# CHARLOTTE COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

FIRST INSERTION

#### NOTICE OF AGENCY ACTION

#### Notice is hereby provided that the South Florida Water Management District, on January 24, 2025, issued an Environmental Resource Permit (Permit Number 36-111975-P, Application Number 241021-46817) with conditions to Babcock Property Holdings, LLC at 42850 Crescent Loop, Suite 200, Babcock Ranch, FL 33982 for the Construction and Operation of a stormwater management (SWM) system serving 76.30 acres of commercial and transportation development known as C4/C5 Spine Road & Bulk Fill. The site is located within Tracts A and B of the Babcock Ranch Community in Lee County and Charlotte County, Florida.

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the per $mit\ directly\ from\ the\ District's\ website\ (www.sfwmd.gov)\ using\ the\ Application/Permit\ Search\ on\ the\ ePermitting\ page.$ 

#### NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

### RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who

receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted

#### FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m.- 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

- Additional filing instructions are as follows:
   Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406. • Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security
- desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.

  • Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document
- transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

#### INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

- 1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known. 2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney
- or qualified representative, if any. 3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.

  4. A statement of when and how the petitioner received notice of the District's decision.
- 5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
- 6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
- 7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action. 8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to
- the specific rules or statutes.

  9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with
- respect to the District's proposed action.

#### MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401-.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

#### RIGHT TO SEEK JUDICIAL

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

January 31, 2025

### FIRST INSERTION

### BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF RULEMAKING PUBLIC HEARINGS FOR ADOPTION OF THE AMENDED SOLID COLLECTION WASTE RATES AND REGULAR BOARD MEETING

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

February 27, 2025 at 4:00 p.m. Babcock Ranch Field House Cafeteria Date and Time: Place: 43281 Cypress Parkway

Babcock Ranch, Florida 33982

The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address the proposed amended Solid Waste Collection Rates. The purpose and effect of the proposed changes to the rules, rates, fees, and charges is to update such rules, rates, fees, and charges as provided below and to provide for efficient and effective District operations and to provide sufficient revenues to meet expenses and provide services within the boundaries of the District. Prior notice of rule development and rulemaking for this rulemaking hearing was published in the Florida Administrative Register on January 27, 2025 and January 28, 2025, respectively. The proposed rules, rates, fees and charges are as follows:

# WASTE COLLECTION RATES AND FEES SCHEDULE

# A. RESIDENTIAL SERVICES

The below fees and rates are applicable to all residential Customers of the District upon the commencement of Waste Services to the Customer's property.

# Fees and Charges:

Bulk item pick-up (furniture or white goods)  $\,$ 

\$21.30 1 item 2 items \$30.43 3+ items (each) \$12.18

Loose limbs/brush/vegetative waste 2 or more cubic yards \$18.26 (one cubic yard) \$15.23 (per cubic yard) Extra pick up (normal route day) \$7.31

Special pick up (not on normal route day) \$18.26 Extra cart (normal collection day) \$87.83 (per year)

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#### **Additional Services:** Can Sanitize

\$19.00 (each) Cart replacement 65 gallon residential \$63.00 (each) Lid replacement 65 gallon residential \$22.05 (each) Wheel axle replacement 65 gallon residential \$22.05 (each Grab bar replacement 65 gallon residential \$12.29 (each)

# **B. NON-RESIDENTIAL SERVICES:**

The below monthly fees and rates are applicable to all Non-Residential (including multi-family) Customers of the District upon the commencement of Waste Services and Recycling Services to the Customer's property.

# Size/Frequency:

Can/ Container Size/Service	1 x week	2 x week	3 x week	4 x week	5 x week	1x Extra
2 Yard Waste or Recycle	\$213.16	\$426.32	\$632.00	\$815.00	\$1,020.60	\$23.74
4 Yard Waste or Recycle	\$295.00	\$590.00	\$885.00	\$1,180.00	\$1,475.00	\$47.47
6 Yard Waste or Recycle	\$336.50	\$673.00	\$1,009.50	\$1,230.00	\$1,682.50	\$71.21
8 Yard Waste or Recycle	\$408.00	\$816.00	\$1,224.00	\$1,490.00	\$2,040.00	\$92.22
96 Gallon Waste or Recycle	\$77.90	NA	NA	NA	NA	\$19.50

Can/ Container Size/Service	Haul Rate	Disposal (per ton)	Delivery	Liner	Emergency	Relocate
30 Yard Compactor	\$493.00	\$82.11	\$135.14	\$167.00	\$594.04	\$172.45
20 Yard Waste	\$416.33	\$82.11	\$135.14	\$167.00	\$594.04	\$172.45
30 Yard Waste	\$501.90	\$82.11	\$135.14	\$167.00	\$594.04	\$172.45
20 Yard Metal Recycle	\$416.33	\$65.36	\$135.14	NA	\$594.04	\$172.45
30 Yard Metal Recycle	\$501.90	\$65.36	\$135.14	NA	\$594.04	\$172.45
20 Yard Wood Recycle	\$416.33	\$82.11	\$135.14	NA	\$594.04	\$172.45
30 Yard Wood Recycle	\$501.90	\$82.11	\$135.14	NA	\$594.04	\$172.45

