

CHARLOTTE COUNTY LEGAL NOTICES

--- SALES / ESTATES / PUBLIC SALES ---

FIRST INSERTION

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

CASE NO.: 23-CA-002775 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. NATHANIEL S. ROHLER A/K/A NATHANIEL ROHLER, et al., Defendants.
NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on February 24, 2025, at 11:00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit:
Lot 37, Block 965, PORT CHARLOTTE SUBDIVISION SECTION SEVENTEEN, according

to the plat thereof, as recorded in Plat Book 5, Pages 6A through 6D, of the Public Records of Charlotte County, Florida.
Property Address: 19071 Ruskin Avenue, Port Charlotte, FL 33954 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further 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.

WITNESS my hand and official seal of this Honorable Court this day of 01/09/2025.

Roger D. Eaton
Clerk of the Circuit Court
By: B. Lackey (SEAL)
DEPUTY CLERK
Tiffany & Bosco, P.A.
1201 S. Orlando Ave., Suite 430
Winter Park, FL 32789
floridaservice@tblaw.com
January 17, 24, 2025 25-00036T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Cassandra Singh will engage in business under the fictitious name PURPLE ROSE DESIGN STUDIO, with a physical address 18659 Ayrshire Circle Port Charlotte, FL 33948, with a mailing address 18659 Ayrshire Circle Port Charlotte, FL 33948, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
January 17, 2025

25-00043T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000912CP IN RE: ESTATE OF CHRISTA INGBORG MURCH AKA CHRISTA I. MURCH, Deceased.

The administration of the Estate of Christa Ingeborg Murch aka Christa I. Murch (the "Estate"), deceased, whose date of death was October 1, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is January 17, 2025.

Christopher Gagic, Petitioner
Sarah H. Lavelanet, Esq.
Attorney for Petitioner
Florida Bar Number: 1044070
COLE SCHOTZ, P.C.
2255 Glades Road, Suite 300E
One Boca Place
Boca Raton, Florida 33431
Telephone: (561) 221-6700
Fax: (561) 423-0494
Primary Email: slavelanet@coleschotz.com
Secondary Email: mhurvey@coleschotz.com
January 17, 24, 2025 25-00038T

FIRST INSERTION

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

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

DATE: February 11, 2025
TIME: 1:00 PM
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
January 17, 24, 2025

25-00046T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000007-CP Division Probate IN RE: ESTATE OF William Eugene Bailey a/k/a William E. Bailey Deceased

The administration of the estate of William Eugene Bailey, a/k/a William E. Bailey, deceased, whose date of death was November 4, 2024 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney

are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 January 17, 2025.

Personal Representative: Michael F. Bailey
Attorney for Personal Representative: Robert C. Benedict
Florida Bar No: 0361150
rbenedict@bigwlaw.com
Widekis, Benedict & Berntsson, LLC
The BIG W Law Firm
3195 S. Access Road
Englewood, FL 34224
(941) 627-1000 Telephone
January 17, 24, 2025 25-00037T

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23003459CA WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR THE SG ALTERNATIVE TRUST 2022-RTL2, Plaintiff, vs. BLUE INTERNATIONAL GROUP, LLC; LUCRECIA M. DELMONTE; LMD GROUP INVESTMENTS CORP., Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated September 6, 2024, and Amended Summary Final Judgment of Foreclosure dated September 10, 2024 and entered in Case No. 23003459CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee for the SG Alternative Trust 2022-RTL2, is Plaintiff and Blue International Group, LLC; Lucrecia M. Delmonte; LMD Group Investments Corp., are Defendants, the Office of the Clerk, Charlotte County Clerk of the Court will sell via online auction at www.charlotte.realforeclose.com at 11:00 a.m. on the 24th day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

A PARCEL OF LAND LYING IN A PART OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STATION 80+00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SECTION NO. 01560-2601, SHEET NO. 5, OF STATE ROAD NO. S-776 (HARBOR VIEW ROAD, 80 FEET R/W) FOR A POINT OF BEGINNING; SAID POINT ALSO BEING A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID R/W; THENCE SOUTH 35 DEGREES 46 MINUTES 45 SECONDS EAST, ALONG SAID R/W CHANGE, 5.00 FEET TO A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT; THENCE SOUTH 54 DEGREES 13 MINUTES 15 SECONDS WEST, ALONG THE SOUTHERLY R/W LINE OF SAID R/W 21.21 FEET

TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 354, PAGES 278 AND 279, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE SOUTH 25 DEGREES 16 MINUTES 03 SECONDS EAST, ALONG THE CENTER OF HEDGE ROW, 230 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE MEAN HIGH WATER LINE OF CHARLOTTE HARBOR (PEACH RIVER); THENCE EASTERLY ALONG THE SHORELINE OF SAID CHARLOTTE HARBOR, 115 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 405, PAGE 659, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE NORTH 2 DEGREES 55 MINUTES 45 SECONDS EAST, 88 FEET, MORE OR LESS, TO AN OLD IRON PIPE, SAID PIPE BEING THE POINT OF BEGINNING OF THOSE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 405, PAGE 659; THENCE CONTINUE NORTH 2 DEGREES 55 MINUTES 45 SECONDS EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, 257.47 FEET TO THE NEW SOUTHEASTERLY R/W LINE OF HARBOR VIEW ROAD (80 FEET R/W); THENCE SOUTH 54 DEGREES 13 MINUTES 15 SECONDS WEST, ALONG SAID R/W LINE, 250.34 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING IN A PART OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STATION 80 00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SECTION NO. 01560-2601, SHEET NO. 5, OF STATE ROAD NO. S-776 (HARBOR VIEW ROAD, 80 FEET R/W) FOR A POINT OF BEGINNING; SAID POINT ALSO BEING A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID R/W; THENCE NORTH 54 DEGREES 08 MINUTES 09 SECONDS EAST ALONG THE SOUTHERLY R/W LINE OF HARBORVIEW ROAD,

A DISTANCE OF 73.00 FEET. THENCE SOUTH 19 DEGREES 31 MINUTES 00 SECONDS EAST A DISTANCE OF 102.47 FEET. THENCE SOUTH 54 DEGREES 14 MINUTES 19 SECONDS EAST A DISTANCE OF 29.61 FEET. THENCE SOUTH 22 DEGREES 04 MINUTES 08 SECONDS EAST A DISTANCE OF 42.20 FEET. THENCE SOUTH 12 DEGREES 29 MINUTES 29 SECONDS EAST A DISTANCE OF 82.61 FEET. THENCE SOUTH 77 DEGREES 41 MINUTES 20 SECONDS WEST A DISTANCE OF 86.68 FEET. THENCE NORTH 22 DEGREES 32 MINUTES 37 SECONDS WEST A DISTANCE OF 209.91 FEET TO THE SOUTHERLY R/W LINE OF SAID HARBORVIEW ROAD. THENCE NORTH 56 DEGREES 16 MINUTES 58 SECONDS EAST ALONG SAID SOUTHERLY R/W LINE A DISTANCE OF 20.24 FEET. THENCE NORTH 33 DEGREES 12 MINUTES 47 SECONDS WEST A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING.

Property Address: 24167 Harborview Road, Port Charlotte, Florida 33980

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

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

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

Dated: 01/10/2025
Roger D. Eaton
As Clerk of said Court
By: B. Lackey (SEAL)
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 23-400084
January 17, 24, 2025 25-00045T

NEW NEIGHBORS

WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house...



WOULDN'T YOU WANT TO KNOW?

BE INFORMED

Read public notices to find out what's going on in your community.

FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE

PUBLIC NOTICE DAY JAN 24 2018

FLORIDA'S NEWS PAPER FOR THE C-SUBT

Business Observer

FloridaPublicNotices.com

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24001401CP
Division Probate
IN RE: ESTATE OF DAVID G. ROBERTSON
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 David G. Robertson, deceased, File Number 24001401CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was September 9, 2023; that the total value of the estate is \$47,770.96 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Reda K. Robertson
913 Tropical Avenue NW
Port Charlotte, Florida 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 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 January 17, 2025.

Person Giving Notice:
Reda K. Robertson
913 Tropical Avenue NW
Port Charlotte, Florida 33948
Attorney for Person Giving Notice
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
January 17, 24, 2025 25-00034T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-001333CP
IN RE: ESTATE OF KAY E. MATNEY a/k/a BRENDA KAY ELKINS MATNEY Deceased.

