

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1/3/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to FS. 715.109. 1988 SAND HS FLFL-H70A14672SP. Last Tenants: JOSEPH RAYMOND CHAMPAGNE, BARBARA SLAVIN, AND JOE CHAMPAGNE and all unknown parties beneficiaries heirs. Sale to be at MHC TROPICAL PALMS MHP GP, LLC, 17100 TAMIAMI TRAIL #147, PUNTA GORDA, FL 33955. 813-282-5925.
December 20, 27, 2024 24-01179T

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 Elevate located at 164 Eric St, 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 Port Charlotte, Florida, this 13th day of December, 2024.

JRCECCHETTI LLC
December 20, 2024 24-01171T

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 ReelinTwins located at 25094 Doredo Drive in the City of Punta Gorda, Charlotte County, FL 33955 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of December, 2024.

Kristin Guard
December 20, 2024 24-01183T

FIRST INSERTION

NOTICE OF SALE

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999
Sale date January 10th, 2025 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

40236 2014 Jeep VIN#: 1C4NJPBAXED722724 Lienor: Gettel Chrysler Dodge Jeep Ram 2323 Tamiami Trl Punta Gorda 941-676-3630 Lien Amt \$1,408.91
40237 2015 Ram VIN#: 3C6TR5CTXFG547469 Lienor: Gettel Chrysler Dodge Jeep Ram 2323 Tamiami Trl Punta Gorda 941-676-3630 Lien Amt \$2,656.32
40238 2015 Dodge VIN#: 2C4RDGCG4FR556565 Lienor: Gettel Chrysler Dodge Jeep Ram 2323 Tamiami Trl Punta Gorda 941-676-3630 Lien Amt \$7,173.25
40239 2017 Jeep VIN#: 1C4PJMDB2HW512236 Lienor: Gettel Chrysler Dodge Jeep Ram 2323 Tamiami Trl Punta Gorda 941-676-3630 Lien Amt \$2,481.56
40240 2016 WBT VIN#: 3C6URVJD9FE514328 Lienor: Gettel Chrysler Dodge Jeep Ram 2323 Tamiami Trl Punta Gorda 941-676-3630 Lien Amt \$3,323.23
December 20, 2024 24-01167T

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the West Port East Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 172.427 acres, generally located south of Tamiami Trail, north of El Jobean Road and east of the West Port Community Development District, entirely within Charlotte County, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board"), and individually, "Supervisor". Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

DATE: January 14, 2025
TIME: 10:30 AM
PLACE: Country Inn & Suites by Radisson
24244 Corporate Court
Port Charlotte, Florida 33954

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
December 20, 27, 2024 24-01168T

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 24-1287-CP Division: PROBATE IN RE: ESTATE OF ROBERT F. GESSNER 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 ROBERT F. GESSNER, deceased, File Number 24-1287-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 September 12, 2024; that the total value of the estate is \$60,400 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
LYNDA GESSNER
118 Wagon Wheel Terr.
Hot Springs, Arkansas 71913

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. 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 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.

The date of first publication of this Notice is December 20, 2024.

Person Giving Notice:
LYNDA GESSNER
118 Wagon Wheel Terr.
Hot Springs, Arkansas 71913
Attorney for Person Giving Notice
MARY A. BYRSKI
Attorney
Florida Bar Number: 0166413
25086 Olympia Ave.
Suite 310
Punta Gorda, Florida 33950
Telephone: (941) 833-9262
Fax: (941) 833-9264
E-Mail: mary@byrskilaw.com
Secondary E-Mail: kaye@byrskilaw.com
December 20, 27, 2024 24-01197T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 24-1346-CP Division: PROBATE IN RE: ESTATE OF GERALD C. LEWIS, SR. Deceased.

The administration of the estate of GERALD C. LEWIS, SR., deceased, whose date of death was August 15, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 20, 2024.

Personal Representative:
GERALD C. LEWIS, JR.
23501 W. Reuben St.
Plainfield, Illinois 60586
Attorney for Personal Representative:
MARY A. BYRSKI, Attorney
Florida Bar Number: 0166413
MARY A. BYRSKI
25086 Olympia Ave.
Suite 310
Punta Gorda, Florida 33950
Telephone: (941) 833-9262
Fax: (941) 833-9264
E-Mail: mary@byrskilaw.com
Secondary E-Mail:
kaye@byrskilaw.com
December 20, 27, 2024 24-01195T

The administration of the estate of Dolores E. Mullaly, deceased, whose date of death was August 27, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 20, 2024.

Personal Representative:
Gabrielle Freid
Edward Jones Trust Company
PO Box 66916
St. Louis, Missouri 63166-6916
Attorney for Personal Representative:
Lori A. Wellbaum
Attorney
Florida Bar Number: 071110
WELLBAUM LAW, PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
karen@wellbaumlaw.com
December 20, 27, 2024 24-01194T

FIRST INSERTION

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

CASE NO. 23002980CA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHESTER STONE, DECEASED, et al.
Defendant(s),
TO: ASHLEY TYSON STONE,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 12, BLOCK 4671, PORT CHARLOTTE SUBDIVISION SECTION SEVENTY NINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 43A TO 43J, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 1-21-2024/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 16th day of December, 2024.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@rasg.com
23-091534
December 20, 27, 2024 24-01182T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 24-1280-CP Division: PROBATE IN RE: ESTATE OF WESLEY W. MASON, SR. Deceased.

The administration of the estate of WESLEY W. MASON, SR., deceased, whose date of death was August 6, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 20, 2024.

Personal Representative:
WESLEY W. MASON, JR.
9945 SW Southern Dream Rd.
Arcadia, Florida 34269
Attorney for Personal Representative:
MARY A. BYRSKI, Attorney
Florida Bar Number: 0166413
MARY A. BYRSKI
25086 Olympia Ave.
Suite 310
Punta Gorda, Florida 33950
Telephone: (941) 833-9262
Fax: (941) 833-9264
E-Mail: mary@byrskilaw.com
Secondary E-Mail:
kaye@byrskilaw.com
December 20, 27, 2024 24-01196T

The administration of the estate of Arthur James Gromoll a/k/a Arthur Gromoll, deceased, whose date of death was August 10, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 20, 2024.

