CHARLOTTE COUNTY LEGAL NOTICES

CHARLOTTE COUNTY

--- ESTATE / PUBLIC SALES ---

25-00065T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

SALE DATE: FEBRUARY 10, 2025

HIGH GEAR AUTOMOTIVE 7330 SAWYER CIRCLE BLDG 2 2015 CHEV 1GCWGFCF6F1189104 \$997.91

January 24, 2025

FIRST INSERTION

Derelict Vessel Publication Notice

NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL The following vessel, to wit: 1987 46' Overseas Cabin Motorboat HIN *SY146017D787, has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit S. Gulf Cove Lagoon, Charlotte County FL and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes. Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Legal Office at (850) 487-1764 or efile@myfwc.com in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition will be liable for the costs of removal, destruction, and disposal if this vessel is not removed by the owner.

All heirs and other persons with a legal interest in this vessel must raise such interest within 21 days of the date of first publication of this Notice. All interests not raised by that time will be waived and forever barred. The date of first publication of this

Notice is January 24, 2025. January 24, 31, 2025

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR PROJECT ENGINEERING SERVICES FOR THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

RFQ for Project Engineering Services

The Babcock Ranch Community Independent Special District (the "District"), located in Lee County and Charlotte County, Florida, announces that project engineering ("Project Engineer") services will be required for the District.

The project engineering firm selected will provide engineering services for State Road 31 third party verification testing services (the "Project") in accordance with Section 287.055, Florida Statutes. The firm selected will act in the general capacity of the Project Engineer and will provide the District such services, as required, including engineering services for the Project.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data and qualify a professional engineer pursuant to Section 287.055(2)(a) and (2)(k), Florida Statutes. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience providing professional services for any special districts and past experience with Charlotte County, Lee County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling Project Engineer services.

All questions relative to this Project shall be directed in writing only to the District's representative, via email only to kantarzhia@whhassociates.com. Questions must be submitted by February 6, 2025, no later than 5:00 p.m. (EST).

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit eight (5) copies and one (1) electronic copy on a flash drive and Standard Form No. 330 and the Qualification Statement by 1:30 p.m. (EST) on February 20, 2025, to the attention of Sheena Tamburino, at Woodlea Hall, Discovery Center, 42850 Crescent Loop, Babcock Ranch, Florida 33982.

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

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

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

Deputy Clerk

FIRST INSERTION

CLERK'S NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23002746CA

DIVISION: CIRCUIT CIVIL LAKEVIEW LOAN SERVICING, LLC,

NATALIE G. JONES, et. al.,

Plaintiff, vs.

January 24, 2025

Defendants.
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on October 16, 2024 in the above-styled cause. I will sell to the highest and best bidder for cash on February 12, 2025 at 11:00 a.m., at www.charlotte.realforeclose.

LOT 11, BLOCK 4356, PORT CHARLOTTE SUBDIVISION, SECTION 71, ACCORDING TO THE PLAT THEREOF RECORD-

ED AT PLAT BOOK 6. PAGE 27A THROUGH 27L, IN THE PUB-LIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

Property Address: 14187 Barnwood Ln, Port Charlotte, FL 33981.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950,

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

Dated: 01/15/2025. ROGER D. EATON, CLERK CHARLOTTE COUNTY CLERK OF COURT By: B. Lackey (SEAL)

KELLEY L. CHURCH, ESQUIRE QUINTAIROS, PRIETO, WOOD &255 SOUTH ORANGE AVENUE, SUITE 900

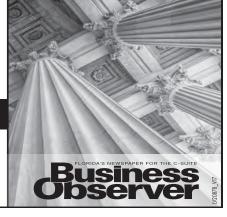
ORLANDO, FL 32801 SERVICECOPIES@QPWBLAW.COM ATTORNEY FOR PLAINTIFF Matter No.: FL-003005-23

January 24, 31, 2025

PUBLISH YOUR LEGAL NOTICE

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

- · Simply email your notice to legal@businessobserverfl.com
- · We offer an online payment portal for
- easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf



NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 25000026CP Division Probate IN RE: ESTATE OF Lois Marie Kooistra

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

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

FIRST INSERTION

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

ALL CLAIMS NOT FILED WITHIN 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 24, 2025. Signed on this 17th day of January,