The administration of the estate of KAY E. MATNEY a/k/a BRENDA KAY ELKINS MATNEY deceased, whose date of death was November 28, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 Section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 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 January 17, 2025.

Personal Representative:
Gerald T. Jessee
24378 Peppercorn Road
Punta Gorda, Florida 33955
Attorney for Personal Representative
Mary E. Trask
Florida Bar Number: 10927
Trask Law
16500 Burnt Store Road, Suite A-104
Punta Gorda, FL 33955
Telephone: (941) 655-8003
Fax: (239) 244-8563
E-mail: metesq@yahoo.com
Secondary Email:
trasklaw@gmail.com
January 17, 24, 2025 25-00035T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25000029CP
Division Probate
IN RE: ESTATE OF GEORGE HENRY LOAN
Deceased.

The administration of the estate of GEORGE HENRY LOAN, deceased, whose date of death was November 25, 1942, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 17, 2025.

Personal Representative:
Christine Marie Loan-Kruger
68 Lyndeborough Road
Amherst, New Hampshire 03031
Attorney for Personal Representative:
Season A. Spanski
Attorney
Florida Bar Number: 1044362
946 Tamiami Trail, #206
Port Charlotte, FL 33953
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-Mail: Season@spanskilaw.com
E-Mail: Heather@spanskilaw.com
January 17, 24, 2025 25-00048T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-000028-CP
Division Probate
IN RE: ESTATE OF ANDREW MCNAMARA A/K/A ANDREW J. MCNAMARA
Deceased.

The administration of the estate of ANDREW MCNAMARA A/K/A ANDREW J. MCNAMARA, 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 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 January 17, 2025.

Personal Representative:
Kevin McNamara
86 Regiment Drive
Gettysburg, Pennsylvania 17325
Schwarz & Harris, P.A.
Attorney for Personal Representative:
Ellie K. Harris
Florida Bar Number: 0021671
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
January 17, 24, 2025 25-00039T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24001349CP
Division Probate
IN RE: ESTATE OF DIXIE LEE KENTOPP
Deceased.

The administration of the estate of Dixie Lee Kentopp, deceased, whose date of death was October 26, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 January 17, 2025.

Personal Representative:
Linda F. Smith
17 Smith Street
Hampton, New Jersey 08827
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
January 17, 24, 2025 25-00040T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24001350CP
Division Probate
IN RE: ESTATE OF DANIEL E. KENTOPP
Deceased.

The administration of the estate of Daniel E. Kentopp, 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 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 January 17, 2025.

Personal Representative:
Linda F. Smith
17 Smith Street
Hampton, New Jersey 08827
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
January 17, 24, 2025 25-00041T

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-000010-CP
Division: PROBATE
IN RE: ESTATE OF ROBERT IRVIN STRINGFELLOW, A/K/A ROBERT I. STRINGFELLOW, 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 Irvin Stringfellow, a/k/a Robert I. Stringfellow, deceased, File Number 24-000010-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 \$40,000.00 and that the names and addresses of those to whom it has been assigned by such

FIRST INSERTION

order are:
Name Address Sara Stringfellow
1223 Wilshire Blvd., Apt. #1414 Santa Monica, CA 90403

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 January 17, 2025.

Person Giving Notice:
Sara Stringfellow
1223 Wilshire Blvd., Apt. #1414
Santa Monica, CA 90403
Attorney for Person Giving Notice
Cheyenne R. Young
Florida Bar Number: 0515299
WOTITZKY, WOTITZKY & 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
January 17, 24, 2025 25-00047T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 24 CP 1352
IN RE: ESTATE OF SCOTT WILLIAM OLESEN
Deceased.

The administration of the estate of Scott William Olesen, deceased, whose date of death was August 29, 2024, is pending in the Circuit Court for Charlotte County address of 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other

FIRST INSERTION

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

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

FIRST INSERTION

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 January 17, 2025.

Personal Representative:
Januari Carter
1777 Tamiami Trail, Suite 300
Port Charlotte, Florida 33948
Attorney for Personal Representative:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
contact@nathandoughertylaw.com
January 17, 24, 2025 25-00049T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 2400122CP
IN RE: ESTATE OF DOUGLAS A. WRIGHT
Deceased.