Personal Representative:
Jessica Young
22 Golden Eagle Ct
Westminster, Maryland 21158
Attorney for Personal Representative:
/s/ Heidi M. Brown, Attorney
Florida Bar Number: 48692
Osterhout & McKinney, P.A.
3783 Seago Lane
Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: heidib@omplaw.com
Secondary E-Mail:
elizabethw@omplaw.com
December 20, 27, 2024 24-01169T

-- ESTATE --

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001249
IN RE: ESTATE OF
MARILYN L. SHEA A/K/A
MARILYN LOUISE SHEA A/K/A
MARILYN SHEA Deceased.

The administration of the estate of Marilyn L. Shea A/K/A Marilyn Louise Shea A/K/A Marilyn Shea, deceased, whose date of death was August 18, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 20, 2024.

Personal Representative:**Maureen Shea**

3830 Bal Harbor Blvd., Unit 22
Punta Gorda, Florida 33950
Attorney for Personal Representative:
Jenny C. Hazel, Attorney
Florida Bar Number: 0163562
MCCRORY LAW FIRM
309 Tamiami Trail
PUNTA GORDA, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccrorylaw.com
Secondary E-Mail:
debbie@mccrorylaw.com
December 20, 27, 2024 24-01186T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-001331
Division Probate
IN RE: ESTATE OF
MARJORIE A. KOCH
Deceased.

The administration of the estate of Marjorie A. Koch, deceased, whose date of death was October 21, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is Dec 20, 2024.

Personal Representative:**Jeremy Koch**

11066 Cheltingham Avenue
Englewood, Florida 34224
Attorney for Personal Representative:
Anthony G. Mowry
Attorney
Florida Bar Number: 107374
227 Pensacola Rd.
Venice, FL 34285
Telephone: (941) 480-0333
Fax: (941) 486-4106
E-Mail: tony@mowrylawoffice.com
Secondary E-Mail:
deb@mowrylawoffice.com
December 20, 27, 2024 24-01180T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24001338CP
Division Probate
IN RE: ESTATE OF
JAY G. MONDRY
Deceased.

The administration of the estate of Jay G. Mondry, deceased, whose date of death was July 10, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 20, 2024.

Personal Representative:**Matthew J. Mondry**

35455 E Mc Avity Lake Road
Grand Rapids, Minnesota 55744
Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
December 20, 27, 2024 24-01172T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24001059CP
Division Probate
IN RE: ESTATE OF
RICHARD L. WEAVER
Deceased.

The administration of the estate of Richard L. Weaver, deceased, whose date of death was May 29, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 20, 2024.

Personal Representative:**Christopher Asbury**

1240 Presque Isle Drive
Port Charlotte, Florida 33952
Attorney for Personal Representative:
Abigail Mason Lyons
Attorney
Florida Bar Number: 1040206
Lyons & Lyons, PA.
27911 Crown Lake Boulevard Ste 201
Bonita Springs, FL 34135
Telephone: (239) 948-1823
Fax: (239) 948-1826
E-Mail: abby.lyons@lyons-law.com
Secondary E-Mail:
amason@lyons-law.com
December 20, 27, 2024 24-01188T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
FILE No. 24001305CP
Division PROBATE
IN RE: ESTATE OF
VINCENT L. MELLO
Deceased.

The administration of the estate of VINCENT L. MELLO, deceased, whose date of death was November 10, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 20, 2024.

Personal Representative:**JOSEPH MELLO**

Attorney for
Personal Representative:
LESLIE LOHN
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
Secondary: office@leslielohnlaw.com
December 20, 27, 2024 24-01184T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24001336CP
Division Probate
IN RE: ESTATE OF
JUDITH L. MONDRY
Deceased.

The administration of the estate of Judith L. Mondry, deceased, whose date of death was May 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, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 20, 2024.

Personal Representative:**Matthew J. Mondry**

35455 E. Mc Avity Lake Road
Grand Rapids, Minnesota 55744
Attorney for
Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
December 20, 27, 2024 24-01181T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-988
IN RE: ESTATE OF
MICHAEL J. COCIMANO
Deceased.

The administration of the estate of Michael J. Cocimano, deceased, whose date of death was June 28, 2024 file number 2024-CP-988, 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 name and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN STATUTE SECTION §733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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 Florida Statutes sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statute section 732.2211.

The date of first publication of this notice is December 20, 2024.

Signed on this 3rd day of December, 2024.

Theresa M. Konoza, as**Personal Representative**

9490 Old Jones Lane
Dunkirk, MD 20754
THE BAIN LAW FIRM P.L.
Attorney for the
Personal Representative
/s/ Basil L. Bain
Basil L. Bain
Florida Bar No.: 106186
The Bain Law Firm P.L.
4099 Tamiami Trail North, Ste. 208
Naples, FL 34103
Telephone: (239) 434-2294
Primary E-mail:
blb@bainlawfirm.com
E-mail: legaladmin@bainlawfirm.com
December 20, 27, 2024 24-01185T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY
FLORIDA
PROBATE DIVISION
File No. 24-001241-CP
Division Probate
IN RE: ESTATE OF
PATRICIA LYNN TOWNE
a/k/a PATRICIA L. TOWNE
a/k/a PATRICIA TOWNE
Deceased.

The administration of the estate of Patricia Lynn Towne a/k/a Patricia L. Towne a/k/a Patricia Towne, deceased, whose date of death was September 25, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

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

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

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

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

The date of first publication of this notice is December 20, 2024.

Personal Representative:**Seth R. Towne**

2567 Mauritania Road
Punta Gorda, Florida 33983
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
December 20, 27, 2024 24-01175T

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000905CP
Division Probate
IN RE: ESTATE OF
Linda Frances Doane-Furey,
a/k/a Linda F. Doane Furey,
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Linda Frances Doane-Furey, a/k/a Linda F. Doane Furey, deceased, File Number 24000905CP; 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 April 9, 2024; that the total value of the estate is \$37,025.24 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Creditors: NONE
Beneficiaries: Donald F. Furey, Jr.
19861 Midway Blvd.,
Port Charlotte, FL 33948
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims

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

The date of first publication of this Notice is December 20, 2024.

