Ft. Lauderdale, FL 33309 Attorney for Plaintiff File # 14-F03906 Oct. 25; Nov. 1, 2024 24-01028T

FIRST INSERTION

CLERK'S NOTICE OF SALE

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

CASE NO.: 23002896CA DIVISION: CIRCUIT CIVIL HALLMARK HOME MORTGAGE

Plaintiff, vs. BRENTLY A. MCDERMAND A/K/A BRENTLY ANNE MARIE MCDERMAND, PAULA A. WHITE A/K/A PAULA ANN WHITE,

NOTICE IS GIVEN that, in accordance

FIRST INSERTION

with the Final Judgment of Foreclosure entered on October 16, 2024 in the above-styled cause, I will sell to the highest and best bidder for cash on December 4, 2024 at 11:00 a.m., at www.charlotte.realforeclose.com:

LOT 1, BLOCK 2606, PORT CHARLOTTE SUBDIVISION SECTION TWENTY NINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 22-A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR-

Property Address: 15144 Faulkner

Avenue, Port Charlotte, FL 33953. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 10/21/2024.

ROGER D. EATON, CLERK CHARLOTTE COUNTY CLERK OF COURT (COURT SEAL) By: /s/Brittany Lackey Deputy Clerk

Matter No.: FL-002865-23 24-01017T Oct. 25; Nov. 1, 2024

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE No. 23000155CA REVERSE MORTGAGE FUNDING LLC, Plaintiff vs SAUNDRA CANNADY AKA SAUNDRA LOUISE CANNADY,

et al., **Defendants**

ROMANEY STUTZMAN AKA RO-MANEY A. STUTZMAN 10761 US HIGHWAY 31, BERRIEN SPRINGS, MI 49103 UNKNOWN SPOUSE OF ROMANEY STUTZMAN AKA ROMANEY A. STUTZMAN

10761 US HIGHWAY 31, BERRIEN SPRINGS, MI 49103

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Charlotte County, Florida:

LOT 16, BLOCK 1670, PORT CHARLOTTE SUBDIVISION, SECTION 21, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 12A THRU 12G, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in the BUSINESS OBSERVER, on or before November 20, 2024; otherwise a default and 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

ceiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing

or voice impaired, call 711. WITNESS MY HAND AND SEAL OF SAID COURT on this 15 day of October, 2024.

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

Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff. Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309 (22-000757-01) October 18, 25, 2024 24-01002T

SECOND INSERTION

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 18 day of November, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 20, HOLYMAN'S SUBDIVISION, SOUTH CLEVE-LAND, 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

BEGINNING AT THE INTER-SECTION OF THE NORTH RIGHT OF WAY OF MISTY AVENUE (A/K/A MITCHELL AVENUE) AND THE SOUTH-EASTERLY RIGHT-OF-WAY OF SECOND STREET (A/K/A OF SECOND STREET (A/A/A
BEECHWOOD STREET)
THENCE NORTH 49° 18' 14"
EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY
OF THE SECOND STREET, A
DISTANCE OF COLUMNIC OF THE STREET. 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 BE-GINNING.

PROPERTY ADDRESS: 5411 BEECHWOOD ST, PUNTA GOR-DA, FL 33982

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS RE-MAINING 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 UN-CLAIMED, 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 10/11/2024 ROGER D. EATON Clerk Of The Circuit Court By: (SEAL) M. Hoffman 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 October 18, 25, 2024

24-00997T

NOTICE OF ACTION

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

CIVIL ACTION Case No. 24-000968-CC ROBERT A. DAUGHTRY,

Plaintiff, vs. WILLIAM C. MCCRANIE, deceased; BIRUTA M. MCCRANIE; LEONARD VAUGHN; ORA J. ZIMMER a/k/a MRS. LEO E. ZIMMER: JACK M. MARLOW: RUTH M. TEMPLETON, deceased; LYNNE L. BILBREY; ELNORA S. FILLER deceased: LETA ANN FULLER; ROBERT D. JULIAN; A.T. JULIAN, JR.; JO ANN DAVIS; SIMMERS; HYDE; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees,

assignees, lienors, creditors,

trustees, or other persons or entities

claiming to have any right, title or

interest in and to the lands which

constitute the subject matter of this

Defendants.

