

CHARLOTTE COUNTY LEGAL NOTICES

--- ESTATE / PUBLIC SALES / ACTIONS ---

FIRST INSERTION

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

PROBATE DIVISION
CASE NO. 24001190CP
IN RE: ESTATE OF
JAMES F. SINCLAIR, JR.,
Deceased

The administration of the Estate of James F. Sinclair, Jr., deceased, File Number 24001190CP, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

Publication of this Notice has begun on December 27, 2024.

Allan Cohen,

Personal Representative
Michael N. Schneider
Florida Bar No. 166929
Ansbacher, Schneider & Trager, P.A.
Attorney for Personal Representative
5150 Belfort Road, Building 100
Jacksonville, Florida 32256
(904) 296-0100
mschneider@jaxlaw.com
Dec. 27, 2024; Jan. 3, 2025

24-01207T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 24-CP-1356
IN RE: ESTATE OF

KAREN D. MOSSO, Deceased.
The administration of the Estate of Karen D. Mossio, deceased, whose date of death was November 12, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 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 27, 2024.

/s/ William Wilcox

William Wilcox

4520 Skyline Boulevard #108
Cape Coral, FL 33914
/s/ Alvaro Sanchez
Alvaro C. Sanchez
Attorney for the Petitioner
1714 Cape Coral Parkway East
Cape Coral, FL 33904
Tel: (239) 542-4733
Fax: (239) 542-9203
FLA BAR NO 105539
Email: alvaro@capecoralattorney.com
Email:
courtflings@capecoralattorney.com
Dec. 27, 2024; Jan. 3, 2025

24-01208T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
CASE #: 2024-CP-001278
IN RE: ESTATE OF

**RICHARD D. MALCOMSON,
Deceased.**

The administration of the estate of RICHARD D. MALCOMSON, deceased, whose date of death was October 22, 2024; is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division; File Number 2024-CP-001278; 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, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24001368CP
IN RE: ESTATE OF

**CHRISTINE ELIZABETH MARFUT
Deceased.**

The administration of the estate of CHRISTINE ELIZABETH MARFUT, deceased, whose date of death was November 9, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 27, 2024.

Personal Representative:

ALVIN ROUND
13564 Jaeger Avenue
Port Charlotte, Florida 33953
Attorney for Personal Representative:
JOHN FERRARI, JR.
Attorney
Florida Bar Number: 111132
Ferrari, Butler & Moneyemaker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalf.com
Secondary E-Mail:
pollyb@elderlegalf.com
Dec. 27, 2024; Jan. 3, 2025

24-01201T

FIRST INSERTION

NOTICE UNDER FICTITIOUS
NAME LAW
Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Worm Castle Publisher, located at 8259 Leafy Way, in the City of Port Charlotte, County of Charlotte, State of FL, 33981, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 19 of December, 2024.

Michael Lee Kipp
8259 Leafy Way
Port Charlotte, FL 33981
December 27, 2024

24-01206T

demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: December 27, 2024.

Personal Representative:

Louise M. Malcomson
307 Mendez Dr.
Sarasota, FL 34243.
Attorney for Personal Representative:
Gregory A. Kaiser, Esquire -
greg@wtpelf.com
FBN 47376
Attorney for
LOUISE M. MALCOMSON, PR
Wills, Trusts, Probate
and Elder Law Firm
6751 Professional Parkway, Suite 104
Sarasota, Florida 34240
Telephone (941) 914-9145 -
Fax (941) 914-9514
Dec. 27, 2024; Jan. 3, 2025

24-01205T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-001293
IN RE: ESTATE OF

**LISA MARIE MAHER,
Deceased.**

The administration of the estate of LISA MARIE MAHER, deceased, whose date of death was October 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, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: December 27, 2024.

STEPHEN MAHER

Personal Representative
146 Revere Street NW
Port Charlotte, FL 33952
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.L.C.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
Dec. 27, 2024; Jan. 3, 2025

24-01209T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

Property includes the storage unit contents belonging to the following tenants at the following locations:

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **January 14th, 2025 at 10AM**

Occupant Name	Unit	Description of Property
Gina Friemann	10062	Household Items
Oliver Barton	4007	Household Items

24-01199T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-001340-CP
Division: PROBATE
IN RE: ESTATE OF

**GLORIA A. SOLANO,
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 Gloria A. Solano, deceased, File Number 24-001340-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was September 16, 2024; that the total value of the estate is \$100.00 and that the names and addresses of those to whom it has been assigned by such order are:
Name Address
Ricardo R. Solano
7062 Spinnaker Blvd.
Englewood, FL 34224

Maria E. Watson, f/k/a
Maria E. Solano
1600 Willoughby Park Ct., Unit #4
Wilmington, NC 28412
Mariel M. Davenport
5610 Garrett Lea Park
Wilmington, NC 28412
Edward R. Dyer
32 Collinsworth Drive
Clayton, NC 27527

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 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 27, 2024.