Personal Giving Notice:**/s/Donald F. Furey, Jr.****Donald F. Furey, Jr.****Personal Representative**

19861 Midway Blvd.

Port Charlotte, FL 33948

Attorney for Personal Giving Notice:

/s/Mark Martella

Mark Martella, Esq.

Attorney for Petitioners

Florida Bar No. 024021

Port Charlotte, FL 33948

Martella Law Firm, PLLC

18245 Paulson Drive

Port Charlotte, FL 33954

Phone: 941-867-6865

Fax: 941-867-8949

Primary: mark@martellalaw.com

Secondary: tara@martellalaw.com

December 20, 27, 2024 24-01170T

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

W/0177

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-1199-CP
Division PROBATE
IN RE: ESTATE OF
RYAN H. SUTHERLAND
Deceased.

The administration of the estate of Ryan H. Sutherland, deceased, whose date of death was October 5, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 20, 2024.

Persons Giving Notice:
Catherine A. Hardy
2204 Cannolot Blvd.
Port Charlotte, FL 33948

Attorney for Persons 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, FL 33950
Telephone: (941) 205-8000/
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Secondary E-Mail:
forrest@kuhnslawfirm.com
December 20, 27, 2024 24-01173T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24 CP 1234
Division: PROBATE
IN RE: ESTATE OF
LEE ALAN BENNETT
Deceased

The administration of the Estate of LEE ALAN BENNETT, deceased, File No. 34 CP 1234, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court, 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and

other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN

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

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

The date of first publication of this notice is December 20, 2024.

Personal Representative:
JAMES BENNETT
1935 Pennsylvania Avenue
Englewood, FL 34224

Attorney for Personal Rep.

Robert A. Dickinson
FL Bar No: 0161468
460 S. Indiana Ave.
Englewood, FL 34223
(941) 474-7600
December 20, 27, 2024 24-01176T

--- ACTIONS / SALES ---

FIRST INSERTION

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

FORECLOSURE DIVISION
CASE NO: 23CC001603
**ROTONDA MEADOWS/VILLAS
CONSERVATION ASSOCIATION,
INC, a Florida not for profit
Corporation,
Plaintiff, v.
MATRIX ASSOCIATES, a New York
Corporation,
Defendant.**

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 07/17/2024 in the abovesituated cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as:

Lot 24, Block 39, Rotonda Villas, according to the plat thereof, recorded in Plat Book 12, Page 1A through 1Z15 of the Public Records of Charlotte County, Florida. Commonly known as: 14251 Permit Ct., Placida, FL 33946.

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 11:00 AM on February 10th, 2025.

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

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

DATED this day of 12/17/2024.
By: (SEAL) B. Lackey
Roger D. Eaton, Clerk of Court
December 20, 27, 2024 24-01192T

FIRST INSERTION

**AMENDED NOTICE OF
FORECLOSURE SALE**
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR CHARLOTTE COUNTY,
FLORIDA

CASE NO. 24000162CC
**COAST CONCRETE COMPANY,
LLC, a Florida limited liability
company,
Plaintiff, vs.
242 VALORA METROPOLITAN,
LLC, a Florida limited liability
company, and METROPOLITAN
VALORA, LLC, a Florida limited
liability company
Defendants.**

Notice is hereby given that pursuant to a Final Judgment of Lien Foreclosure dated December 3, 2024, I will sell to the highest and best bidder for cash at foreclosure sale conducted via Internet at www.charlotte.realforeclose.com at 11:00 a.m. on January 27, 2025, the following described property as set forth in said Final Judgment to wit:

LOT 507, BLOCK 2091, REPLAT OF A PORTION OF PORT CHARLOTTE SUBDIVISION SECTION FORTY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
Street Address: 242 BANGS-

BERG ROAD, PT CHARLOTTE, FL
Parcel ID: 402227485006 (hereinafter, the "Property")

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

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

Dated on December 13, 2024.
ROGER D. EATON
CLERK OF CIRCUIT COURT
(SEAL) BY: D. Gerace 12/13/2024
Deputy Clerk

By: /s/ Alyssa M. Nohren
Alyssa M. Nohren, Esq.
Florida Bar 352410
4897-0022-8102, v. 2
December 20, 27, 2024 24-01178T

FIRST INSERTION

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

CASE NO. 24001079CA
**NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
SERGEY A PROKOPETS A/K/A
SERGEY PROKOPETS, et al.,
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 13, 2024 in Civil Case No. 24001079CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Sergey A Prokopets a/k/a Sergey Prokopets, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of January, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 10, Block 3470, Port Charlotte Subdivision, Section Seventy-Four, according to the plat

thereof recorded in Plat Book 6, Pages 32A through 32P, of the Public Records of Charlotte County, Florida.
Address: 9057 Avalon Ave, Englewood, FL 34224

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

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

Dated this day of 12/17/2024.
Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: B. Lackey

McCalla Raymer Leibert Pierce, LLC
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
Counsel of Plaintiff
24-09672FL
December 20, 27, 2024 24-01187T

FIRST INSERTION

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

CIVIL ACTION
Case No. 24-001796-CC
**HOMEOWNERS OF PORT
CHARLOTTE VILLAGE, INC., a
Florida not-for-profit corporation,
Plaintiff, vs.**

**FRANCES E. HANLECK, deceased;
THEODORE P. HANLECK;
RACHELLE C. HANLECK; JOHN
DOE and MARY DOE, as Unknown
Occupants; U.S. SMALL BUSINESS
ADMINISTRATION; 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 property which
constitute the subject matter of this
action,
Defendants.**

To: FRANCES E. HANLECK, deceased; RACHELLE C. HANLECK; 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 or to the property which constitute the subject matter of this action,

YOU ARE NOTIFIED that an action to foreclose an assessment lien against the following-described Cooperative parcel in Charlotte County, Florida:

Unit No. 104, of PORT CHARLOTTE VILLAGE, a Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form

Proprietary Lease recorded in O.R. Book 1075, Pages 154 through 184, inclusive, of the Public Records of Charlotte County, Florida and on which lies appurtenant thereto the following double wide 2005 mobile home:
Vehicle Identification Numbers:
N19687A
N19687B

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 18 day of January, 2025, 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 this December 13, 2024.