/s/Tami M. Daniels Tami M. Daniels

Personal Representative 20280 Tappan Zee Drive Port Charlotte, FL 33952 /s/ Mark Martella Mark Martella, Esq. Florida Bar No. 0024021 Martella Law Firm, PLLC 18245 Paulson Drive, Suite 131 Port Charlotte, FL 33954 Telephone: 941-867-6865 Fax: 941-867-8949 E-mail: mark@martellalaw.com Secondary: tara@martellalaw.com Attorney for Petitioner

FIRST INSERTION

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

File No. 25000037CP IN RE: ESTATE OF JOHN RALPH GRIFFO, JR. A/K/ A JOHN R. GRIFFO A/K/A JOHN GRIFFO, JR.,

Deceased. The administration of the estate of JOHN RALPH GRIFFO, JR. A/K/A JOHN R. GRIFFO A/K/A JOHN GRIFFO, JR., deceased, whose date of death was SEPTEMBER 3, 2024, 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 per-

sonal representative's attorney are set FIRST INSERTION

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

PROBATE DIVISION File Number: 08-2025-CP-000020 Division: Probate IN RE: THE ESTATE OF ELLEN N. KHAMIS, Deceased.

The administration of the estate of Ellen N. Khamis, deceased, whose date of death was October 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is January 24, 2025. Personal Representative:

Dolly L. Alley 51 Lake Shore Dr. S. Randolph, NJ 07869 THE HINSON LAW FIRM, P.A. Matthew H. Hinson, Esq. Florida Bar No. 94017 Kathryn E. Stanfill. Eso Florida Bar No. 1002636 300 West Adams St., Suite 500 Jacksonville, FL 32202 Phone: 904-527-1700 Fax: 904-355-8088 Matt@HinsonLawPA.com Kathryn@HinsonLawPA.com Attorney for Personal Representative January 24, 31, 2025

forth below.

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

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

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

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

January 24, 31, 2025

below.

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

File No. 25-0034 CP Division Probate IN RE: ESTATE OF DORIS M. CONBOY Deceased.

The administration of the estate of DORIS M. CONBOY, deceased, whose date of death was October 18, 2024, is pending in the Circuit Court for CHAR-LOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33940. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 24, 2025.

Personal Representative: CHRISTINE CONBOY

4775 Forest Oaks Drive Greensboro, North Carolina 27406 Attorney for Personal Representative: DOROTHY L. KORSZEN, ESQUIRE Florida Bar Number: 765317 Farr Law Firm P.A. 901 Ridgewood Avenue Venice, FL 34285 Telephone: (941) 484-3000 Fax: (941) 497-7636 $\hbox{E-Mail: dkorszen@farr.com}$ Secondary E-Mail: jpainchaud@farr.com January 24, 31, 2025 25-00061T

BARRED.

January 24, 31, 2025

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

25-00057T

DATE OF DEATH IS BARRED. The date of first publication of this

notice is: January 24, 2025. /S/ LAM LAURIE ANN MANJUCK Personal Representative 2186 Kowal Avenue

North Port, Fl 34288 JENNIFER J. HENSLEY, ESQUIRE Attorney for Personal Representative Email: Jen@JenHensleyLaw.com Email: Lisa@JenHensleyLaw.comFlorida Bar No. 1022202 5190 26th Street West, Suite D Bradenton, FL 34207 Telephone: (941) 755-8583

FIRST INSERTION

25-00058T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000049CP IN RE: ESTATE OF JAMES LEE STAHLY

Deceased. The administration of the estate of James Lee Stahly, deceased, whose date of death was September 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

All creditors of the decedent and other persons having claims or de-mands 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is January 24, 2025.