# **Additional Services:**

Enclosure opening/closure \$7.31 (per occurrence) Container roll out-in/close enclosure \$14.61 (per occurrence) Extra pick up, regular service day while on site \$5.47 (per yard) Extra pick up, return or on-call \$14.61(per yard) Deodorize spray while on site \$9.72 (per occurrence) Cart replacement 95-gallon cart \$73.50 (each) Lid replacement 2-yard container \$60.86 (per pair) Lid replacement 95-gallon cart \$22.05 (each) Wheels/casters on 2-yard container Wheels & axels 95-gallon cart \$91.29 (one-time charge) \$22.05 (per assembly) Wheel replacement 2-yard container \$30.43 (each) Grab bar 95-gallon cart \$12.29 (each)

# C. COMMUNITY PARK SERVICES:

\$24.34 (per month/can)

# D. MISCELLANEOUS:

Late payment (up to \$133 past due) Late payment (greater than \$133 past due) 1.5% of past due amount Credit card processing fee max of 4% Restoration of Waste Service \$83.55 (per occurrence) Change in container size or collection frequency \$65.00 (per occurrence)

# E. NOTES:

1. Waste Services are mandatory for all properties within the District. No Customer shall refuse to receive and/or pay for

\$2.23

- 2. Automatic Cost Escalation. In the absence of Board action to the contrary, the District's rates, fees and charges shall be automatically increased, without further action, five percent (5%) per year. Upon application of this automatic cost escalation provision, the District Manager shall submit to the District Governing Board a report detailing the amount of the escalation and the new rates as revised. The Rate Schedule shall be adjusted pursuant to this section as required.
  - 3. **Prorations.** Monthly charges will be pro-rated for any partial month of service.
- $4.\ All\ returned\ checks\ will\ be\ subject\ to\ a\ service\ fee,\ as\ per\ Section\ 832.07,\ Florida\ Statutes,\ equal\ to\ the\ greater\ of\ five\ percent$ (5%) of the face amount of the returned check, or \$25.00 if the face value is less than \$50.00; \$30.00 if the face value is greater than \$50.00, but less than \$300.00; or \$40.00 if the face value is greater than \$300.00. Dishonored checks shall be handled in accordance with Section 68.065, Florida Statutes.

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

A Board meeting of the District will also be held where the Board may consider any other District business that may come

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

Craig Wrathell, District Manager January 31, 2025

25-00070T

### --- PUBLIC SALES ---

**CHARLOTTE COUNTY** 

### FIRST INSERTION

## Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ATD Business Services located at 266 Marker Rd in the City of Rotonda West, Charlotte County, FL 33947 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of January, 2025. Vickie Curran

January 31, 2025 25-00076T

### FIRST INSERTION

#### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of  $\mathrm{C}+\mathrm{G}$  Hair Co located at 2205 Tamiami Trail F in the City of Port Charlotte, Charlotte County, FL 33948 intends to  $register \ the \ said \ name \ with \ the \ Division$ of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of January, 2025. Salon Serenity By Amanda, LLC January 31, 2025 25-0 25-00090T

#### FIRST INSERTION

#### PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 20th day of February, 2025 at 11:00 AM. Said property is iStorage, 4381 Placida Rd., Englewood, FL, 34224 Barbara Davey - Boxes, picture frames, toys, misc tools, , misc household items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

Jan. 31; Feb. 7, 2025 25-00083T

#### FIRST INSERTION

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 02/20/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

449	Jason Ziviello	Boxes, Furnitu
2413	Frank Fucarino	Boxes
2534	Frank Fucarino	Boxes, Totes
424	Chris Yankey	Boxes, Tools
561	Mark Kudlach	Boxes, Tools
2215	Alan Itzkoff	Boxes, Totes
2235	Allen Wood	Furniture
2121	Allen Wood	Tools

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071. Jan. 31; Feb. 7, 2025

25-00069T

### FIRST INSERTION

#### Notice of Meetings Fiscal Year 2024-2025 North Loop Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024–2025 Regular Meetings of the Board of Supervisors of the North Loop Community Development District shall be held the 2nd Tuesday of every month at 2:30 p.m. at Punta Gorda Charlotte Library, 401 Shreve Street, Punta Gorda, FL 33950, except where noted. The meeting dates are as follows:

February 11, 2025- Sleep Inn & Suites Port Charlotte-Punta Gorda | 806

Kings Hwy, Port Charlotte, FL 33980 March 11, 2025- Holiday Inn Express & Suites Punta Gorda | 9075 Mac Dr, Punta Gorda FL, 33950

**April 8, 2025-** Sleep Inn & Suites Port Charlotte-Punta Gorda | 806 Kings Hwy, Port Charlotte, FL 33980

May 13, 2025 June 10, 2025 July 8, 2025 August 12, 2025 September 9, 2025

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained by Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32746 at (813)565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREEZE at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of 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 such appeal is to be based.