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

Tamsen Hays, Esq.
Wotitzky, Wotitzky, Ross & Young, P.A.
1107 West Marion Avenue, Unit 111
Punta Gorda, FL 33950
Dec. 20, 27, 2024; Jan. 3, 10, 2025
24-01177T

FIRST INSERTION

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

CASE NO.: 241326CA
**NEW VISTA PROPERTIES, INC.,
a Florida Corporation,
Plaintiff, vs.**

**MIRTHA M. HENRY-RAMIREZ
a/k/a MIRTHA HENRY-RAMIREZ;
her devisees, grantees, creditors,
and all other parties claiming by,
through, under or against her and
all unknown natural persons, if
alive and if now known to be or
alive, their several and respective
spouses, heirs, devisees, grantees,
and other creditors or other parties
claiming by, through, or under those
unknown natural persons and their
several unknown assigns, successors
in interest trustees, or any other
persons claiming by through, under
or against any corporation or other
legal entity named as a defendant
and all claimants, persons or parties
natural or corporate whose exact
status is unknown, claiming under
any of the above named or described
defendants or parties who are
claiming to have any right, title or
interest in and to the lands hereafter
described; and UNKNOWN
SPOUSE OF MIRTHA M.
HENRY-RAMIREZ a/k/a MIRTHA
HENRY-RAMIREZ,
Defendants.**

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Monday, January 27, 2025, at 11:00 a.m. at

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

Lot 3, Block 2938, Port Charlotte Subdivision, Section Fifty-Nine, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 73, of the Public Records of Charlotte County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2024-001326-CA, New Vista Properties, Inc., v. Mirtha M. Henry-Ramirez.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated 12/17/2024
ROGER D. EATON, Clerk
By: (SEAL) B. Lackey
Deputy Clerk

Albert J. Tiseo, Jr., Esq.,
701 JC Center Court, Suite 3,
Port Charlotte, FL 33954
December 20, 27, 2024 24-01193T

FIRST INSERTION

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

CASE NO: 24001419CA
**NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
RICHARD E. FLEENOR; et al.,
Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated December 9, 2024 and entered in Case No. 24001419CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and RICHARD E. FLEENOR and MARY D. FLEENOR, are Defendants, Roger D. Eaton, the Charlotte County Clerk of Courts, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 A.M. on January 23, 2025 the following described property set forth in said Final Judgment, to wit:

LOT 20, BLOCK 360, PUNTA GORDA ISLES, SECTION 17, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 8-A AND 8-B OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Commonly known as: 2817 Sancha Panza Ct., Punta Gorda, FL 33950

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 the sale is set aside, the Purchaser may be entitled to only a return of the sale deposited less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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 in Charlotte, Florida this, day of 12/12/2024

As Clerk of Circuit Court
Charlotte County, Florida
(SEAL) D. Gerace
Deputy Clerk

J. Bennett Kitterman, Esq.
Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
eservice@lenderlegal.com
bkitterman@lenderlegal.com
Attorney for Plaintiff
LLS12975-Fleenor
December 20, 27, 2024 24-01174T

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--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 24000650CP
Division Probate
IN RE: ESTATE OF JAMES PULVER a/k/a JAMES MICHAEL PULVER, 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 PULVER a/k/a JAMES MICHAEL PULVER, deceased. File Number 24000650CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was November 26, 2023; that the total value of the estate is \$300.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:
 James M. Pulver Jr. 4137 Carver St., North Port, FL 34286
 Jordan M. Pulver 18085 Cheyenne Ave., Port Charlotte, FL 33954

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

The date of first publication of this Notice is December 20, 2024.

-Person Giving Notice:
James M. Pulver Jr
 4137 Carver St.
 North Port, FL 34286

Attorney for Person Giving Notice:
 Ariana R. Fileman, Esq.
 Florida Bar No. 0990612
 Fileman Law Firm, P.A.
 201 W. Marion Ave., Suite 1208
 Punta Gorda, FL 33950
 Tel. (941) 833-5560

December 20, 27, 2024 24-01190T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2024-CP-1216
Twentieth Judicial Circuit
IN RE: ESTATE OF STEVEN C. DESROSIERS, Deceased.

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

The administration of the estate of Steven C. Desrosiers, deceased, whose date of death was June 7, 2024, and whose social security number is xxx-xx-9278, 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 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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 December 20, 2024.

Personal Representative:
Michael R. Pender, Jr.
 2381 Fruitville Road
 Sarasota, FL 34237

John M. Compton
 (FL Bar #128058)
 Attorney for Petitioner
 Primary Email:
 jcompton@nhslaw.com
 Secondary Email:
 tpayne@nhslaw.com
 Norton, Hammersley,
 Lopez & Skokos, P.A.
 1819 Main Street, Suite 610
 Sarasota, FL 34236
 Telephone: (941) 954-4691

December 20, 27, 2024 24-01189T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
File No.: 24 CP 939
IN RE: ESTATE OF RICHARD L. GEORGE JR Deceased.

The administration of the estate of Richard L. George Jr., deceased, whose date of death was November 14, 2022, 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 whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE 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 December 20, 2024.