Person Giving Notice:

Ricardo R. Solano
7062 Spinnaker Blvd.
Englewood, FL 34224
Attorney for Person Giving Notice
Cheyenne R. Young
Florida Bar Number: 0515299
WOTITZKY, WOTITZKY,
ROSS & YOUNG, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzkylaw.com
Secondary E-Mail:
jackie@wotitzkylaw.com
Dec. 27, 2024; Jan. 3, 2025

24-01200T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-001334-CP
Division: PROBATE
IN RE: ESTATE OF

**HOWARD WEEKS
HENDRICKSON, A/K/A
HOWARD W. HENDRICKSON,
Deceased.**

The administration of the estate of Howard Weeks Hendrickson, a/k/a Howard W. Hendrickson, deceased, whose date of death was October 12, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is December 27, 2024.

Personal Representative:

Keith W. Hendrickson
1713 Lighthouse Point Drive
Gulf Breeze, FL 32563
Attorney for Personal Representative:
Cheyenne R. Young
Florida Bar Number: 0515299
WOTITZKY, WOTITZKY,
ROSS & YOUNG, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzkylaw.com
Secondary E-Mail:
jackie@wotitzkylaw.com
Dec. 27, 2024; Jan. 3, 2025

24-01202T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIR-
CUIT IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 24-CA-2194
ROBINZON PORTILLO AND
LISBET OSORIO

Plaintiff, vs.
**TROPICAL PARCELS LLC.,
5T WEALTH PARTNERS LP.,
NATALIE ANN INFANTE
A/K/A NATALIE ANN PAQUIN,
DEFENDANT'S UNKNOWN
SPOUSE, HEIRS, DEWISEES,
GRANTEES, JUDGMENT
CREDITORS, AND ALL OTHER
PARTIES CLAIMING BY,
THROUGH, UNDER, OR AGAINST
DEFENDANTS OR PARTIES
CLAIMING TO HAVE ANY RIGHT,
TITLE, OR INTERESTS IN THE
PROPERTY DESCRIBED IN THIS
COMPLAINT, AND ALLEGES:
Defendant(s)
TO: DEFENDANTS' UNKNOWN
SPOUSE, HEIRS, DEWISEES,
GRANTEES, JUDGMENT CREDI-
TORS, AND ALL OTHER PARTIES
CLAIMING BY, THROUGH, UNDER,**

OR AGAINST DEFENDANTS OR PARTIES CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTERESTS IN THE PROPERTY DESCRIBED IN PLAINTIFF'S COMPLAINT.

YOUR ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Charlotte County, Florida, to quiet title to a certain real property described as follows:

Lot 456, Ridge Harbor Third Addition, according to the map or plat thereof, as recorded in Plat Book 3, Page 65, of the Public Records of Charlotte County, Florida. Physical address: 30268 Cedar Rd, Punta Gorda, FL 33982

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Matthew D. Wolf, Esq. whose address is 3310 W. Cypress St., Suite 206, Tampa, FL 33607, within (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.

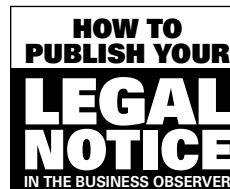
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta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

This Notice shall be published once each week for two consecutive weeks. DATED this 18 day of December, 2024.

Roger D. Eaton

Clerk of the Circuit Court
By: B. Lackey (SEAL) Deputy Clerk
Matthew D. Wolf, Esq.
Ivanov and Wolf, PLLC.
3310 W. Cypress St.,
Suite 206
Tampa, FL 33607
813-870-6396
Dec. 27, 2024; Jan. 3, 10, 17, 2025

24-01203T



CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com

**Business
Observer**

LV10248

--- PUBLIC SALES ---

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF PUBLIC HEARING FOR ADOPTION OF THE AMENDED WATER UTILITIES POLICIES MANUAL, CROSS CONNECTION CONTROL POLICY, RATE SCHEDULE, DESIGN AND SPECIFICATION MANUAL VOLUME II AND REGULAR BOARD MEETING

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

Date and Time: January 23, 2025, at 4:00 p.m.
Location: Babcock Ranch Field House Cafeteria
43281 Cypress Parkway
Babcock Ranch, Florida 33982

The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address the proposed amended Water Utilities Policies Manual, Cross Connection Control Policy, Rate Schedule, and Design and Specification Manual Volume II. The purpose and effect of the proposed changes is to provide for efficient and effective District operations and to provide sufficient revenues to meet expenses and provide services within the boundaries of the District.