Breeze, District Management

January 31, 2025

# FIRST INSERTION

# NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage 1231 Kings Highway Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on February 18th, 2025 at 10AM

**Description of Property** Occupant Name Unit Household Items Brenda Payne 02013 Oliver Barton 04007 Household Items Household Items Marilyn Butler 07016 Gregory Whyte 10086 Household Items Adrian Salas 10117 Household Items Tiffany Suggs Household Items 11178 Kathleen Mcelroy Household Items 12075 Jan. 31; Feb. 7, 2025 25-00068T

# NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on January 28, 2025, issued an Environmental Resource Permit (Permit Number 08-111201-P, Application Number 241029-47060) with conditions to Babcock Property Holdings, LLC at 42850 Crescent Loop, Suite 200, Babcock Ranch, FL 33982 for the Construction and Operation of a stormwater management (SWM) system serving 3.7 acres of commercial development known as Mosquito Control Facility. The property is located on the south side of the private road known as Tucker's Grade, approximately 0.67 miles east of its intersection with SR 31 in Charlotte County,

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.

#### NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

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FILING INSTRUCTIONS

#### FIRST INSERTION

regular business day.

Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m.- 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of

A petition for administrative hearing must be filed with the Office of the District

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the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next

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- 1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number
- 2. The name, address, any email address, any facsimile number, and telephone
- number of the petitioner, petitioner's attorney or qualified representative, if any.

  3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
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January 31, 2025 25-00105T

# FIRST INSERTION

# NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on January 16, 2025, issued an Water Use Individual Permit (Permit Number 08-00122-W, Application Number 241025-46955) with conditions to MSKP Town and Country Utility, LLC at 4500 PGA Boulevard, Suite 400, Palm Beach Gardens, FL 33431 and Babcock Ranch Community Independent Special District at 42911 Lake Babcock Drive, Babcock Ranch, FL 33982 for the addition of four proposed Upper Floridian aquifer (UFA) wells (PF-8, PF-9, PF-10, PF-11). Authorizing the use of groundwater from the Upper Floridan aquifer and Sandstone aquifer for public water supply for Town & Country Utility service area serving 33,010 persons in the year 2027 with an average per capita use rate of 63 gallons per day and a maximum monthly to average pumping ration of 1.38 with an annual allocation of 759.2 million gallons.

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.

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# RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

# FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida, The District's normal business hours are 8:00 a.m.- 5:00 p.m.. excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

• Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.

• Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition. • Filings by e-mail must be transmitted to the Office of the District Clerk at

clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

#### INITIATION OF ADMINISTRATIVE HEARING Pursuant to Sections 120.54(5)(b)4, and 120.569(2)(c), Florida Statutes, and Rules

28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

- 1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
- 2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.

  3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
- 4. A statement of when and how the petitioner received notice of the District's decision. 5. A statement of all disputed issues of material fact. If there are none, the petition
- must so indicate. 6. A concise statement of the ultimate facts alleged, including the specific facts
- the petitioner contends warrant reversal or modification of the District's proposed action.
- 7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
- 8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
- 9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

# MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401-.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

# RIGHT TO SEEK JUDICIAL

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

January 31, 2025 25-00092T

### --- ESTATE ---

#### FIRST INSERTION

**BUSINESS OBSERVER** 

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-60-CP Division: Probate IN RE: ESTATE OF

NORMA J. YURCHIS A/K/A NORMA JEAN YURCHIS 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 Norma J. Yurchis a/k/a Norma Jean Yurchis, deceased, File Number 25-60-CP, by the Circuit Court for Charlotte County. Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950; that the decedent's date of death was August 19, 2024; that the total value of the estate is \$30,492.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Addres John W. Yurchis Address 1452 San Cristobal B201 Punta Gorda, FL 33983 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

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-

ney are set forth below.

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's sur-

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

File No.: 2025-CP-000079

Division Probate IN RE: ESTATE OF

DONALD L. HOUSE, JR.

a/k/a DONALD HOUSE, JR.

Deceased.

The administration of the estate of Don-

ald L. House Jr. a/k/a Donald House

Jr., deceased, whose date of death was

September 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, Florida 33950. The names and

addresses of the personal representative

and the personal representative's attor-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

The personal representative has no

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

discover whether any property

OF THIS NOTICE ON THEM.

All creditors of the decedent and oth-

nev are set forth below.

/a DONALD LEE HOUSE, JE

The personal representative has no

OF THIS NOTICE ON THEM.

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED, NOTWITH-STANDING ANY OTHER APPLI-CABLE 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 31, 2025.

Person Giving Notice: John W. Yurchis

1452 San Cristobal B201 Punta Gorda, Florida 33983 Attorney for Person Giving Notice Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard Florida Bar Number: 0109033 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Secondary E-Mail: mackenzie@schwarzlaw.net Jan. 31; Feb. 7, 2025 25-00097T

FIRST INSERTION munity Property Rights at Death Act NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR as described in ss. 732.216-732.228, CHARLOTTE COUNTY, FLORIDA Florida Statutes, applies, or may apply, unless a written demand is made by a PROBATE DIVISION creditor as specified under s. 732.2211, File No. 2025-CP-000044 IN RE: ESTATE OF Florida Statutes. ROBERT STERLING All other creditors of the decedent

GILLCASH, JR. A/K/A ROBERT STERLING GILLCASH A/K/A and other persons having claims or demands against decedent's estate must file their claims with this court ROBERT GILLCASH WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION **Deceased.**The administration of the estate of OF THIS NOTICE. ALLCLAIMSNOT Robert Sterling Gillcash, Jr. A/K/A FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES Robert Sterling Gillcash A/K/A Robert Gillcash, deceased, whose date of death was November 30, 2024, is pending in SECTION 733.702 WILL BE FOREVthe Circuit Court for Charlotte County, ER BARRED. Florida, Probate Division, the address

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 31, 2025.