Personal Representative:
Lisa M. Curtis
 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

December 20, 27, 2024 24-01191T

SUBSEQUENT INSERTIONS

--- SALES ---

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.: 22001160CA
RESIDENTIAL INVESTMENT TRUST IV,
Plaintiff, vs.
BLUE INTERNATIONAL GROUP, LLC; a Florida Limited Liability Company; LUCRECIA DELMONTE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; CAPITAL LEGAL FUNDING LLC, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 8th day of November 2024 and entered in Case No. 22001160CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein RESIDENTIAL INVESTMENT TRUST IV is the Plaintiff, BLUE INTERNATIONAL GROUP, LLC; a Florida Limited Liability Company; LUCRECIA DELMONTE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; CAPITAL LEGAL FUNDING LLC,

are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes, at 11:00 AM on the 6th day of January 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 31, BLOCK 11, PORT CHARLOTTE SUBDIVISION SECTION SIX, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 7A THROUGH 7F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
 Property Address: 141 CARLISLE AVENUE NW, PORT CHARLOTTE, FL 33952

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

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

Dated this day of 12/06/2024.
 Roger D. Eaton
 Clerk of The Circuit Court
 (SEAL) By: D. Gerace
 Deputy Clerk

DELUCA LAW GROUP, PLLC.
 Attorney for the Plaintiff
 2101 NE 26th Street
 Fort Lauderdale, FL 33305
 Telephone (954) 368-1311 |
 Fax: (954) 200-8649
 service@delucalawgroup.com
 22-05230
 December 13, 20, 2024 24-01150T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
 CIVIL DIVISION
Case No.: 23001398CC
THE TREETOPS AT RANGER POINT HOMEOWNERS' ASSOCIATION, INC.,
a Florida not-for-profit corporation
Plaintiff, vs.
PACIFIC AMERICAN INVESTMENTS, LLC;
their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under

any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described,
Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on January 8, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 40, Tree Tops at Ranger Point, Phase I, according to the plat thereof, recorded in Plat Book 16, Pages 50A through 50C, of the Public Records of Charlotte County, Florida.
 Commonly Known As: 4281 Oak Terrace Circle, Port Charlotte, FL 33953

The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte County, Florida, in Civil Action No. 2023-001398CC, THE TREETOPS AT RANGER POINT HOMEOWNERS' ASSOCIATION, INC., vs. PACIFIC

AMERICAN INVESTMENTS, LLC.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this day of 12/09/2024.
 ROGER D. EATON, Clerk
 (SEAL) By: B. Lackey
 Deputy Clerk

Ernest W. Sturges, Jr., Esq.,
 701 JC Center Court, Suite 3,
 Port Charlotte, FL 33954
 December 13, 20, 2024 24-01156T

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.: 22001153CA
RESIDENTIAL INVESTMENT TRUST IV,
Plaintiff, vs.
BLUE INTERNATIONAL GROUP, LLC; a Florida Limited Liability Company; LUCRECIA DELMONTE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; GREEN HOUSE SOLAR AND AIR, INC, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 8th day of November 2024 and entered in Case No. 22001153CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein RESIDENTIAL INVESTMENT TRUST IV is the Plaintiff BLUE INTERNATIONAL GROUP, LLC; a Florida Limited Liability Company; LUCRECIA DELMONTE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; GREEN

HOUSE SOLAR AND AIR, INC., are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes at, 11:00 AM on the 6th day of January 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 640, BLOCK 2091, OF PORT CHARLOTTE SUBDIVISION, SECTION 36, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 40, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 21811 EDGEWATER DRIVE, PORT CHARLOTTE, FL 33952
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability

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

Dated this day of 12/05/2024.
 Roger D. Eaton
 Clerk of The Circuit Court
 (SEAL) By: B. Lackey
 Deputy Clerk

DELUCA LAW GROUP, PLLC.
 Attorney for the Plaintiff
 2101 NE 26th Street
 Fort Lauderdale, FL 33305
 Telephone (954) 368-1311 |
 Fax: (954) 200-8649
 service@delucalawgroup.com
 22-05228
 December 13, 20, 2024 24-01149T

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--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-001138-CP
IN RE: ESTATE OF
JANICE D. KASONY,
Deceased.

The administration of the estate of JANICE D. KASONY, deceased, whose date of death was January 8, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

Personal Representative:

LEAH M. KASONY
60 Dunn Street
McKees Rocks, PA 15136

Attorney for Personal Representative:

/s/ Patricia Keyes
Patricia Keyes
E-Mail Addresses:
patty@myplaw.org
jodi@myplaw.org
Florida Bar No. 61663
Law Office of Patricia Keyes, P.A.
111 N Pine Island Road
Plantation, FL 33324
Telephone: 954-233-0682
December 13, 20, 2024 24-01161T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000925CP
IN RE: ESTATE OF
ANTOINETTE TONINI
Deceased.

The administration of the estate of Antoinette Tonini, deceased, whose date of death was December 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.

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

ALL CLAIMS NOT FILED WITHIN

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

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

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

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

Personal Representative:

Tito Tonini

24300 Airport Road, #91
Punta Gorda, Florida 33950
Attorney for Personal Representative:
Rodolfo Suarez Jr. Esq.,
Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305 448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
December 13, 20, 2024 24-01144T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24001281CP
Division Probate
IN RE: ESTATE OF
Vera Joan Elko,
a/k/a Vera J. Elko
Deceased.

The administration of the estate of Vera Joan Elko, a/k/a Vera J. Elko, deceased, whose date of death was September 28, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the

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

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

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

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

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

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

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

Signed on this 10th day of December, 2024.

/s/Sandra A. Merritt

Sandra A. Merritt
Personal Representative

1408 Kindel Court
Punta Gorda, FL 33983
/s/ Mark Martella
Mark Martella, Esq.
Florida Bar No. 0024021
Martella Law Firm, PLLC
18245 Paulson Drive
Port Charlotte, FL 33954
Telephone: 941-867-6865
Fax: 941-867-8949
E-mail: mark@martellalaw.com
Secondary: tara@martellalaw.com
Attorney for Petitioner
December 13, 20, 2024 24-01162T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 24001310CP
Division: Probate
IN RE: ESTATE OF
LISA A. DAVIS, Deceased.

The administration of the estate of Lisa A. Davis, deceased, whose date of death was April 24, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

Amber Nicole Baty

c/o Ledbetter Law Group
229 Pensacola Rd.
Venice, FL 34285
Attorney for Personal Representative:
Ledbetter Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941) 256-3965 Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
December 13, 20, 2024 24-01146T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-1185-CP
IN RE: ESTATE OF
CATHERINE ANNE GRIFFITH
Deceased.