To: WILLIAM C. MCCRANIE, deceased; BIRUTA M. MCCRANIE; JACK M. MARLOW, deceased; EL-NORA S. FULLER, deceased; ROB-ERT D. JULIAN; A.T. JULIAN, JR.; SIMMERS; HYDE; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest, claim, lien, estate or demand in or to the lands which constitute the subject matter of this action,

YOU ARE NOTIFIED that an action to establish that Plaintiff is the owner of the following-described real properties in Charlotte County, Florida by adverse possession under Section 95.18, Florida Statutes: COUNT I PARCEL: Lots 1, 2

and 3, Block F, Bermont Villa Subdivision Section A, Sheet 1, according to the plat thereof as recorded in Plat Book 1, Page 89, of the Public Records of Charlotte County, Florida. COUNT IV PARCEL: Lots 12

and 13, Block 9, Bermont Villa

Subdivision Section A, Sheet 1, according to the plat thereof as recorded in Plat Book 1, Page 89, of the Public Records of Char $lotte\ County,\ Florida.$

COUNT V PARCEL: Lots 17. and 18, Block 28, Bermont Villa Subdivision Section A, Sheet 1, according to the plat thereof as recorded in Plat Book 1, Page 89, of the Public Records of Charlotte County, Florida.

COUNT VI PARCEL: Lots 21, 22 and 23, Block 33, Bermont Villa Subdivision Section A, Sheet 1, according to the plat thereof as recorded in Plat Book 1, Page 89, of the Public Records of Charlotte County, Florida.

COUNT VII PARCEL: Lots 33 and 34, Block 38, Bermont Villa Subdivision Section A, Sheet 1, according to the plat thereof as recorded in Plat Book 1, Page 89, 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 TAMSEN HAYS, Esq. of Wotitzky, Wotitzky, Ross & Young, P.A., the Plaintiff's attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 21 day of November, 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 disabil-

ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Adminis trative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and 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 10-15-2024.

ROGER D. EATON, Clerk of Courts BY: C. Schmidt (SEAL) Deputy Clerk

TAMSEN HAYS, Esq. Wotitzky, Wotitzky, Ross & Young, P.A. 1107 West Marion Avenue, Unit 111 Punta Gorda, FL 33950 Oct. 18, 25; Nov. 1, 8, 2024

24-00999T



Who benefits from legal notices?

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

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

GREENSPOON MARDER, LLP

 $23\text{-}000666\text{-}01\,/\,58341.1744\,/\,Jean$ Schwartz

Oct. 25; Nov. 1, 2024

SECOND INSERTION

NOTICE TO CREDITORS OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA THIS NOTICE OR 30 DAYS AFTER PROBATE DIVISION THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. File No. 24-1030-CP The personal representative has no **Division PROBATE** IN RE: ESTATE OF MARY LYNN PATRICIA BOYKO

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 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 18, 2024.

Personal Representative: Sherry Oger (Sep 11, 2024 14:19 CDT)

65090 Spruce Road Oakbank, Manitoba R5N 0R1 Attorney for Personal Representative: Ellie K. Harris 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: joy@schwarzlaw.net October 18, 25, 2024 24-00992T

SECOND INSERTION

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

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME 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 18, 2024.

Personal Representative: Monica Maria Vallee

1775 Jamaica Way Punta Gorda, Florida 33950 Attorney for Personal Representative: Brett H. Sifrit, Attorney Florida Bar Number: 105564 Farr Law Firm, P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: bsifrit@farr.com Secondary E-Mail: akibler@farr.com and probate@farr.com

October 18, 25, 2024 24-00994T

SECOND INSERTION

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

Deceased.

The administration of the estate of

Mary Lynn Patricia Boyko, deceased,

whose date of death was October 10,

2023, is pending in the Circuit Court

for Charlotte County, Florida, Pro-

bate 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 per-

sonal representative's attorney are set

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

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

court ON OR BEFORE THE LATER

PROBATE DIVISION File No. 24-1042-CP **Division Probate** IN RE: ESTATE OF ROBERT WILLIAMS a/k/a ROBERT WOODROW WILLIAMS, JR. Deceased.