The administration of the estate of DOUGLAS A. WRIGHT, deceased, whose date of death was October 13, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 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

FIRST INSERTION

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

FIRST INSERTION

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 January 17, 2025.

Personal Representative:
ALANA MAHLER WRIGHT
26450 Asuncion Dr.
Punta Gorda, FL 33983
Attorney for Personal Representative:
DAVID R. CORNISH, Attorney
Florida Bar Number: 0225924
355 W. Venice Ave.
VENICE, FL 34285
Telephone: (941) 483-4246
Fax: (941) 485-8163
E-Mail: davidr.cornish@verizon.net
Secondary E-Mail: none
January 17, 24, 2025 25-00042T

FIRST INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24001264CP
Division Probate
IN RE: ESTATE OF Barbara MacNicholl, Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Barbara MacNicholl, deceased, File Number 24001264CP; 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 August 27, 2024; that the total value of the estate is \$20,000.00 and that the names and addresses of those

FIRST INSERTION

to whom it has been assigned by such order are:

Name Address

Creditors: Rocket Mortgage, LLC

Rocket Mortgage, LLC

PO Box 6577

Carol Stream, IL 60197-6577

Beneficiaries: Cody F. Mullin

2567 Lake View 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

FIRST INSERTION

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 January 17, 2025.

Person Giving Notice:
/s/Cody F. Mullin
Cody F. Mullin
Personal Representative
2567 Lake View Blvd.
Port Charlotte, FL 33948
Attorney for Person Giving Notice:
/s/Mark Martella
Mark Martella, Esq.
Attorney for Petitioners
Florida Bar No. 024021
Martella Law Firm, PLLC
18245 Paulson Drive
Port Charlotte, FL 33954
Phone: 941-867-6865
Fax: 941-867-8949
Primary: mark@martellalaw.com
Secondary: tara@martellalaw.com
January 17, 24, 2025 25-00044T

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
Business Observer

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-1309-CP
IN RE: ESTATE OF
LISA ANN ZALEWSKI
Deceased.

The administration of the estate of LISA ANN ZALEWSKI, deceased, whose date of death was October 18, 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 per-

sonal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 10, 2025.

Personal Representative:
Kimberly Ann Walker

307 Apache Trail,
Browns Mills NJ, 08015
Attorney for Personal Representative:
/s/ Christopher DeCosta
Christopher DeCosta, Esq.
Florida Bar No.: 271410
MAHSHIE & DECOSTA, P.A.
Attorneys for Petitioner
1560 Matthew Drive, Suite E
Fort Myers, Florida 33907
Telephone: (239) 931-7566
Facsimile: (239) 931-7560
Primary Email:
eservice@MD-Lawfirm.com
Secondary Email:
kamalee@MD-Lawfirm.com
January 10, 17, 2025 25-00029T

FOURTH 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, DEVISEES, GRANTEEES, 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, DEVISEES, GRANTEEES, 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 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 the 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-00008-CP
Division Probate
IN RE: ESTATE OF
Freida Taylor Davis
a/k/a Freida Davis
Deceased.

The administration of the estate of Freida Taylor Davis, a/k/a Freida Davis, deceased, whose date of death was October 6, 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate 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 January 10, 2025.

Personal Representatives:
George E. Davis, III and
Jennifer Shirey
Attorney for Personal Representative:
Robert C. Benedict
Florida Bar No: 0361150
rbenedict@bigwlaw.com
Wideikis, Benedict & Berntsson, LLC
The BIG W Law Firm
3195 S. Access Road
Englewood, FL 34224
(941) 627-1000 Telephone
January 10, 17, 2025 25-00031T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24001277CP
Division Probate
IN RE: ESTATE OF
KATHLEEN J. POINDEXTER
Deceased.

The administration of the estate of Kathleen J. Poindexter, deceased, whose date of death was December 16, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands 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 January 10, 2025.

Personal Representative:
Shelly A. Hartmann
PO Box 195
Grand Junction, Michigan 49056
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
January 10, 17, 2025 25-00012T



WE
SAV
ST



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

1/2/2025, 3:20

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

Q&A

Q Are there different types of legal notices?

A Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

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.