The administration of the estate of Catherine Anne Griffith, 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 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

Christopher R. Griffith

340 SW Santa Barbara Place
Cape Coral, Florida 33914
Attorney for Personal Representative:
/s/ Jacqueline A. Wong
Jacqueline A. Wong, Esq.
Attorney for Personal Representative
Florida Bar Number: 1018248
THE ESTATE PLAN
135 San Lorenzo Avenue, Suite 750
Coral Gables, Florida 33146
Telephone: (305) 665-8888
Fax: (305) 665-3939
E-Mail: thefirm@tepfl.com
Secondary E-Mail: jwong@tepfl.com
December 13, 20, 2024 24-01157T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
File No. 24001153CP
Division PROBATE
IN RE: ESTATE OF
DANIEL PATRICK GREENAWAY
Deceased.

The administration of the estate of DANIEL PATRICK GREENAWAY, deceased, whose date of death was June 17, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

Kathryn Bauer

913 Emerald Drive
Storm Lake, Iowa 50588
Attorney for Personal Representative:
Jessica K. Close, Esq., Attorney
Florida Bar Number: 1011273
737 S. Indiana Ave., Suite B
Englewood, FL 34223
Telephone: (941) 548-7883
Fax: (941) 841-4051
E-Mail: jclose@closelegal.com
Secondary E-Mail:
office@closelegal.com
December 13, 20, 2024 24-01145T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24001240CP
IN RE: ESTATE OF
Rose Gayle Buti
Deceased.

The administration of the estate of Rose Gayle Buti, deceased, whose date of death was November 1, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Roseanne Van Den Eeckhout

P.O. Address: 57629 Tunnel Line,
RR#2, Vienna, Ontario N0J 1Z0
Canada
Cheryl Rochus
P.O. Address: 5 Warren Street, Aylmer,
Ontario N5H 1E8 Canada
Personal Representative
Hodgson Russ LLP
Attorneys for Personal Representative
440 Royal Palm Way, Suite 202
Palm Beach, FL 33480
Telephone: (561) 656-8013
By: Paul A. Baldoavin, Jr. Esq.
Florida Bar No. 376787
Email Addresses:
pbaldovin@hodgsonruss.com
December 13, 20, 2024 24-01153T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24001294CP
Division Probate
IN RE: ESTATE OF
HAMILTON HERNANDO EMERY
III Deceased.

The administration of the estate of HAMILTON HERNANDO EMERY III, deceased, whose date of death was December 20, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

Hamilton Hernando Emery IV

23445 Rocket Ave
Port Charlotte, Florida 33954
Attorney for Personal Representative:
James W Mallonee, Attorney
Florida Bar Number: 0638048
946 Tamiami Trail, #206
Port Charlotte, FL 33953
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-Mail:
jmallonee@jameswmallonee.com
E-Mail:
hchalmers@jameswmallonee.com
December 13, 20, 2024 24-01147T

FOURTH INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR THE
20TH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 24001195CP
IN RE: ESTATE OF
GERARDO ANTONIO OJEDA
VARGAS
Deceased.

TO: Geraldo Jose Ojeda Montiel
(Addresses Unknown)

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve

a copy of your written defenses, if any, on petitioner's attorney, whose name and address is: Scott R. Bugay, Law Offices of Scott R. Bugay, P.A., 290 N.W. 165th Street, Suite P-600, Miami, Florida 33169 on or before thirty (30) days from the date of this publication, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Nov. 29; Dec. 6, 13, 20, 2024
24-01123T

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

Call 941-906-9386

or email legal@businessobserverfl.com

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice Email:
legal@businessobserverfl.com

Business
Observer

11/8/23, V14

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 24001386CC

**ROTONDA HEIGHTS
CONSERVATION ASSOCIATION,
INC, a Florida not for profit
Corporation,**

**Plaintiff, v.
JOSEPH MILAZZO,
Defendant.**

TO: JOSEPH MILAZZO
19 PETTICOAT LN,
TRUMBULL, CT 06611-1432
YOU ARE NOTIFIED that an action
to foreclose a Claim of Lien on the
following described property in CHAR-
LOTTE County, Florida:

Lot 918, ROTONDA HEIGHTS,
according to the Plat thereof,
recorded in Plat Book 8, Pages
26F through 26U, of the public
Records of Charlotte County,
Florida.

Which has the address of 254
SPRING DR, ROTONDA
WEST, FL 33947

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 disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the 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
or jembury@ca.cjis20.org, at least 7
days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.

DATED on December 26 2024.

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, Build.#63
Fort Myers, FL 33907
(239-887-4276)
leland@associationlegalservices.com
December 13, 20, 2024 24-01154T

SECOND INSERTION

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

CASE NO. 23001931CA
CARRINGTON MORTGAGE
SERVICES LLC

**Plaintiff, vs.
UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF MARJORIE E.
RANGER AKA MARJORIE E.
BAKER AKA MARJORIE ELLEN
RANGER, DECEASED, et. al.,
Defendants.**

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, GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF MARJORIE E.
RANGER AKA MARJORIE 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 January 16, 2025 at 11:00 AM, the
following described property:

DEED 1: LOTS 8 AND 9,
BLOCK 133, HARBOUR

HEIGHTS, SECTION 4 RE-
VISED PART 3, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 3,
PAGES 80A AND 80B, OF THE
PUBLIC RECORDS OF CHAR-
LOTTE COUNTY, FLORIDA.
DEED 2: LOT 10, BLOCK 133,
HARBOUR HEIGHTS, SEC-
TION 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
COUNTY, FLORIDA.

Any person claiming an interest in the
surplus from the sale, if any, must file a
claim per the requirements set forth in
FL Stat. 45.302.

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

DATED this day of 12/09/2024.

ROGER D. EATON
Clerk Circuit Court
(SEAL) By: /s/Brittany Lackey
Deputy Clerk

Submitted by:
GREENSPOON MARDER, LLP
23-000666-01 / 58341.1744 / Jean
Schwartz
December 13, 20, 2024 24-01159T

SECOND INSERTION

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

CIVIL DIVISION:
CASE NO.: 24000300CA
PENNYMAC LOAN SERVICES,
LLC,

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

NOTICE IS HEREBY GIVEN pursuant
to an Order or Final Judgment entered
in the above styled cause now pending
in said court and as required by Florida
Statute 45.031(2), ROGER D. EATON
as the Clerk of the Circuit Court shall
sell to the highest and best bidder for
cash electronically at www.charlotte.
realforeclose.com at, 11:00 AM on the
14 day of February, 2025, the following
described property as set forth in said
Final Judgment, to wit:

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

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, 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 im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Dated this day of 12/10/2024.