POTABLE WATER, WASTEWATER AND IRRIGATION QUALITY WATER RATES AND FEES SCHEDULE Effective February 1, 2025

A. INITIAL FEES - CONNECTION FEES/AFPI, DEPOSIT FEES, TAP IN, ROAD PUSH

The below fees and rates are applicable to all Customers of the Utility at the time of an initial connection to the Utility System, depending on whether residential or non-residential. Please consult the ERC Calculation Tool for an approximate ERC calculation. Final ERC calculation and meter sizing will be determined by the District.

Table with 2 columns: Fee Type and Amount. Includes Residential Account Set Up Fee (\$49.35), Potable Water Connection Fee/AFPI (\$3044.43), Meter Installation Fee (3/4" to 2"), Greater than 2" (Actual Cost + Customer Deposit \$45.00), Tap In Fee, Road Push, Wastewater Connection Fee/AFPI (\$3,196.54), Customer Deposit (\$50.00), Tap In Fee, Road Push, Irrigation Quality Water Connection Fee/AFPI (\$2,406.66), Meter Installation Fee (3/4" to 2"), Greater than 2" (Actual Cost + Customer Deposit \$45.00), Tap In Fee, Road Push.

Table with 2 columns: Fee Type and Amount. Includes Private Fire Protection (if separate meter/connection) Connection Fee/AFPI (based upon fire flow) for 0-50 GPM to 3001-4500 GPM, Meter Installation Fee (3/4" to 2"), Greater than 2" (Actual Cost + Customer Deposit \$45.00), Tap In Fee, Road Push.

Table with 2 columns: Fee Type and Amount. Includes Wastewater Connection Fee/AFPI (\$3,196.54), Customer Deposit (\$50.00), Tap In Fee, Road Push, Irrigation Quality Water Connection Fee/AFPI (\$2,406.66), Meter Installation Fee (3/4" to 2"), Greater than 2" (Actual Cost + Customer Deposit \$40.00), Tap In Fee, Road Push.

Table with 2 columns: Fee Type and Amount. Includes Wastewater Connection Fee/AFPI (\$3,196.54), Customer Deposit (\$50.00), Tap In Fee, Road Push, Irrigation Quality Water Connection Fee/AFPI (\$2,406.66), Meter Installation Fee (3/4" to 2"), Greater than 2" (Actual Cost + Customer Deposit \$40.00), Tap In Fee, Road Push.

Table with 2 columns: Fee Type and Amount. Includes Wastewater Connection Fee/AFPI (\$3,196.54), Customer Deposit (\$50.00), Tap In Fee, Road Push, Irrigation Quality Water Connection Fee/AFPI (\$2,406.66), Meter Installation Fee (3/4" to 2"), Greater than 2" (Actual Cost + Customer Deposit \$40.00), Tap In Fee, Road Push.

Non-Residential

Table with 2 columns: Fee Type and Amount. Includes Account Set Up Fee (\$49.35), Potable Water Connection Fee/AFPI (\$3044.43), Meter Installation Fee (3/4" to 2"), Greater than 2" (Actual Cost), Customer Deposit (Two times estimated monthly charge), Tap In Fee, Road Push, Irrigation Quality Water Connection Fee/AFPI (\$2,406.66), Meter Installation Fee (3/4" to 2"), Greater than 2" (Actual Cost), Customer Deposit (Two times estimated monthly charge), Tap In Fee, Road Push.

Table with 2 columns: Fee Type and Amount. Includes Private Fire Protection (if separate meter/connection) Connection Fee/AFPI (based upon fire flow) for 0-50 GPM to 3001-4500 GPM, Meter Installation Fee (3/4" to 2"), Greater than 2" (Actual Cost), Customer Deposit (Two times estimated monthly charge), Tap In Fee, Road Push.

Table with 2 columns: Fee Type and Amount. Includes Meter Installation Fee (3/4" to 2"), Greater than 2" (Actual Cost), Customer Deposit (Two times estimated monthly charge), Tap In Fee, Road Push.

Table with 3 columns: Description, Actual Cost, Customer Deposit. Includes Greater than 2" Actual Cost, Customer Deposit \$45.00, Tap In Fee, Road Push.

Table with 3 columns: Description, Actual Cost, Customer Deposit. Includes Wastewater Connection Fee/AFPI \$3,196.54, Customer Deposit, Tap In Fee, Road Push.