1/18/25, VZ7

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024CA001024
RANLIFE, INC.
Plaintiff(s), vs.
JAMAR RICHARDSON; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; EUNICE WIGGINS
Defendant(s).
 NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on Janu-

ary 3, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 20th day of February, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:
 LOT 2, BLOCK 47, PORT CHARLOTTE SUBDIVISION, SECTION 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 87A THROUGH 87D, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property address: 645 Dalton Boulevard, Port Charlotte, FL 33952
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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 sched-

uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 01/06/2025
 Roger D Eaton
 CLERK OF THE CIRCUIT COURT
 As Clerk of the Court
 BY: B. Lackey (SEAL)
 Deputy Clerk
 Padgett Law Group,
 Attorney for Plaintiff
 6267 Old Water Oak Road, Suite 203
 Tallahassee, FL 32312
 attorney@padgettlawgroup.com
 TDP File No. 23-006741-2
 January 10, 17, 2025 25-00027T

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 24002390CA
HIBISCUS SUNSET LLC,
Plaintiff, vs.
THE ESTATE OF MARJORIE S. MACLACHLAN, and all others claiming by, through and under THE ESTATE OF MARJORIE S. MACLACHLAN,
Defendant,
 TO: THE ESTATE OF MARJORIE S. MACLACHLAN, and all others claiming by, through and under THE ESTATE OF MARJORIE S. MACLACHLAN
 YOU ARE NOTIFIED that an action to quiet the title on the following real property in Charlotte County, Florida: Lot 10, Block 3056, Port Charlotte Section Sixty One, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 75, of the Public Records of Charlotte County, Florida. a/k/a 2488 Lyric St, Port Charlotte, FL 33953.

after January 31, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 26th day of December 2024.
 Clerk of the Circuit Court
 By: B. Lackey (SEAL)
 As Deputy Clerk

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or

J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692
 Jan. 10, 17, 24, 31, 2025 25-00025T

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 23003794CA
THE HUNTINGTON NATIONAL BANK,
Plaintiff, vs.
CAROL KELLY A/K/A CAROL A. KELLY; UNKNOWN SPOUSE OF CAROL KELLY A/K/A CAROL A. KELLY; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RITA L. COX, DECEASED; KIM CARTER,
Defendant(s).
 NOTICE OF SALE IS HEREBY

GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated December 26, 2024, and entered in Case No. 23003794CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein The Huntington National Bank, is Plaintiff and Carol Kelly a/k/a Carol A. Kelly; Unknown Spouse of Carol Kelly a/k/a Carol A. Kelly; Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Rita L. Cox, deceased; Chelsea Marbury a/k/a Chelsea L. Ray, are Defendants, the Office of the Clerk, Charlotte County Clerk of the Court will sell via online auction at www.charlotte.realforeclose.com at 11:00 a.m. on the 24th day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 56, GASPARILLA PINES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 3-A AND 3-B, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
 Property Address: 3101 Goldfinch Terrace, Englewood, Florida 34224
 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.
 Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,

to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated 12/27/2024
 Roger D. Eaton
 As Clerk of said Court
 By: B. Lackey (SEAL)
 As Deputy Clerk
 McCabe, Weisberg & Conway, LLC
 3222 Commerce Place, Suite A
 West Palm Beach, Florida, 33407
 Telephone: (561) 713-1400
 Email: FLpleadings@mwc-law.com
 File No: 23-400263
 January 10, 17, 2025 25-00017T

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.: 24000508CA
RAINMAKER 360, LLC,
Plaintiff, vs.
AJ INVESTMENT GROUP, LLC, et al.,
Defendants.
 NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Charlotte County, will on February 5, 2025 at 11:00, EST, at www.charlotte.realforeclose.com, offer for sale and sell at public outcry to the highest and

best bidder for cash, the following described property situate in Charlotte County, Florida:
 LOT 2, BLOCK 757, PORT CHARLOTTE SUBDIVISION SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 8A THROUGH 8E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
 PARCEL IDENTIFICATION NUMBER: 402216226007
 PROPERTY ADDRESS: 20390 LORENZO AVENUE, PORT CHARLOTTE, FL 33952
 pursuant to a Final Judgment of