Personal Representative:

Parker Gillcash 205 12th Street NE, Apt 1705 Atlanta, Georgia 30309

Attorney for Personal Representative: Jenny C. Hazel, Attorney Florida Bar Number: 0163562 MCCRORY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: debbie@mccrorvlaw.com

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,

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

THE TIME PERIODS SET FORTH

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Donald L. House, Sr.

Clay, NY 13041

25-00101T

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is January 31, 2025.

Forrest J. Bass, Attorney

Punta Gorda, FL 33950

E-Mail: fbass@farr.com

msleeper@farr.com and

Fax: (941)639-0028

Secondary E-Mail:

probate@farr.com

NOTICE

Jan. 31; Feb. 7, 2025

Telephone: (941)639-1158

Farr Law Firm, PA

99 Nesbit Street

Florida Bar Number: 68197

NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

FLORIDA STATUTES SEC-

All other creditors of the decedent

Florida Statutes.

25-00088T

viving spouse is property to which the Florida Uniform Disposition of Com-Jan. 31; Feb. 7, 2025 FIRST INSERTION

### FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000035-CP Division: PROBATE IN RE: ESTATE OF

MARY CATHERINE CHRISTMAS,  $A/K/A\ MARY\ CHRISTMAS,$ 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 Mary Catherine Christmas, a/k/a Mary Christmas, deceased, File Number 24-000035-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 November 4, 2024; that the total value of the estate is \$2,599.90 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Colleen Finnigan 4033 Rutherford Court Little River, SC 29566 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. NOT-WITHSTANDING 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 31, 2025.

**Person Giving Notice:** Colleen Finnigan 4033 Rutherford Court Little River, SC 29566 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

Jan. 31; Feb. 7, 2025 25-00102T

#### FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 24-1403-CP **Division Probate** IN RE: ESTATE OF LYNN CLAWSON A/K/A LYNN M. CLAWSON A/K/A LYNN MARIE CLAWSON 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 Lynn Clawson a/k/a Lynn M. Clawson a/k/a Lynn Marie Clawson, deceased, File Number 24-1403-CP, 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 August 27, 2024; that the total value of the estate is \$9,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Duane M. Clawson 1110 Seacrest Drive NW 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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 31, 2025.

**Person Giving Notice:** Duane M. Clawson 1110 Seacrest Drive NW

Port Charlotte, Florida 33948 Attorney for Person Giving Notice: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: forrest@kuhnslawfirm.com Jan. 31; Feb. 7, 2025 25-00098T

# FIRST INSERTION

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

File No. 24-001319-CP **Division: Probate** IN RE: ESTATE OF CLARA KLAUSING A/K/A CLARA R. KLAUSING Deceased.

administration of the estate of CLARA KLAUSING A/K/A CLARA R. KLAUSING, deceased, whose date of death was November 30, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702WILLBEFOREVERBARRED.

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 31, 2025.

Personal Representative: Charlene Marie Rosselot 21000 Frostproof Way Venice, Florida 34293

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

Jan. 31; Feb. 7, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-1286 IN RE: ESTATE OF ELROY CLARKE a/k/a

ELIAS BEN ISRAEL

Deceased. The administration of the estate of Elroy Clarke, deceased, whose date of death was November 15, 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.

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

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

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

The date of first publication of this notice is January 31, 2025.

Personal Representative: Stephanie Clarke

Attorney for Personal Representative: /s/ Scott Kuhn Scott Kuhn, Esq. E-mail Addresses: Pleadings@kuhnlegal.com Florida Bar No. 555436 Kuhn Law Firm 6720 Winkler Road Fort Myers, Florida 33919 Telephone: (239) 333-4529 Jan. 31; Feb. 7, 2025 25-00067T

### FIRST INSERTION

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

File No. 24001228CP 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 OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

notice is January 31, 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 Jan. 31; Feb. 7, 2025

### FIRST INSERTION

NOTICE TO CREDITORS The administration of the Estate of WILBUR JOHN MALASICS, deceased, whose date of death was March 24, 2024, File Number 24-CP-1159, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims within this Court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST

TICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims within this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE.

PUBLICATION OF THIS NOTICE OR

THIRTY DAYS AFTER THE DATE OF

SERVICE OF A COPY OF THIS NO-

ALL CLAIMS NOT FILED WITH-IN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLOR-IDA PROBATE CODE WILL BE FOR-EVER 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 the first publication of this Notice is January 31, 2025.