Table with 3 columns: Description, Actual Cost, Customer Deposit. Includes Irrigation Quality Water Connection Fee/AFPI \$2,292.06, Meter Installation Fee (3/4" to 2"), Greater than 2" Actual Cost, Customer Deposit, Tap In Fee, Road Push.

Master Meter Irrigation Quality Water Service

Table with 2 columns: Fee Type and Amount. Includes Account Set Up Fee (\$47.25), Irrigation Quality Water Connection Fee/AFPI (\$2406.66), Meter Installation Fee (3/4" to 2"), Greater than 2" Actual Cost, Customer Deposit, Tap In Fee, Road Push.

B. MONTHLY USE AND COMMODITY FEES - WATER, WASTEWATER AND IRRIGATION

Residential - Applicable to single-family Customers or multi-family Customers which are individually metered.

Table with 2 columns: Fee Type and Amount. Includes Potable Water Monthly Base Facility Charge (based upon meter size) (3/4" to 2"), Commodity Charge (per 1000 gallons) (0 to 6,000 gallons, 6,001 gallons and above), Temporary Water Service (<2") (\$337.65 Deposit plus Actual Cost plus Monthly Base Facility Charge Fee plus Commodity Charge), Private Fire Protection Service Monthly Base Facility Charge (2" or less to 8").

Table with 2 columns: Fee Type and Amount. Includes Commodity Charge (per 1000 gallons) (\$6.49), Wastewater Monthly Base Facility Charge (\$38.33), Commodity Charge (\$6.80), Temporary Wastewater Service (\$354.54 Deposit plus Actual Cost plus Monthly Base Facility Charge Fee plus Commodity Charge), Irrigation Quality Water Monthly Base Facility Charge (all meters) (\$10.53), Commodity Charge (per 1000 gallons) (\$3.15), Temporary Irrigation Service (<2") (\$327.82 Deposit plus Actual Cost plus Monthly Base Facility Charge Fee plus Commodity Charge).

Table with 2 columns: Fee Type and Amount. Includes Multi-Family Residential - Applicable to multi-family Customers as defined in the Babcock Ranch Water Utilities Policies Manual. Account Set Up Fee (\$47.25), Potable Water Monthly Base Facility Charge (per calculated # of ERC) (\$32.76), Commodity Charge (per 1,000 gallons) (0 to 6,000 gallons, 6,001 gallons and above) (\$6.49, \$9.48), Temporary Water Service (<2") (\$337.65 Deposit plus Actual Cost plus Monthly Base Facility Charge Fee plus Commodity Charge).

Table with 2 columns: Fee Type and Amount. Includes Private Fire Protection Service Monthly Base Charge (2" or less to 8"), Commodity Charge (per 1000 gallons) (\$6.49), Wastewater Monthly Base Facility Charge (per unit in building) (\$38.33), Commodity Charge (\$6.80), Temporary Wastewater Service (<2") (\$354.54 Deposit plus Actual Cost plus Monthly Base Facility Charge Fee plus Commodity Charge).

Table with 2 columns: Fee Type and Amount. Includes Irrigation Quality Water Monthly Base Facility Charge (per meter) (\$10.53), Commodity Charge (per 1000 gallons) (\$3.15), Temporary Irrigation Service (<2") (\$327.82 Deposit plus Actual Cost plus Monthly Base Facility Charge Fee plus Commodity Charge).

Table with 2 columns: Fee Type and Amount. Includes Private Fire Protection Service Monthly Base Charge (2" or less to 8"), Commodity Charge (per 1000 gallons) (\$6.49), Wastewater Monthly Base Facility Charge (per unit in building) (\$38.33), Commodity Charge (\$6.80), Temporary Wastewater Service (<2") (\$354.54 Deposit plus Actual Cost plus Monthly Base Facility Charge Fee plus Commodity Charge).

Table with 2 columns: Fee Type and Amount. Includes Irrigation Quality Water Monthly Base Facility Charge (per meter) (\$10.53), Commodity Charge (per 1000 gallons) (\$3.15), Temporary Irrigation Service (<2") (\$327.82 Deposit plus Actual Cost plus Monthly Base Facility Charge Fee plus Commodity Charge).

Table with 2 columns: Fee Type and Amount. Includes Private Fire Protection Service Monthly Base Charge (2" or less to 8"), Commodity Charge (per 1000 gallons) (\$6.49), Wastewater Monthly Base Facility Charge (per unit in building) (\$38.33), Commodity Charge (\$6.80), Temporary Wastewater Service (<2") (\$354.54 Deposit plus Actual Cost plus Monthly Base Facility Charge Fee plus Commodity Charge).