Personal Representative: Jamie Elv 2901 Lilac Road Plymouth, IN 46563

Attorney for Personal Representative: Renee E. Nesbit E-mail Addresses RNesbit@Nesbit-Law.com Florida Bar No. 75374 Renee E. Nesbit. Attorney At Law 8305 Laurel Lakes Way Naples, Florida 34119 Telephone: (239) 249-1072 25-00062T January 24, 31, 2025

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE No.: 24002294CA CLAUDIO A. VARGAS, Plaintiff, vs. CHARLES P. WILLIAMS and ANNA E. STRANGEWAY, and all others claiming by, through and under ANNA E. STRANGEWAY,

Defendant. TO: ANNA E. STRANGEWAY, and all others claiming by, through and under ANNA E. STRANGEWAY l/k/a 105 W 1ST ST

CLIFTON, NJ 07011-2448 YOU ARE NOTIFIED that an action to quiet the title on the following real property in Charlotte County, Florida:

Parcel 2:

Lot 16, Block 2076, Port Charlotte Subdivision Section Twenty Two, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 13, of the Public Records of Charlotte County. Florida. a/k/a 17113 Elder Ave, Port Charlotte, FL 33954 ("Parcel 2").

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,

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT, IN

AND FOR CHARLOTTE COUNTY,

FLORIDA

CIVIL DIVISION:

CASE NO.: 24001438CA

SECTION 20 PROPERTY OWNERS

ASSOCIATION INC.; STEPHANIE

TENANT IN POSSESSION OF THE

NOTICE IS HEREBY GIVEN pursu-

ant to an Order or Final Judgment

entered in the above styled cause now

pending in said court and as required

by Florida Statute 45.031(2), ROG-

ER D. EATON as the Clerk of the Cir-

cuit Court shall sell to the highest and

best bidder for cash electronically at

www.charlotte.realforeclose.com at,

11:00 AM on the 24 day of February,

2025 the following described proper-

ty as set forth in said Final Judgment,

LOT 30, BLOCK 551, PUNTA

GORDA ISLES, SECTION 20, ACCORDING TO PLAT

THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 2A

THROUGH 2Z42, OF THE PUB-

LIC RECORDS OF CHARLOTTE

PROPERTY ADDRESS: 141 AN-

GOL STREET, PUNTA GORDA,

IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAIN-

ING AFTER THE SALE, YOU MUST

FILE A CLAIM WITH THE CLERK

COUNTY, FLORIDA.

FL 33983

PENNYMAC LOAN SERVICES,

MICHAEL S. MCMULLEN:

G. MCMULLEN: UNKNOWN

SUBJECT PROPERTY,

LLC,

Plaintiff, vs.

Defendants.

to wit:

on or before February 20, 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 the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED this 15th day of January

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

J.D. Manzo Manzo & Associates, P.A. Plaintiff's attorney 4767 New Broad Street Orlando, FL 32814 telephone number (407) 514-2692 Jan. 24, 31; Feb. 7, 14, 2025

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

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact Jon Embury, Admin-

istrative Services Manager, whose office is located at 350 E. Marion

Avenue, Punta Gorda, Florida 33950,

and whose telephone number is (941)

637-2110, at least 7 days before your

scheduled court appearance, or im-

mediately upon receiving this notifi-

cation if the time before the sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired,

ROGER D. EATON

Deputy Clerk

25-00055T

(SEAL) By: D. Gerace

Clerk Of The Circuit Court

Dated this 01/14/2025

call 711.

Submitted by:

PO Box 5026

24-00975

De Cubas & Lewis, P.A.

R. JUD. ADMIN 2.516

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

eservice@decubaslewis.com

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

MAY CLAIM THE SURPLUS.

FIRST INSERTION

25-00053T

FIRST INSERTION

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

CIVIL ACTION CASE NO.: 24-2134CA M&K UNLIMITED, INC. d/b/a RED RHINO ROOFING, a Florida Plaintiff. vs.

JANETSY PARRA and RAMON E. PARRA, Defendants.

TO: JANETSY PARRA and RAMON

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

Lot 37, Block 1332, SECTION 11, according to the plat thereof, as recorded in Plat Book 4, Page 22, of the Public Records of Charlotte County, Florida a/k/a 21459 Olean Blvd., Port Charlotte, FL 33952

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, 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 vou. to the provision of certain assistance. 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 im-

paired, call 711. WITNESS my hand and seal of this Court January 16, 2025

ROGER D. EATON, CLERK OF THE COURT By: B. Lackey (SEAL) Deputy Clerk

Albert J. Tiseo, Jr., Esq. Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 atiseo@gtslawfirm.comlbaird@gtslawfirm.com 941-625-6666