CHRISTINE M. MALASICS, Personal Representative, 9 Clubhouse Place, Rotonda West, FL 33947 RICHARD M. MARCHEWKA, ESQ.,

attorney for the Personal Representative, Florida Bar Number 0603120 1601 Jackson Street, Suite 203 Fort Myers, FL 33901 (239) 337-1777 Jan. 31; Feb. 7, 2025 25-00072T

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-56-CP

Division PROBATE IN RE: ESTATE OF CHRISTINE ALEXANDRE Deceased.
The administration of the estate of CHRISTINE ALEXANDRE, deceased,

whose date of death was December 13, 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 representatives 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.

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 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 31, 2025.

Personal Representatives: LYDIE ALEXANDRE 120-12 222nd St. Cambria Heights, New York 11411

HENRI ALEXANDRE

3122 Finch Ln. Pocono Summit, Pennsylvania 18346 Attorney for Personal Representatives: MARY A. BYRSKI, Attorney Florida Bar Number: 0166413 MARY A. BYRSKI 25086 Olympia Ave., Suite 310 Punta Gorda, Florida 33950 Telephone: (941) 833-9262 Fax: (941) 833-9264 E-Mail: mary@byrskilaw.com Secondary E-Mail:

**HOW TO PUBLISH YOUR** 

IN THE BUSINESS OBSERVER

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

OR e-mail legal@businessobserverfl.com

25-00079T

25-00077T

kaye@byrskilaw.com Jan. 31; Feb. 7, 2025

25-00095T

### --- ESTATE / PUBLIC SALES ---

**CHARLOTTE COUNTY** 

#### FIRST INSERTION

# Notice of Public Sale

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999

Sale Date February 21, 2025 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V13148 1980 TSP Hull ID#: TSPF20040379 DO#: 621873 sail pleasure diesel fiberglass 38ft R/O Mark Soderquist Lienor: Safe Cove 10450 Winborough Dr Pt Charlotte 25-00071T

Jan. 31; Feb. 7, 2025

#### FIRST INSERTION

### PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 20th day of February, 2025 at 11:00 AM. Said property is iStorage, 7001 Gasparilla Road, Port Charlotte, FL, 33981 Charlotte County Christina Artino - TV, BIKE PARTS. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated

Jan. 31; Feb. 7, 2025 25-00082T

# FIRST INSERTION

#### STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICE OF INTENT TO ISSUE PERMIT

The Department of Environmental Protection gives notice of its intent to issue a permit to Babcock Ranch Community Independent Special District, William R Vander May, 2300 Glades Rd Suite 410 W, Boca Raton, Florida 33431 to increase the treatment capacity of the Town and Country domestic wastewater treatment facility. The facility is located at latitude 26° 48' 24.0001"N, longitude 81° 45' 22" W on Section 19, Township 42 South, Range 26 East, Punta Gorda, Florida 33982 in Charlotte County. The Department has assigned permit file number FLA665495-017-DW1P to the proposed project.

The intent to issue and application file are available for public inspection at https:// prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/FLA665495/ facility!search or during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the Department's South District Office, 2295 Victoria Ave, Suite 364, Ft. Myers, Florida 33901-3875, at phone number (239)344-5600.

#### NOTICE OF RIGHTS

The Department will issue the permit unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial

interests will be affected by the agency determination; (c) A statement of when and how the petitioner received notice of the Depart-

ment's agency decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee. Florida 32399-3000, or via electronic correspondence at Agency\_Clerk@ FloridaDEP.gov. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

#### Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency\_Clerk@FloridaDEP.gov, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation Mediation is not available in this proceeding.

January 31, 2025

25-00106T

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-80-CP Division Probate IN RE: ESTATE OF BRAD-LEE L.A. MACDONALD

A/K/A BRAD MACDONALD Deceased. The administration of the BRAD-LEE L.A. MACDONALD A/K/A BRAD MACDONALD, deceased, whose date of death was November 30, 2024, is pending in the Circuit Court for CHARLOTTE County,

### FIRST INSERTION

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

PROBATE DIVISION File No. 25-51-CP **Division: Probate** IN RE: ESTATE OF CAROL DIAMOND Deceased.

The administration of the estate of Carol Diamond, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 31, 2025.

#### Personal Representative: Deborah Scarl May a/k/a Debra May

16313 Branco Dr. Punta Gorda, Florida 33955 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 25-00108T Jan. 31; Feb. 7, 2025

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

# FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-200-CP **Division Probate** 

IN RE: ESTATE OF EUGENE TEETERS 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 Eugene Teeters, deceased, File Number 24-200-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 January 31, 2024; that the total value of the estate is -0-[exempt] and that the names and addresses of those to whom it has been assigned by such order are:

Brian E. Teeters 6000 Taylor Road Punta Gorda, FL 33950

Sandra Kay Dixon 6028 E. County

Rd., 75 N Milan, IN 47031 Kimberly Rae Young 135 East 40th St. Covington, KY 49105 Douglas Ray Teeters 1152 Stanfield Road

Manchester, OH 45144 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. NOT-WITHSTANDING 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 31, 2025.