The administration of the estate of Robert Williams a/k/a Robert Woodrow Williams, Jr., deceased, whose date of death was December 22, 2023. is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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 18, 2024. **Personal Representative:** Wendy Williams Valeriote 15039 Manor Creek Drive Chesterfield, MO 63017 Aimee Williams LaBaugh 11 White Oak Drive

Littleton, CO 80127 Attorney for Personal Representative: Guy S. Emerich, Attorney Florida Bar Number: 126991 Farr Law Firm, P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: gemerich@farr.com Secondary E-Mail: mlavine@farr.com and probate@farr.com 24-01001T October 18, 25, 2024

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2024-000454-CP

Division Probate IN RE: ESTATE OF

H. JAMES KYROS

Deceased.

The administration of the estate of H.

James Kyros, deceased, whose date

of death was April 10, 2024, is pend-

ing 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 rep-

resentative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

File No.: 24 CP 1091 IN RE: ESTATE OF LAURENCE BUTLER a/k/a LAURENCE NOEL BUTLER Deceased.

The administration of the estate of Laurence Butler a/k/a Laurence Noel Butler, deceased, whose date of death was July 8, 2024, is pending in the Circuit Court for Charlotte County address of 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

SECOND INSERTION

whom a copy of this notice is required to be served, must tile 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 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

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.

The date of first publication of this notice is October 18, 2024.

Personal Representative: Malcolm George Butler

Attorney for Personal Representative: /s/ Nathan Dougherty Nathan Dougherty, Esquire Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489 contact@nathandoughertylaw.com October 18, 25, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-1102CP IN RE: ESTATE OF

SARAH MAY RICHARDS

Deceased. The administration of the estate of SARAH MAY RICHARDS, deceased, whose date of death was July 26, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attornev are

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,

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 18, 2024.

Personal Representative: TRECIA JO BRADY

5114 Melbourne Street Unit 1205 Punta Gorda, Florida 33980 Attorney for Personal Representative: EDWARD E. WOLLMAN Florida Bar No. 0618640 Email: ewollman@wga-law.comAlternate Email: pleadings@wga-law.com PATRICK COURVILLE Florida Bar No. 0115708 Email: pcourville@wga-law.com Alternate Email: pleadings@wga-law.com Attorneys for Personal Representative WOLLMAN, GEHRKE & ASSOCIATES, PA 2235 Venetian Court, Suite 5 Naples, FL 34109 Telephone: 239-435-1533 Facsimile: 239-435-1433 October 18, 25, 2024 24-01000T

SECOND INSERTION

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

PROBATE DIVISION File No. 24-001050-CP **Division: PROBATE** IN RE: ESTATE OF TALA KHUDAIRI. Deceased.

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

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

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 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 18, 2024.

Personal Representative: Dunia Khudairi 10 Steeves Way

Falmouth, ME 04105 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 24-00995T October 18, 25, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 24001019CP Division: Probate IN RE: ESTATE OF

JAMES A. KNOWLTON

Deceased. The administration of the estate of James A. Knowlton, deceased, whose date of death was September 2, 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 repre-

sentative'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 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 Friday, October 18, 2024. Personal Representative:

Donna J. Stokes 3620 Cherbourg Way Marietta, Georgia 30062 Attorney for Personal Representative: Lori A. Wellbaum Attorney for Personal Representative Florida Bar Number: 071110 WELLBAUM LAW, PA 686 N. Indiana Avenue Englewood, FL 34223 Telephone: (941) 474-3241 Fax: (941) 475-2927 $\hbox{E-Mail: lori@wellbaumlaw.com}$ Secondary E-Mail:

24-00993T

karen@wellbaumlaw.com

October 18, 25, 2024

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-001037-CP Division Probate IN RE: ESTATE OF MARTIN A. GARRITY,

Deceased.The administration of the estate of Martin A. Garrity, deceased, whose date of death was July 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 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 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 18, 2024.

Personal Representative: Jacqueline G. Gardner 243 Cranford Ave.

Cranford, NJ 07016 Attorney for Personal Representative: Guy S. Emerich, Esq. Florida Bar Number: 126991 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: gemerich@farr.com Secondary E-Mail: sziegler@farr.com and probate@farr.com October 18, 25, 2024 24-00998T

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