Table with 2 columns: Fee Type and Amount. Includes Irrigation Quality Water Monthly Base Facility Charge (per meter) (\$10.53), Commodity Charge (per 1000 gallons) (\$3.15), Temporary Irrigation Service (<2") (\$327.82 Deposit plus Actual Cost plus Monthly Base Facility Charge Fee plus Commodity Charge).

Non-Residential - Applicable to non-residential commercial, industrial, office, civic, or other Customers for which no other rate schedule applies. Tiered rates are based on total gallons used.

Table with 2 columns: Fee Type and Amount. Includes Potable Water Monthly Base Facility Charge.

Table with 2 columns: Description and Amount. Includes 3/4" (\$32.76), 1" (\$81.88), 1 1/2" (\$163.77), 2" (\$262.02), Over 2" (\$32.76 per calculated # of ERC), Commodity Charge (per 1,000 gallons) (0 to 6,000 gallons, 6,001 gallons to 20,000, 20,001 and above).

Table with 2 columns: Description and Amount. Includes Temporary Water Service (Potable or Irrigation Quality) (<2") (\$337.65 Deposit plus Actual Cost plus Monthly Base Facility Charge Fee plus Commodity Charge), Private Fire Protection Service Monthly Base Charge (2" or less to 8").

Table with 2 columns: Description and Amount. Includes Commodity Charge (per 1000 gallons) (\$6.49), Wastewater Monthly Base Facility Charge (\$38.33), Commodity Charge (per 1000 gallons) (\$7.77), Temporary Wastewater Service (<2") (\$354.54 Deposit plus Actual Cost plus Monthly Base Facility Charge Fee plus Commodity Charge).

Table with 2 columns: Description and Amount. Includes Irrigation Quality Water Monthly Base Facility Charge (all meters) (\$10.53), Commodity Charge (per 1000 gallons) (\$3.15), IQ on a Bulk Basis (Golf Course Only, per 1000 gallons) (\$0.72), Temporary Irrigation Service (<2") (\$327.82 Deposit plus Actual Cost plus Monthly Base Facility Charge Fee plus Commodity Charge).

Table with 2 columns: Description and Amount. Includes Raw Water Monthly Base Facility Charge (\$26.87), Commodity Charge (per 1000 gallons) (\$3.47).

Table with 2 columns: Description and Amount. Includes Master Meter Irrigation Quality (IQ) Water Service - Applicable to Single-Family Residential Customers, Multi-Family Residential Customers, and other non-residential Customers. Irrigation Quality Water Monthly Base Facility Charge (per calculated # of ERC) (\$10.53), Commodity Charge (per 1000 gallons) (\$3.15).

C. MISCELLANEOUS FEES

Violation of District policies may lead to discontinuation of Utility Service, assessment of fees and fines, as well as inspection charges and fees to reconnect services once the violation has been resolved. Any work performed between 3:00PM and 8:00AM shall be considered after normal working hours.

Table with 2 columns: Description and Amount. Includes Disconnection of Services (Normal disconnect working hours, Normal disconnect after working hours, Due to Violation), Premise Visit in Lieu of disconnection (during normal working hours, after normal working hours).

Table with 2 columns: Description and Amount. Includes Reconnection of Services (Normal reconnect during working hours, Normal reconnect after working hours, Due to Violation), Service Relocation Fees (Trip Charge, Late Payment, Late Payment, Returned Checks).

Table with 2 columns: Description and Amount. Includes Customer Account Transfer Fee (\$31.03), Unauthorized Water Use Fee (\$59.09 per violation per day), Unauthorized Tampering (Single-Family, Multi-Family, Non-residential, Fire suppression, hydrant, fire line).

Table with 2 columns: Description and Amount. Includes Construction and Inspection Fee (Developer) (\$582.75), Re-Inspection Fee (\$603.75), Plan Review Fee (\$866.25), Development Project Admin Fee (\$294.00), Copy of Check Fee (\$6.30), Document Recording Fee (\$12.60 first page, \$10.50 each additional page).

Table with 2 columns: Description and Amount. Includes Fire Flow Test (\$189.00), Request for Third Party Meter Testing (up to 1 1/2") (\$88.20), Request for Third Party Meter Test Testing (2" and above) (Actual Cost), Request for Field Meter Testing (up to 1 1/2") (\$40.43), Request for Field Meter Test Testing (2" and above) (Actual Cost).

Table with 2 columns: Description and Amount. Includes Backflow Prevention- Device Repair and/or Certification (Actual Cost), Cross-Connection Service Policy Related Fees (\$44.10 per visit), Non-Compliant Irrigation System Fine (\$60.44 to \$181.30 per day as determined by District).