Person Giving Notice: Brian E. Teeters 6000 Taylor Road Punta Gorda, FL 33950

Attorney for Person Giving Notice: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: forrest@kuhnslawfirm.com Jan. 31; Feb. 7, 2025 25-00078T

# 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

FIRST INSERTION

Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must

FIRST INSERTION

Notice Under Fictitious Name Law

Pursuant to Section 865.09,

Florida Statutes

NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the fictitious name

of Paradise Moving located at 5385

Winfree St. in the County of Charlotte,

in the City of Port Charlotte, Florida

33981 intends to register the said name

with the Division of Corporations

of the Florida Department of State,

Dated at Port Charlotte, Florida, this

BEKS HAULING AND DELIVERY

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-1316-CP

**Division Probate** 

IN RE: ESTATE OF

GARY HONE Deceased.

The administration of the estate of Gary

Hone, deceased, whose date of death

was January 26, 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

and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

ney are set forth below.

Tallahassee, Florida

January 31, 2025

INC

27th day of January, 2025.

creditor as specified under s. 732.2211,

### THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

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

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

The date of first publication of this notice is January 31, 2025.

### FIRST INSERTION

### NOTICE OF PUBLIC SALE

Notice of Public Auction for money due on storage units. Auction will be held on February 17, 2025, at 23950 Veterans Blvd Port Charlotte, FL 33954 at or after 8am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows. Korv Kossick 5006 \$1,011.80 Jeffrey Anderson 4010 \$2,804.20 Douglas Keevis 2021 \$188.00

Khamkiang Moeuth1068 \$668.90 Malynda Hoy 3052 \$291.50 Doreen Foley 5008 \$1,011.80 Havley Riotto 2013 \$522.80

Jan. 31; Feb. 7, 2025 25-00104T

# FIRST INSERTION

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY

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 creditor as specified under s. 732.2211,

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

### KARI-LEE FRANCO 4148 Inglewood Blvd., Apt. 104 Los Angeles, California 90066

Personal Representative:

Attorney for Personal Representative: NICOLE S. PEET, Attorney Florida Bar Number: 1025612 FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: npeet@farr.com Secondary E-Mail: tweiss@farr.com Jan. 31; Feb. 7, 2025 25-00110T

### FIRST INSERTION

#### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SUMMERS, WESTBY & SCHILLER, CPAs located at 222 NESBIT STREET in the City of PUNTA GORDA, Charlotte County, FL 33950 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of January, 2025. HAMMER NAVARRO TANOLÍ & AS-SOCIATES PA SAMUEL HAMMER

January 31, 2025 25-00075T

OF THIS NOTICE ON THEM. The personal representative has no

Florida Statutes.

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

### 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 31, 2025.

#### Personal Representative: Francine Hone 803 Lucia Drive

Punta Gorda, Florida 33950 Attorney for Personal Representative: Jeffrey R. Kuhns. Florida Bar No. 96026 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 Jan. 31; Feb. 7, 2025 25-00093T

### FIRST INSERTION OF THE FIRST PUBLICATION OF

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

File No. 25000092CP IN RE: ESTATE OF PATRICK ALLEN COZAD **Deceased.**The administration of the estate of

PATRICK ALLEN COZAD, deceased, whose date of death was December 5. 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

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 31, 2025.

#### Personal Representative: CLAYTON COZAD 20597 Greenwood Avenue

Lakeville, Minnesota 55044 Attorney for Personal Representative: JOHN FERRARI, JR.

Florida Bar Number: 111132 Ferrari, Butler & Moneymaker, PLLC 2520 Tamiami Trail N01th, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941)296-8656 E-Mail: johnf@elderlegalfl.com Secondary E-Mail:  $pollyb@\dot{e}lderlegalfl.com$ Jan. 31; Feb. 7, 2025 25-00107T

#### FIRST INSERTION

### FICTITIOUS NAME NOTICE Notice Is Hereby Given that Warren Averett Staffing and Recruiting, LLC, 2500 Action Rd, Birmingham, AL 35243, desiring to engage in business under the fictitious name of Warren Averett Executive Search and Recruiting, with its principal place of business in the State of Florida in the County of Charlotte, intends to file an Application

### FIRST INSERTION

for Registration of Fictitious Name with

the Florida Department of State.

January 31, 2025

PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said prop-

erty under The Florida Self Storage Facility Act Statutes (Section 83.801 -83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 20th day of February, 2025 at 11:00 AM. Said property is iStorage, 835 Tamiami Trail, Port Charlotte, FL, 33953 Eric Santiago-moon picture, ring light, clothes, totes, toys, back pack, carseat, and misc stuff. Luis Torres - pull out couch, tarps, dresser, and mirror. Patrik Balaza - tool boxes, screen mesh rolls, metal rods. Roberto Molina Rodriguez - totes, clothes, towels, shoes, wheelchair, shop vac, tv, tool boxes, and bags of mics items. Nicolas Roach - backpack, lawn chair, totes, hat, tool bag, chainsaw. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated

Jan. 31; Feb. 7, 2025

### FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000023-CP **Division: Probate** IN RE: ESTATE OF PATRICIA ANN HARRIS a/k/a PATRICIA A. HARRIS 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 Patricia Ann Harris a/k/a Patricia A. Harris, deceased. File Number 24-000023-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 February 5, 2024; that the total value of the nonexempt assets of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Joseph Harris 16757 Shingle Oak Drive, Woodbridge, Virginia 22191 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 NOTWITHSTANDING BARRED. ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE 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 31, 2025.