January 24, 31, 2025 25-00052T

FIRST INSERTION

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

CIVIL DIVISION: CASE NO.: 24000388CA LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs. JONATHAN D. POPE; CONTEMPORARY COASTAL **BUILDERS; SUZANNE** EDGERTON, TRUSTEE OF THE EDGERTON REALTY & DEV LLC SOLO 401K TRUST; UNKNOWN SPOUSE OF JONATHAN D. POPE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www. charlotte.realforeclose.com at, 11:00 AM on the 09 day of April, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 4555, PORT CHARLOTTE SUBDIVISION SECTION 87, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 20A THROUGH 20N, OF THE PUB-LIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PROPERTY ADDRESS: 14295

MORRISTOWN AVE, PORT CHARLOTTE, FL 33981 IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAIN-

ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PEND ENS 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 01/16/2025 ROGER D. EATON Clerk Of The Circuit Court

(SEAL) By: B. Lackey

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

23-03908 January 24, 31, 2025

FIRST 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.: 23003416CA WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR ALPHAFLOW TRANSITIONAL MORTGAGE TRUST 2021-WL1, Plaintiff, vs.

BLUE INTERNATIONAL GROUP LLC; LUCRECIA MARIA DELMONTE; LENDVENT SPV 1 LLC; LMD GROUP INVESTMENTS CORP.,

Defendant(s).

NOTICE OF SALE IS HEREBY GIV-EN pursuant to the order of Summary Final Judgment of Foreclosure dated January 15, 2025, and entered in Case No. 23003416CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee for AlphaFlow Transitional Mortgage Trust 2021-WL1, is Plaintiff and Blue International Group LLC; Lucrecia Maria Delmonte; Lendvent SPV 1 LLC; 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. real foreclose.com at 11:00 a.m. on the 3rd day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 27 AND THE EAST 15 FEET OF LOT 28, GROVE CITY SHORES, AS PER PLAT THERE-OF RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC

RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 1922 Missis-

sippi Avenue, Englewood, Florida 34224 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort-

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

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 notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 01/21/2025

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: 22-400514 January 24, 31, 2025 25-00066T

FIRST INSERTION

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

CASE NO.: 24002173CA U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF THE CIM TRUST 2019-R1 ON BEHALF OF THE NOTEHOLDERS, ESTATE OF DALE V. CARLSON, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF DALE

V. CARLSON, DECEASED; ROSE MARIE DALLMAN: WAYNE JOHN CARLSON; DALE ALLEN MATRICK; VICTORIA LYNN MATRICK; ESTATE OF TERRY ANN WATSON, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF TERRY ANN WATSON, DECEASED; MICHAEL CARLSON; CHARLOTTE COUNTY, FLORIDA;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et. al. Defendant(s).

TO: MICHAEL CARLSON (Current Residence Unknown) (Last Known Address(es)) 3214 VOLD CT, APT 4 JANESVILLE, WI 53546 6219 U.S. HIGHWAY 51, LOT 216 JANESVILLE, WI 53546 1667 EAGLE LANE JANESVILLE, WI 53546 ESTATE OF DALE V. CARLSON, DE-CEASED (Last Known Address)

21661 AUGUSTA AVENUE PORT CHARLOTTE, FL 33952 UNKNOWN HEIRS, DEVISEES, GRANTEES. ASSIGNEES. CREDI-TORS. LIENORS. TRUSTEES OF DALE V. CARLSON, DECEASED (Last Known Address) 21661 AUGUSTA AVENUE PORT CHARLOTTE, FL 33952ESTATE OF TERRY ANN WATSON, DECEASED (Last Known Address) 21661 AUGUSTA AVENUE PORT CHARLOTTE, FL 33952 UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDI-TORS, LIENORS, TRUSTEES OF TERRY ANN WATSON, DECEASED (Last Known Address) 21661 AUGUSTA AVENUE PORT CHARLOTTE, FL 33952ALL OTHER UNKNOWN PARTIES.

INCLUDING, IF A NAMED DEFEN-

DANT IS DECEASED, THE PERSON-

AL REPRESENTATIVES. THE SUR-

VIVING SPOUSE, HEIRS, DEVISEES.