Table with 2 columns: Description and Amount. Includes Non-Compliant Industrial Discharge Fine (\$60.44 to \$181.30 per day as determined by District), Grease Trap Inspections (Actual Cost), Grease Trap Violations (within 10-year period) (1st Occurrence, 2nd Occurrence, 3rd Occurrence, 4th Occurrence).

Table with 2 columns: Description and Amount. Includes Lien Search Request Fee (\$60.38), Utility Relocations Fee (Actual Cost), Traffic Bearing Meter Box (Actual Cost), Televising Sewer Laterals (\$2.47 per Linear Foot + Equipment Fee).

Table with 2 columns: Description and Amount. Includes Private Lift Station/Grinder Station Inspection and Routine Preventative Maintenance (\$275.63 per month per Lift Station/Grinder Station), Private Lift Station/Grinder Station Corrective Maintenance (Actual Cost).

The District reserves the right to impose additional fees for the following to the extent not covered above, including cost for rental of any equipment not otherwise listed in the Tariff, plus a 10% markup.

Ad Continues on next page

--- PUBLIC SALES ---

Ad Cont'd from previous page

Labor Classification	Regular Working Hours	After Working Hours
Unskilled Laborer per hour	\$79.52	\$119.26
Plant / System Operator (Class A) per hour	\$99.40	\$145.77
Plant / System Operator (Class B) per hour	\$92.77	\$139.14
Plant / System Operator (Class C) per hour	\$86.14	\$129.20
Skilled Maintenance per hour	\$86.14	\$129.20
Foreman per hour	\$92.77	\$139.14
Manager per hour	\$139.14	\$152.40
Electrician per hour	\$92.77	\$139.14
Inspector per hour	\$83.63	\$125.44
Controls Technician per hour	\$99.40	\$149.09
Administrative per hour	\$77.20	\$115.79

Equipment Type	Regular Working Hours	After Working Hours
Backhoe with Operator per hour	\$165.65	N/A
Loader with Operator per hour	\$165.65	N/A
Track-hoe with Operator per hour	\$231.91	N/A
Dump Truck with Operator per hour	\$132.52	N/A
Utility Vehicle with Operator per hour	\$86.14	N/A
Flat Bed Truck with Operator per hour	\$113.76	N/A
Portable Pump (4" trash) per hour	\$46.37	N/A
Generator (35-45 kw) per hour	\$53.00	N/A
Vactor Truck with One Operator per hour	\$412.21	N/A
TV Truck with Operator per hour	\$265.05	N/A

Total Suspended Solids (TSS)	Concentration in excess of 400 mg/L \$0.1905 (per pound)
Oil and Grease (O&G) concentration	In excess of 50 mg/L \$0.1450 (per pound)
Chemical Oxygen Demand (COD) in Excess of 2 times BOD and greater than 800 mg/L	\$0.2000 (per pound)
Waste Hauler Charges ⁶	
Annual Fee per Hauler	\$261.44
Waste Disposal Fee (normal hours - per 1000 gallons)	\$71.89
Waste Disposal Fee (after hours - per 1000 gallons)	\$176.46
Mixed Load Fee (per 1000 gallons)	\$45.74
Violations Process Charge (per appeal)	\$127.87
Remediation (handling fee plus Actual Cost ⁴)	\$261.44

E. NOTES

1. Automatic Cost Escalation. In the absence of Board action, the District's rates, fees and charges shall be automatically increased without further action five percent (5%) per year. Upon application of this automatic cost escalation provision, the District Manager shall submit to the District Board of Supervisors a report detailing the amount of the escalation and the new rates as revised. The Rate Schedule shall be adjusted pursuant to this section as required.

2. Utility Cost Pass-Through. The District's rates, fees and charges shall be automatically increased without further action of the Board based upon the implementation of a rate increase to the District Utility System by any utility which provides service to the District, or upon implementation or increase of any taxes levied by a governmental authority against the District, or upon an increase of costs incurred for water quality, wastewater or irrigation quality water quality testing required by the Department of Environmental Protection, or other unfunded mandates imposed by a controlling governmental agency. Upon application of this cost pass-through provision, the District Manager shall submit to the Board of Supervisors a report detailing the amount of the escalation and the new rates as revised. The Rate Schedule shall be adjusted pursuant to this section as required.

3. Water Use Restriction Surcharge. Commodity charges may be adjusted from time to time temporarily by up to twenty five percent (25%) to reflect a water use restriction surcharge rate adjustment that may be implemented in response to and for the duration of general water use restrictions imposed by the South Florida Water Management District (SFWMD).