#### **Person Giving Notice:** Joseph Harris 16757 Shingle Oak Drive

Woodbridge, Virginia 22191 Attorney for Person Giving Notice: Jeffrey Briscoe Florida Bar No. 0127501 3440 Conway Blvd., Suite 1A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 Email: jeff@jeffbriscoe.com Jan. 31; Feb. 7, 2025 25-00087T

**HOW TO PUBLISH YOUR LEGAL NOTICE** IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option OR E-MAIL: legal@businessobserverfl.com

### --- ESTATE / SALES ---FIRST INSERTION

**CHARLOTTE COUNTY** 

### FIRST INSERTION

### PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at locker fox.com on Thursday the 20th day of February, 2025 at 11:00 AM. Said property is i Storage, 6221 Marlympia Way, Punta Gorda, FL, 33950 Terry Ogle - Tires, tool box, dolly, coolers, weed wacker, boat anchor, tarp, life vests,. Summer McLenon - Lamp, furniture, suitcase, vacuum, rugs, pictures, kitchenware, totes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

Jan. 31; Feb. 7, 2025

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000078CP Division Probate IN RE: ESTATE OF

ANTHONY MUSCARELLA Deceased.

The administration of the estate of AN-THONY MUSCARELLA, deceased, whose date of death was January 12, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 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 31, 2025.

Personal Representative: Nicole Wall 520 Park Lane Reidsville, North Carolina

919-888-1204 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 Jan. 31; Feb. 7, 2025 25-00094T

### FIRST INSERTION

### CREDITORS (To Correct Date of Death) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000029CP **Division Probate**

AMENDED NOTICE TO

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, 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 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 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

as described in ss. 732.216-732.228.

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

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

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

The date of first publication of this notice is January 31, 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 Jan. 31; Feb. 7, 2025 25-00109T

# FIRST INSERTION

### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000048 IN RE: ESTATE OF BISHOP BEGENY,

Deceased.
The administration of the estate of BISHOP BEGENY, deceased, whose date of death was June 25, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Post Office Box 18000, Punta Gorda, FL 3391, 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 Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a

creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is January 31, 2025.

Personal Representative: /s/Patricia Morris PATRICIA MORRIS

4101 River Bank Way Punta Gorda, Florida 33980-6521 Attorney for Personal Representative: /s/Stephen W. Buckley STEPHEN W. BUCKLEY, ESQUIRE Florida Bar Number: 117747 GOLDSTEIN, BUCKLEY, CECHMAN, RICE, PURTZ, SMITH, & SMITH, P.A. Post Office Box 2366 Fort Myers, Florida 33902 Telephone: (239) 334-1146 Fax: (239) 334-3039 E-Mail: sbuckley@gbclaw.com Secondary E-Mail: lmintz@gbclaw.com

25-00086T

Jan. 31; Feb. 7, 2025

NOTICE OF FORECLOSURE SALE

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

Case No: 24001892CA NewRez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff, vs. PAUL SUMMERER; et al,

**Defendants.**NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated January 27, 2025, and entered in Case No. 24001892CA of the Circuit Court of the TWENTI-ETH Judicial Circuit in and for Charlotte County, Florida wherein NewRez LLC d/b/a Shellpoint Mortgage Servicing, is the Plaintiff and PAUL SUMMERER; BARBARA SUM-MERER, are Defendants, I, Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m. on March 17, 2025, the following described property set forth in

said Final Judgment, to wit: LOT 11, BLOCK 793, PORT CHARLOTTE SUBDIVISION, SECTION 27, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 20A THROUGH 20F, ALL OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA Property Address: 1362 YORK-SHIRE ST. PORT CHARLOTTE,

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT.

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CASE NO: 2024CA000614

ROCKET MORTGAGE, LLC F/K/A

JAMIE NICOLE BARNES F/K/A

JAIME N. STRATICO, A/K/A

JAIME NICOLE STRATICO A/K/A

JAIME STRATICO A/K/A JAMIE

NICOLE STRATICO A/K/A JAMIE

TO: JAMIE NICOLE BARNES F/K/A JAIME NICOLE STRATICO

A/K/A JAIME N. STRATICO A/K/A

JAIME STRATICO A/K/A JAMIE NICOLE STRATICO A/K/A JAMIE

N. STRATICO, UNKNOWN SPOUSE

OF JAMIE NICOLE BARNES F/K/A JAIME NICOLE STRATICO A/K/A

JAIME N. STRATICO A/K/A JAIME

STRATICO A/K/A JAMIE NICOLE STRATICO A/K/A JAMIE N. STRAT-

ICO, UNKNOWN TENANT 1 AND

Last Known Address: 23221 Elmira Boulevard, Punta Gorda, FL 33980

You are notified of an action to fore-

close a mortgage on the following property in Charlotte County:

LOT 18, BLOCK 1286, PORT

CHARLOTTE SUBDIVISION, SECTION 13, A SUBDIVI-

SION ACCORDING TO THE

PLAT THEREOF, RECORDED

IN PLAT BOOK 5, PAGES 2A

THROUGH 2G, INCLUSIVE, OF THE PUBLIC RECORDS

OF CHARLOTTE COUNTY,

23221 Elmira Boulevard, Punta

FLORIDA

Gorda, FL 33980

UNKNOWN TENANT 2

QUICKEN LOANS, LLC,

N. STRATICO, et al

Defendant(s)

Plaintiff, -vs-

FL 33952 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than

the property owner as of the date of the Lis Pendens, 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.