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

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-00200
December 13, 20, 2024 24-01163T

SECOND INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE
PERSONAL PROPERTY
IN THE COUNTY COURT OF
CHARLOTTE COUNTY, FLORIDA
Case No: 24001424CC

Ally Bank

v.

Bernard J. Suskie
Defendant(s).

TO: Bernard J. Suskie: LAST KNOWN
ADDRESS: 26347 Seminole Lakes
Blvd, Punta Gorda, FL 33955

Residence unknown, if living, includ-
ing any unknown spouse of the said
Defendants, if either has remarried and
if either or both of said Defendants are
dead, their respective unknown heirs,
devises, grantees, assignees, credi-
tors, lienors, and trustees, and all other
persons claiming by, through, under
or against the named Defendant(s);
and the aforementioned named
Defendant(s) and such of the afore-
mentioned unknown Defendants and
such of the aforementioned unknown
Defendants as may be infants, incom-
petents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that
a complaint for monetary damages and
writ of replevin on personal property
arising from contract has been com-
menced to recover possession of the fol-
lowing personal property, last known to
be located in Charlotte County, Florida,
more particularly described as follows:
2010 Winnebago Adven-
turer (VIN No: 1F6N-
F53Y090A02043)

This action has been filed against you
and you are required to serve a copy

of your written defense, if any, upon
LOGS LEGAL GROUP LLP, Attorneys
for Plaintiff, whose address is 750 Park
of Commerce Blvd., Suite 130, Boca
Raton, FL 33487, before twenty (28)
days after the 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 de-
manded in the Complaint.

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, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than (7) days; if you are hearing
or voice impaired, call 711.

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

Circuit and County Courts
By: B. Lackey (SEAL)
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
24-331534 RP01 AYL
Dec. 13, 20, 27, 2024; Jan. 3, 2025
24-01165T

SECOND INSERTION

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

CASE NO.: 24-CC-000586
JOHSUA ROLLINS, as account
holder of the American Estate and
Trust FBO Joshua Rollins,
Plaintiff, v.

**WECAN MSM, LLC a Utah limited
liability company; ROTONDA
SANDS CONSERVATION
ASSOCIATION, INC, a Florida not
for profit Corporation.
Defendants.**

NOTICE is hereby given that pursuant
to the Final Judgment entered in
Charlotte County Civil Case Number
24000586CC of the Twentieth Judicial
Circuit in and for Charlotte County,
Florida, that the following property will
be sold in Charlotte County, Florida by
the Charlotte County Clerk, described as:

LOT 114, Block 4, ROTONDA
SANDS NORTH REPLAT -
UNIT 1, According to the plat
thereof, as recorded in Plat Book
11, Pages 4A through 4Z2, of
the Public Records of Charlotte
County, Florida.
Being Known As: 10 Transon
Lane, Placida, Florida 33946

At public sale, to the highest and
best bidder for cash, online at www.
charlotte.realforeclose.com, at 11:00
a.m. on the 31st day of January, 2025.

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
UNCLAIMED. THE COURT, IN ITS
DISCRETION, MAY ENLARGE THE
TIME OF THE SALE. NOTICE OF
THE CHANGED TIME SHALL BE
PUBLISHED AS PROVIDED HERE-
IN.

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, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.

Dated: 12/10/2024

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

ROBERT D. POLLOCK, ESQ.
BLALOCK WALTERS, P.A.
802 11TH STREET WEST
BRADENTON, FL 34205
December 13, 20, 2024 24-01160T

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024CA002113

DISCOVER BANK

Plaintiff(s), vs.

**BETHANY EILEEN RAYAKA
BETHANY RAY; DAVID STEVEN
RAY; BETHANY EILEEN RAY AKA
BETHANY RAY AS TRUSTEE OF
THE DAVID STEVEN RAY AND
BETHANY RAY REVOCABLE
TRUST, DATED JULY 26,
2022; DAVID STEVEN RAY
AS TRUSTEE OF THE DAVID
STEVEN RAY AND BETHANY
RAY REVOCABLE TRUST,
DATED JULY 26, 2022; FLORIDA
POWER MANAGEMENT; THE
UNKNOWN BENEFICIARIES OF
THE DAVID STEVEN RAY AND
BETHANY RAY REVOCABLE
TRUST, DATED JULY 26, 2022;
SUNNOVA TE MANAGEMENT
LLC; THE UNKNOWN SPOUSE
OF BETHANY EILEEN RAY AKA
BETHANY RAY; THE UNKNOWN
SPOUSE OF DAVID STEVEN RAY;
THE UNKNOWN TENANT IN
POSSESSION,
Defendant(s).**

TO: THE UNKNOWN BENE-
FICIARIES OF THE DAVID STEVEN
RAY AND BETHANY RAY REVOCABLE
TRUST, DATED JULY 26, 2022
LAST KNOWN ADDRESS: UN-
KNOWN
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED
that a civil action has been filed against
you in the Circuit Court of Charlotte
County, Florida, to foreclose certain real
property described as follows:

LOTS 12 AND 13, BLOCK 3582,
PORT CHARLOTTE SUBDI-
VISION, SECTION 62, AC-

CORDING TO THE MAP OR
PLAT THEREOF, RECORDED
IN PLAT BOOK 5, PAGE(S)
76A THROUGH 76E, PUBLIC
RECORDS OF CHARLOTTE
COUNTY, FLORIDA.
Property address: 6188 Rose-
wood Drive, Englewood, FL
34224

You are required to file a written
response with the Court and serve a
copy of your written defenses, if any,
to it on Padgett Law Group, whose
address is 6267 Old Water Oak Road,
Suite 203, Tallahassee, FL 32312,
at least thirty (30) days from the date
of first 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.