Foreclosure entered in Case No. 24000508CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the style of which is indicated above.
 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 noti-

fication 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 01/08/2025.
 Roger D. Eaton
 Clerk of the Circuit Court
 By: B. Lackey (SEAL)
 Deputy Clerk
 Law Offices of Damian G. Waldman, Esq.
 PO Box 5162, Largo, FL 33779
 727-538-4160;
 service@dwardmanlaw.com
 January 10, 17, 2025 25-00032T

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION
Case No. 2023-CA-002400
SPECIALIZED LOAN SERVICING LLC
Plaintiff, vs.
SOPHIA H. WONDERGEM A/K/A SOPHIA H. WONDERGEM FKA SOPHIA H. KIRKLAND, UNKNOWN SPOUSE OF SOPHIA H. WONDERGEM A/K/A SOPHIA H. WONDERGEM FKA SOPHIA H. KIRKLAND, AND UNKNOWN TENANTS/OWNERS,
Defendants.
 Notice is hereby given, pursuant to

Final Judgment of Foreclosure for Plaintiff entered in this cause on June 3, 2024, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as:
 LOT 25 AND THE EAST 8 FEET OF LOT 24, AND ALL OF LOTS 26 AND 27, MARIAN TERRACE SUBDIVISION OF BLOCK 17 SOLANA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 1, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
 and commonly known as: 2027 MARK A VE, PUNTA GORDA, FL 33950; including the building, appurtenances, and fixtures located therein, at public

sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes, on February 21, 2025 at 11:00 A.M..
 Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and

whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this day of 01/08/2025.
 Clerk of the Circuit Court
 Roger D. Eaton
 By: B. Lackey (SEAL)
 Deputy Clerk
 David R. Byars
 (813) 229-0900 X
 Kass Shuler, P.A.
 1505 N. Florida Ave.
 Tampa, FL 33602-2613
 ForeclosureService@kasslaw.com
 328202/2321646/CMP
 January 10, 17, 2025 25-00033T

Lot 43, Block 16, ROTONDA VILLAS, a Subdivision, according to the Plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida.
 Which has a property address of: 12270 Quail Dr., Placida, FL 33946
 has been filed against you, and you are required to serve a copy of your written

defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 DATED on January 7, 2025.
 ROGER D. EATON
 CLERK OF THE CIRCUIT COURT
 By: D. Gerace (SEAL)
 As Deputy Clerk
 Association Legal Services, LLC
 Plaintiff's attorney
 12600 World Plaza Lane. Build.#63
 Fort Myers, FL 33907
 (239-887-4276)
 leland@associationlegalservices.com
 January 10, 17, 2025 25-00030T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-1012-CP
Division PROBATE
IN RE: ESTATE OF LYNN MAE COONES
Deceased.
 The administration of the estate of Lynn Mae Coones, deceased, whose date of death was March 19, 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 January 10, 2025.
Personal Representative:
Laura L. Rohr
 51214 Cathryn
 Chesterfield, Michigan 48047
 Attorneys for Personal Representative:
 Ellie K. Harris
 Florida Bar Number: 0021671
 Elise V. Bouchard
 Florida Bar Number: 0109033
 17841 Murdock Circle
 Port Charlotte, Florida 33948
 Telephone: (941) 625-4158
 Fax: (941) 625-5460
 E-Mail: e-service@schwarzlaw.net
 Secondary: e-service@schwarzlaw.net
 January 10, 17, 2025 25-00028T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001345
IN RE: ESTATE OF VIRGINIA ANN SMITH A/K/A VIRGINIA A. SMITH Deceased.
 The administration of the estate of Virginia Ann Smith A/K/A Virginia A. Smith, deceased, whose date of death was October 23, 2023, 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 January 10, 2025.
Personal Representative:
Julia Ann Oberlin A/K/A Julie A. Oberlin
 1318 Junonia Street
 Sanibel, Florida 33957
 Attorney for Personal Representative:
 Jenny C. Hazel
 Attorney
 Florida Bar Number: 0163562
 MCCROY LAW FIRM
 309 Tamiami Trail
 Punta Gorda, FL 33950
 Telephone: (941) 205-1122
 Fax: (941) 205-1133
 E-Mail: jenny@mccroylaw.com
 Secondary E-Mail:
 debbie@mccroylaw.com
 January 10, 17, 2025 25-00026T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24001458CA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST PLAINTIFF, VS.
S.J.T.K. ENTERPRISE LLC; INSPIRED LIFESTYLE REALTY, LLC; ET AL.,
DEFENDANTS.
 NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 23rd day of December, 2024, and entered in Case No. 24001458CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and KENOL JOSEPH; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; INSPIRED LIFESTYLE REALTY, LLC; RCN CAPITAL, LLC; and S.J.T.K. ENTERPRISE LLC are defendants. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00AM on the 24th day of February, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOT 16, BLOCK 2192, OF PORT CHARLOTTE SUBDIVISION SECTION 37, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 41A THROUGH 41H,

INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this day of 12/30/2024.
 Roger D. Eaton
 Clerk of The Circuit Court
 By: B. Lackey (SEAL)
 Deputy Clerk
 Submitted by:
 Miller, George & Suggs, PLLC
 ATTORNEY FOR PLAINTIFF
 210 N. University Drive, Suite 900
 Coral Springs, FL 33071
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 ESERVICE@MGS-LEGAL.COM
 24FL603-0003
 January 10, 17, 2025 25-00018T

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-001382-CP
Division: Probate
IN RE: ESTATE OF
CARMEN F. HIGGINS a/k/a
CARMEN FAYE HIGGINS
Deceased.

The administration of the estate of Carmen F. Higgins a/k/a Carmen Faye Higgins, deceased, whose date of death was September 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, Florida 33950. The name and address of the personal representative and the personal representatives' attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is January 10, 2025.

Personal Representative:
Lavern Higgins Cameron
a/k/a Laverne Higgins Cameron
111-12 197th Street
St. Albans, New York 11412
Edgar Bredwood
183-02 Arcade Avenue
St. Albans, New York 11412

Attorney for Personal Representative:
Jeffrey Briscoe, Esq.

Florida Bar No. 0127501
3440 Conway Blvd., Suite 1-A
Port Charlotte, Florida 33952
Telephone: (941) 625-4189
Facsimile: (941) 237-4126
E-mail: jeff@jeffbriscoe.com
January 10, 17, 2025 25-00020T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-1335-CP
Division Probate
IN RE: ESTATE OF
PATRICIA J. CRISS A/K/A
PATRICIA JOANNE CRISS
Deceased.

The administration of the estate of Patricia J. Criss a/k/a Patricia Joanne Criss, deceased, whose date of death was October 19, 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 January 10, 2025.

Personal Representative:
Terrie Lynn Criss
4040 N. Beach Road, Unit G
Englewood, Florida 34223

Attorney for Personal Representative:
Jeffrey R. Kuhns,

Florida Bar No. 96026
Forrest G. Miller,
Florida Bar No. 1028360
KUHNS LAW FIRM, PLLC
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
Telephone: (941) 205-8000/
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Secondary E-Mail:
forrest@kuhnslawfirm.com
January 10, 17, 2025 25-00019T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-001377-CP
Division: Probate
IN RE: ESTATE OF
LINDA M. O'CONNELL,
Deceased.

The administration of the estate of LINDA M. O'CONNELL, deceased, whose date of death was October 8, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Florida Statutes.

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

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

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

The date of first publication of this notice is January 10, 2025.

Co-Personal Representatives:

DEBRA TRENHOLM
7502 Vibarnum
Punta Gorda, FL 33955
DARIN O'CONNELL
13211 Fawn Creek Road
Highland, IL 62249

Attorney for
Co-Personal Representatives:
CHEYENNE R. YOUNG

Florida Bar Number: 0515299
WOTITZKY, WOTITZKY &
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

January 10, 17, 2025 25-00022T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24001370CP
Division Probate
IN RE: ESTATE OF
EDITH L. JUDD
Deceased.

The administration of the estate of Edith L. Judd, deceased, whose date of death was October 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, 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 January 10, 2025.