4. Prorations. Base Facility Charges will be pro-rated for any partial month of service.

¹ In the event that a new single-family Customer requests a meter up-sizing to support a fire sprinkler system for a residence, then the Customer will be required to pay for the cost of the meter to be installed. The Customer will be required to pay Base Facility Charges based on the size of meter installed. The Customer must also install a reduced pressure backflow prevention device on the fire sprinkler line. The backflow prevention device shall be registered with the District. The Customer will be required to perform annual inspections of the backflow prevention device and provide certified inspection reports to the Utility.

If a Customer has only a single meter that also provides Private Fire Protection Service, then potable water charges apply, subject to the meter size as detailed in the prior paragraph. If a Customer has a separate meter for the Private Fire Protection Service, Customer will pay according to both meters, i.e. a monthly potable water facility charge and a monthly Private Fire Protection Service facility charge.

² Customers shall not have private irrigation wells nor utilize lake/pond water for irrigation purposes.

³ Tampering includes unauthorized connections or disconnections to potable water, wastewater, or irrigation water lines/services, and removal of wastewater cleanout caps for the purpose of draining rainwater or disposal of any other substances.

⁴ Actual Cost= Labor + Material (+10% markup) + Cost for Rental of any Equipment Not Otherwise Listed in the Tariff (+10% markup) + professional time incurred on behalf of Babcock Ranch Water Utilities or its Lessor or Operator.

⁵ All returned checks subject to service charge not to exceed the service fees authorized under Florida Statutes 832.08(5) or an amount of up to five percent (5%) of the face amount of the check, whichever is greater.

⁶ Waste refers to bio-solids, wastewater treatment plant effluent disposal, septage and bio-diesel. References to gallonage refers to "per 1,000 gallons of truck capacity".

⁷ Applicable for non-phased projects. For projects with more than one phase, all additional phases are charged at Actual Cost⁴.

Specific legal authority for the rules includes Chapter 120, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice.

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

Craig Wrathell, District Manager
December 27, 2024

24-01198T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999
Sale Date January 17, 2025 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309
V13137 1999 ANG FL5378KM Hull ID#: ANGW4453B999 outboard pleasure gas fiberglass 24ft R/O Phillip Dale & Katherine Elizabeth Henson Lienor: Windward Stump Pass Manager 260 Maryland Ave Englewood Dec. 27, 2024; Jan. 3, 2025
24-01204T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of T Reed contracting, located at 9427 Indian Springs cemetery Rd., in the City of Punta Gorda, County of Charlotte, State of FL, 33950, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 20 of December, 2024.
Terry Eddie Reed
9427 Indian Springs cemetery Rd.
Punta Gorda, FL 33950
December 27, 2024 24-01210T



Q What is a public notice?

A A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

Q Who benefits from legal notices?

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

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

Q Are internet-only legal notices sufficient?

A No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Q How much do legal notices cost?

A 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.

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option

OR E-MAIL: legal@businessobserverfl.com

Business Observer

LV10161



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

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

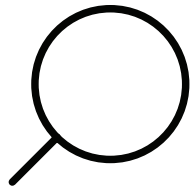


Citizens continue to learn about vital civic matters from newspaper notices.

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

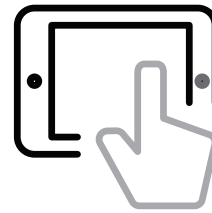
Verifying publication is difficult-to-impossible on the web.

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



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

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

--- ESTATE / ACTIONS ---

THIRD 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, including 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, devisees, grantees, assignees, creditors, 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 aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents 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 commenced to recover possession of the following personal property, last known to be located in Charlotte County, Florida, more particularly described as follows:
2010 Winnebago Adventurer (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 demanded in the Complaint.

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

WITNESS my hand and seal of this Court 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

THIRD 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,
devisees, 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 unknown 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 following property in Charlotte County, Florida has been filed against you:

Lot 15, Block 3217, PORT CHARLOTTE 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 Charlotte, FL 33952
Parcel #402211227024

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 Complaint.

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

DATED 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 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.