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 the Administrative Services
Manager, whose office is located at 350
E. Marion Avenue, Punta Gorda, Florida
33950, and whose telephone number is
(941) 637-2110 or jembury@ca.cjis20.org,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

DATED this 6th day of Decem-
ber, 2024.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
By: B. Lackey (SEAL)
Deputy Clerk

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-010521-1
December 13, 20, 2024 24-01151T

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
FORECLOSURE DIVISION
CASE NO: 23-CC-1445

**ROTONDA MEADOWS/VILLAS
CONSERVATION ASSOCIATION,
INC, a Florida not for profit
Corporation,**

**Plaintiff, v.
JULIANA REYES-CHAHIN,
Defendant.**

Notice is hereby given that pursuant to a
Final Judgment of Foreclosure entered
on 12/05/2024 in the above-styled
cause, in the County Court of Charlotte
County, Florida, Roger D. Eaton, Clerk
of Circuit Court, will sell the property
situated in Charlotte County, Florida
legally described as:

Lot(S) #13, Block #122, RO-
TONDA MEADOWS, accord-
ing to the map or plat thereof
on file in the Office of the Clerk
of the Circuit Court recorded in
DC2330/2119-TJB 2330/2121
2631/67&712789/390 of Char-
lotte County, Florida.
Commonly known as: 8 Cala-

mondin way, Placida, FL 33946

In an online sale at www.charlotte.
realforeclose.com, in accordance with
Chapter 45, Florida Statutes, beginning
at 11:00 am on January 27th, 2025.

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

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

DATED this day of 12/05/2024.

Roger D. Eaton, Clerk of Court
(SEAL) By: D. Gerace
December 13, 20, 2024 24-01148T

SECOND INSERTION

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

CASE NO. 24001776CA

**SHANE DENSLAW,
Plaintiff,**

**MICHEL CHERY, if alive and if
not her unknown spouse, heirs,
devises, grantees, creditors or
other parties claiming by, through,
under or against MICHEL CHERY,
and CHARLOTTE COUNTY TAX
COLLECTOR
Defendants,**

TO THE DEFENDANTS: MICHEL
CHERY, if alive and if not her un-
known spouse, heirs, devisees, grantees,
creditors or other parties claiming by,
through, under or against MICHEL
CHERY who may claim an interest in
the real property which is subject of this
action.

YOU ARE HEREBY NOTIFIED that
an action for quieting title for the fol-
lowing property in Charlotte County,
Florida has been filed against you:

Lot 15, Block 3217, PORT CHAR-
LOTTE SUBDIVISION, Section
51, a Subdivision according to
the plat thereof, as recorded in
Plat Book 5, Pages 65A-65H, of
the Public Records of Charlotte
County, Florida.

More commonly known as:
22492 Cezane Ave, Port Char-
lotte, FL 33952
Parcel #402211227024

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

CASE NO.: 24001563CA
DLC MORTGAGES III, LLC,

**Plaintiff, vs.
THE UNKNOWN SPOUSE,
HEIRS, DEVISEES,
BENEFICIARIES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHER PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF ROBERT STEELE,
DECEASED, et al.,
Defendant(s).**

TO: THE UNKNOWN SPOUSE,
HEIRS, DEVISEES, BENEFICIA-
RIES, GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS, TRUST-
EES AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF ROBERT T.
STEELE, DECEASED
Whose last known residence(s) is/
are:

2094 Carpetgreen Street, Port Char-
lotte, FL 33948

TO: ANY AND ALL UN-
KNOWN PARTIES CLAIMING
BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS SPOUSE,
HEIRS, DEVISEES, GRANTEEES,
BENEFICIARIES OR OTHER
CLAIMANTS
Whose last known residence(s) is/
are:

2094 Carpetgreen Street, Port Char-
lotte, FL 33948

YOU ARE HEREBY required to file
your answer or written defenses, if any,
in the above proceeding with the Clerk
of this Court, and to serve a copy there-
of upon Plaintiff's attorney, Damian G.
Waldman, Esq., Law Offices of Damian
G. Waldman, P.A., PO Box 5162, Largo,
FL 33779, telephone (727) 538-4160,
facsimile (727) 240-4972, or email to
service@dwardmanlaw.com, within
thirty (30) days of the first publication
of this Notice The Business Observer

YOU ARE REQUIRED to file your
written defenses, if any, with the Clerk
of this Court, Charlotte County Justice
Center, 350 E. Marion Avenue, Punta
Gorda, FL 33950, and to serve a copy
upon the Plaintiff's attorney, Irina Prell,
Esq., 3729 Chiquita Blvd. S., Cape
Coral, FL 33914, Tel. (239) 231-2222,
email: paralegal@spearinglaw.com, on
or before January 13, 2025. If you fail to
do so, a default will be entered against
you for the relief demanded in the Com-
plaint.

If you are a person with a disability
who needs any accommodation in 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, 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 at Charlotte County, Florida,
this 6th day of December, 2024.

Clerk of Circuit Court
By: B. Lackey (SEAL)

Irina Prell, Esq.,
3729 Chiquita Blvd. S.,
Cape Coral, FL 33914,
Tel. (239) 231-2222,
email: paralegal@spearinglaw.com
Dec. 13, 20, 27, 2024; Jan. 3, 2025
24-01155T

SECOND INSERTION

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

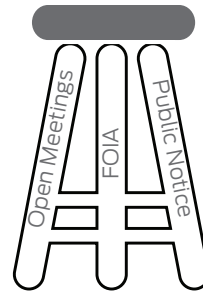
CASE NO.: 24001563CA
DLC MORTGAGES III, LLC,

**Plaintiff, vs.
THE UNKNOWN SPOUSE,
HEIRS, DEVISEES,
BENEFICIARIES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHER PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF ROBERT STEELE,
DECEASED, et al.,
Defendant(s).**

TO: THE UNKNOWN SPOUSE,
HEIRS, DEVISEES, BENEFICIA-
RIES, GRANTEE

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**



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



Independence

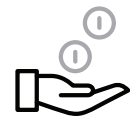


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

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

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