Personal Representative:
Janis Lee Sullivan
13475 Dibella Avenue
Port Charlotte, Florida 33981
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
January 10, 17, 2025 25-00011T

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-001361-CP
Division: Probate
IN RE: ESTATE OF
JAMES ELIJAH WALLACE a/k/a
JAMES E. WALLACE 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 Elijah Wallace a/k/a James E. Wallace, deceased, File Number 24-001361-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 August 16, 2024; that the total value of the estate is \$74,004.98 and that the name and address of those to whom it has been assigned by such order are:

Phyllis Wallace 825 Ellicott Circle
Port Charlotte, Florida 33952
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is: January 10, 2025.

Persons Giving Notice:
Phyllis Wallace
825 Ellicott Circle
Port Charlotte, Florida 33952
James S. Wallace
22392 LaGuardia Avenue
Port Charlotte, Florida 33952
Attorney for Person Giving Notice:
Jeffrey Briscoe
Florida Bar No. 127501
3440 Conway Blvd., Suite 1A
Port Charlotte, Florida 33952
Telephone: (941) 625-4189
Facsimile: (941) 237-4126
Email: jeff@jeffbriscoe.com
January 10, 17, 2025 25-00023T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-001378-CP
Division: Probate
IN RE: ESTATE OF
DAVID ALBERT DREYER,
Deceased.

The administration of the estate of David Albert Dreyer, 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, 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 January 10, 2025.

Personal Representative:
George Paul Dreyer
129 Overlook Drive
Media, PA 19063
Attorney for Personal Representative:
Cheyenne R. Young
Florida Bar Number: 0515299
WOTITZKY, WOTITZKY &
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
January 10, 17, 2025 25-00021T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-1326-CP
Division Probate
IN RE: ESTATE OF
PATRICIA E. PINKOWSKI
a/k/a PATRICIA PINKOWSKI
Deceased.

The administration of the Estate of Patricia E. Pinkowski a/k/a Patricia Pinkowski, deceased, whose date of death was October 8, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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 January 10, 2025.

Personal Representative:
Susan R. Kus
1365 Randolph St.
Port Charlotte, Florida 33952
Attorney for Personal Representative:
Tina M. Mays, Esq.
Florida Bar No. 0726044
Mizell & Mays Law Firm, P.A.
331 Sullivan St.,
Punta Gorda, FL 33950
Telephone: (941) 575-9291
E-mail Addresses:
tmays@mizell-law.com,
ndotres@mizell-law.com
January 10, 17, 2025 25-00015T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24001265CP
Division 20
IN RE: ESTATE OF
SANDRA LUCILLE LAMENDOLA,
aka SANDRA L LAMENDOLA
Deceased.

The administration of the estate of SANDRA LUCILLE LAMENDOLA, also known as SANDRA L LAMENDOLA, deceased, whose date of death was August 26, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 6868 San Casa Blvd, Englewood, Florida 34224. 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: January 10, 2025.

JOHN M. GRIECO
Personal Representative
Heidi S. Webb
Attorney for
Personal Representative
Florida Bar No. 73958
Law Office of Heidi S. Webb
210 South Beach Street, Suite 202
Daytona Beach, Florida 32114
Telephone: (386) 257-3332
Email: heidi@heidiwebb.com
January 10, 17, 2025 25-00024T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24001094CP
Division Probate
IN RE: ESTATE OF
JACK R. SEBOR
Deceased.

The administration of the estate of Jack R. Sebor, deceased, whose date of death was July 1, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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 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 January 10, 2025.

Personal Representative:
Maria Antonette Sebor
2061 S. Pine Street
Englewood, Florida 34224
Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 0154581
Dunkin & Shirley P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
January 10, 17, 2025 25-00013T

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24001329CP
Division Probate
IN RE: ESTATE OF
DREXELL A. GEORGE,
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 DREXELL A. GEORGE, deceased, File Number 24001329CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was October 3, 2023; that the total value

of the estate is \$15,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:
Denise A. Wilburn
8362 Orange Ct.
Alexandria, VA 22309-2167
Dwight A. George
7116 Dalhouse St.
Springfield, VA 22151
Drexell A. George, Jr.
P.O. Box 4157

Burt Lake, MI 49717-0757
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and persons having claims or demands against the decedent's estate 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 January 10, 2025.

Personal Giving Notice:
Denise A. Wilburn
8362 Orange Ct.

Alexandria, VA 22309-2167

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
E-mail Address:
affleman@filemanlaw.com
January 10, 17, 2025 25-00016T