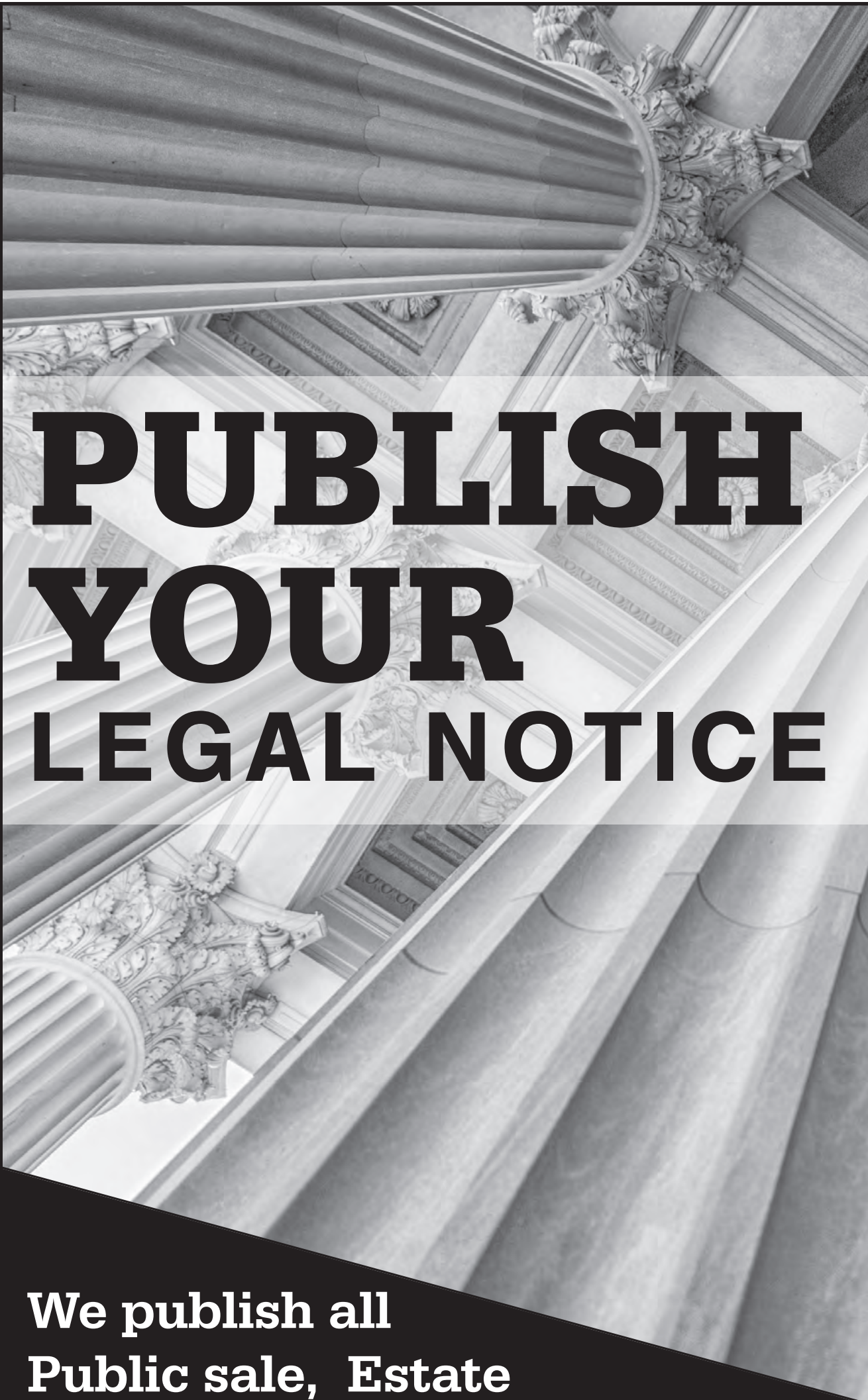
ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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



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LEGAL NOTICE**

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Public sale, Estate
& Court-related notices**

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business
Observer**

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

11/18/23/7_V12

11/20/24_V22

--- ESTATE / PUBLIC SALES ---

SECOND 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. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24001317CP
Division: Probate
IN RE: ESTATE OF
DOLORES E. MULLALY
Deceased.

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. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is 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

SECOND 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. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24001218CP
Division: Probate
IN RE: ESTATE OF
ARTHUR JAMES GROMOLL
A/K/A ARTHUR GROMOLL
Deceased.

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. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is 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

SECOND 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

SECOND 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. 732.221, 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

SECOND 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 F.S. 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 TAMAMI TRAIL #147, PUNTA GORDA, FL 33955. 813-282-5925.
December 20, 27, 2024 24-01179T

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 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@raslg.com
23-091534
December 20, 27, 2024 24-01182T

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 24 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. 732.221.

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

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer

--- ESTATE ---

SECOND 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

SECOND 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 ---

SECOND 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 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 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., Placidia, 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

SECOND 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

SECOND 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

SECOND 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 Co-operative 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN 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, though, 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

SECOND 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 Sancho 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 deposit 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

SECOND 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

SECOND 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

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