GRANTEES, CREDITORS, AND ALL

THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PAR-TIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 21661 AUGUSTA AVENUE PORT CHARLOTTE, FL 33952 YOU ARE NOTIFIED that an action

OTHER PARTIES CLAIMING, BY,

for Foreclosure of Mortgage on the fol-

lowing described property: LOT 20, BLOCK 2782, PORT CHARLOTTE SUBDIVISION, SECTION 33, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 35A THROUGH 35F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

A/K/A: 21661 AUGUSTA AV-ENUE, PORT CHARLOTTE, FL 33952.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 2-24-2025, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) 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 the seal of this Court this 17 day of January, 2025. ROGER D. EATON As Clerk of the Court and/or

Comptroller B. Lackey (SEAL) Deputy Clerk Brian L. Rosaler, Esquire

POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard Deerfield Beach, FL 3344224-51525

January 24, 31, 2025

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CALL 941-906-9386 and select the appropriate County

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January 24, 31, 2025 FIRST INSERTION

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

NOTICE OF FORECLOSURE SALE

CASE NO.: 22001187CA Freedom Mortgage Corporation,

Plaintiff, vs. The Unknown Spouse, Heirs, Lienors, Creditors, Trustees, and all other parties claiming interest by. through, under or against the Estate of Mark Christopher Morrison a/k/a Mark C. Morrison, Deceased, et al.,

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 22001187CA of the Circuit Court of the TWEN-TIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mark Christopher Morrison a/k/a Mark C. Morrison, Deceased; Section 20 Property Owner's Association, Inc.; James Michael Morrison a/k/a James M. Morrison a/k/a James Morrison; Keith Michael Morrison; Paul F. Morrison; Susan Elizabeth Clark a/k/a Suzanne E. Clark a/k/a Susan Elizabeth Morrison a/k/a Susan E. Morrison; Gretchen Morrison; David S. Morrison; Janet B. Weisbecker a/k/a Janet Weisbecker; Mary Patricia Morrison; State of Florida Department of Revenue; Ashley Morrison; The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by,

through, under or against the Estate

Judgment, to wit:

FLORIDA. TAX ID: 402305408005

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.

Roger Eaton As Clerk of the Court By: D. Gerace (SEAL)

Brock & Scott PLLC

of Brian Kirk Morrison, Deceased are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00AM on the 3rd day of March, 2025, the following described property as set forth in said Final

LOT 5, BLOCK 625, PUNTA GORDA ISLES, SECTION 20, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 2A TO 2-Z-42. OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY-,

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

Dated this 01/16/2025.

As Deputy Clerk

2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Attorney for Plaintiff File # 22-F00272 25-00054T January 24, 31, 2025

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 24000087CA

CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. GAY A. NUCKOLLS, AS TRUSTEE OF THE GAY A. NUCKOLLS TRUST, UNDER A TRUST AGREEMENT DATED OCTOBER 22, 2003, et al.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 22, 2024, and entered in 24000087CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is the Plaintiff and GAY A. NUCKOLLS, AS TRUSTEE OF THE GAY A. NU-CKOLLS TRUST, UNDER A TRUST AGREEMENT DATED OCTOBER 22, 2003; UNKNOWN BENEFI-CIARIES OF THE GAY A. NUCK-OLLS TRUST, UNDER A TRUST AGREEMENT DATED OCTOBER 22, 2003; GAY A. NUCKOLLS; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DE-VELOPMENT are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www. charlotte.realforeclose.com, at 11:00 AM, on February 10, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK E, HOLIDAY MOBILE ESTATES 3RD ADDI-TION, AS PER PLAT THEREOF,

FIRST INSERTION RECORDED IN PLAT BOOK 13, PAGE 30A THROUGH 30E, OF THE PUBLIC RECORDS OF

CHARLOTTE COUNTY, FLOR-

TOGETHER WITH-DOUBLE WIDE 1980 MOBILE HOME: VIN NUMBERS 6340B/A Property Address: 1429 BLUE HERON DRIVE, 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 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,

Dated this 16 day of January, 2025. ROGER D. EATON As Clerk of the Court (SEAL) By: B. Lackey As Deputy Clerk

Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-166633 - MaM 25-00056T January 24, 31, 2025

Robertson, Anschutz, Schneid,

Submitted by:



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 highspeed 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.



ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Tax Rates

Land and Water Use



Meeting Minutes or Summaries

Agency Proposals

Proposed Budgets and



Creation of Special Tax Districts



School District Reports



Zoning, Annexation and

Land Use Changes



Commercial Notices Unclaimed Property,
Banks or Governments Unclaimed Property,



Delinquent Tax Lists, Tax Deed Sales

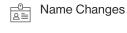


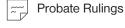
Government Property

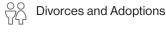


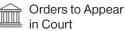
Permit and License **Applications**

Mortgage Foreclosures









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SUBSEQUENT INSERTIONS

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

SECOND 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. ROHLEDER A/K/A NATHANIEL ROHLEDER, 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 CHAR-

LOTTE SUBDIVISION SEC-TION 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

1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com 25-00036T January 17, 24, 2025

Tiffany & Bosco, P.A.

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 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 $of platted \ lots \ shall \ not \ be \ aggregated \ for \ determining \ the \ number \ of \ voting \ units \ held \ by \ a \ landowner \ or \ a \ landowner's \ proxy. \ \ddot{A}to \ landowner'$ 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

THIRD 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. MACLACH-

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 $2488\ {\rm Lyric}\ {\rm St},$ Port Charlotte, FL 33953.

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 before 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 Com-

plaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

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

DATED this 26th day of December 2024.

Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk J.D. Manzo, of Manz

25-00046T

& 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



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SECOND INSERTION

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

File No. 24000912CP IN RE: ESTATE OF CHRISTA INGEBORG 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

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 Wil-

liam 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, Pun-

ta Gorda, FL 33950. The names and

addresses of the personal representative

and the personal representative's attor-

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

THE DATE OF SERVICE OF A COPY

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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: mharvey@coleschotz.com January 17, 24, 2025 25-00038T

SECOND INSERTION

ney are set forth below

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF

THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED, NOT-WITHSTANDING THE TIME PERI- ${\rm OD\,SET\,FORTH\,ABOVE,\,ANY\,CLAIM}$ 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 Wideikis, 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

SECOND 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 GIV-EN 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. TOWN SHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STA-TION 80+00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SEC-TION 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 CON-CRETE MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID R/W; THENCE SOUTH 35 DEGREES 46 MIN-UTES 45 SECONDS EAST. ALONG SAID R/W CHANGE, 5.00 FEET TO A DEPARTMENT OF TRANSPORTATION CON-CRETE MONUMENT; THENCE SOUTH 54 DEGREES 13 MIN-UTES 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 CHAR-LOTTE COUNTY, FLORIDA; THENCE SOUTH 25 DEGREES 16 MINUTES 03 SECONDS EAST, ALONG THE CENTER OF HEDGE ROW, 230 FEET, MORE OR LESS, TO THE INTERSEC-TION 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 DE-SCRIBED IN OFFICIAL RE-CORDS BOOK 405, PAGE 659, PUBLIC RECORDS OF CHAR-LOTTE 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 RE-CORDS 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 SOUTHEAST-ERLY R/W LINE OF HARBOR VIEW ROAD (80 FEET R/W); THENCE SOUTH 54 DEGREES 13 MINUTES 15 SECONDS WEST ALONG SAID R/WILNE $250.34\ \mathrm{FEET}\ \mathrm{TO}\ \mathrm{THE}\ \mathrm{POINT}\ \mathrm{OF}$ BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING IN A PART OF GOVERNMENT LOT 3, SECTION 30, TOWN-SHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STA-TION 80 00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SEC-TION 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 CON-CRETE MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID R/W; THENCE NORTH 54 DEGREES 08 MIN-UTES 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 DE-GREES 14 MINUTES 19 SEC-ONDS EAST A DISTANCE OF 29.61 FEET. THENCE SOUTH 22 DEGREES 04 MINUTES 08 SEC-ONDS EAST A DISTANCE OF 42.20 FEET. THENCE SOUTH 12 DEGREES 29 MINUTES 29 SEC-ONDS 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 MIN-UTES 37 SECONDS WEST A DISTANCE OF 209.91 FEE TO THE SOUTHERLY R/W LINE OF SAID HARBORVIEW ROAD THENCE NORTH 56 DEGREES 16 MINUTES 58 SECONDS EAST ALONG SAID SOUTHER-LY 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 mort-

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

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.



What makes public notices in newspapers