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

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

DATED in Charlotte, Florida this, day of 01/28/2025.

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

LLS13114-PAUL SUMMERER Jan. 31; Feb. 7, 2025 25-00099T

The action was instituted in the Circuit

Court, Twentieth Judicial Circuit in and

for Charlotte, County, Florida; Case No.

2024CA000614; and is styled Rocket

Mortgage, LLC f/k/a Quicken Loans,

LLC vs. Jamie NICOLE Barnes, You are

required to serve a copy of your written

defenses, if any, to the action on Kel-

ley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave,

Suite 900, Orlando, FL 32801 on or be-

fore 3/6/2025, (or 30 days from the first

date of publication) and file the original

with the clerk of this court either be-

fore service on Plaintiff's attorney or

immediately after service; otherwise, a

default will be entered against you for

the relief demanded in the complaint or

to enter a judgment or decree in the Plaintiff's interest which will be binding

The Court has authority in this suit

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,

Charlotte Clerk of the Circuit Court

As Clerk of Court

As Deputy Clerk

25-00103T

(SEAL) By: B. Lackey

petition.

call 711.

DATED: 1/28/25

Jan. 31; Feb. 7, 2025

FIRST INSERTION

### FIRST INSERTION

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

DIVISION

CASE NO. 24001079CA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

SERGEY A PROKOPETS A/K/A SERGEY PROKOPETS, et al., Defendant. NOTICE IS HEREBY GIVEN pur-

suant to a Summary Final Judgment of Foreclosure entered November 13, 2024 in Civil Case No. 24001079CA of the Circuit Court of the TWEN-TIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Sergey A Prokopets a/k/a Sergey Prokopets, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 20th day of February 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 10, Block 3470, Port Charlotte

Subdivision, Section Seventy-Four, according to the plat thereof recorded in Plat Book 6, Pages 32A through 32P, of the Public Records of Charlotte County, Florida. Address: 9057 Avalon Ave, Engle

wood, FL 34224 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this day of 01/24/2025.

Deputy Clerk
CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: D. Gerace (SEAL)

McCalla Raymer Leibert Pierce, LLC 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 AccountsPavable@mccalla.com Counsel of Plaintiff 24-09672FL

Jan. 31; Feb. 7, 2025 25-00073T

### FIRST INSERTION

NOTICE OF ACTION - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUN-TY, FLORIDA

CASE NO. 24002245CA EIP IV FL CALOOS LAND CO., LLC, a Delaware limited liability company, Plaintiff, v. THOMAS FERGUSON; CRAIG S. FERGUSON; and KEITH FERGUSON, Defendants.

TO: KEITH FERGUSON YOU ARE NOTIFIED that an action seeking reformation, partition, quiet title, and determination of beneficiaries relating to real property located in Charlotte County, which is legally described as follows:

Lot 16 and 17, Block 22; and Lots 1, 2 and 3, Block 29, Re-subdivision of Tamiami Subdivision, according to the map or plat thereof, as recorded in Plat Book 2, Page 24 1/2, of the Public Records of Charlotte County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, David L. Boyette, Esquire, whose address is Adams and Reese LLP, 2001 Siesta Drive, Suite 302, Sarasota, Florida 34239 on or before 3/6/2025, or within thirty (30) days

after first publication of the notice and file the original with the Clerk of the above-styled 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 verified 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,

DATED on January 28, 2025. ROGER D. EATON CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By: B. Lackey

Plaintiff's Attorney. David L. Boyette, Esquire, Adams and Reese LLP, 2001 Siesta Drive, Suite 302, Sarasota, Florida 34239 Jan. 31; Feb. 7, 14, 21, 2025

25-00096T

# FIRST INSERTION

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

CIVIL DIVISION

CASE NO.: 22000694CA FREEDOM MORTGAGE CORPORATION PLAINTIFF, vs. SUZANN MARIE MACDOUGALL; CHARLOTTE 201912 BUSINESS TRUST: UNKNOWN TENANT: CHARLOTTE COUNTY SOUTH ASSOCIATION, LLC: LYNN EDWARD MACDOUGALL: LYNN EDWARD MACDOUGALL, LLC;

UNKNOWN SPOUSE OF VIKTORIIA MOSKALENKO: UNKNOWN SPOUSE OF DMYTRO TKACHENKO: DMYTRO TKACHENKO; UNKNOWN SPOUSE OF THOR SIRENKO: IHOR SIRENKO: UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT

PROPERTY, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 22nd day of January, 2025, and entered in Case No. 22000694CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and SUZANN MARIE MAC-DOUGALL; CHARLOTTE 201912 BUSINESS TRUST: UNKNOWN TENANT; CHARLOTTE COUN-TY SOUTH ASSOCIATION, LLC: LYNN EDWARD MACDOUGALL; LYNN EDWARD MACDOUGALL, LLC: UNKNOWN SPOUSE OF VIK-TORIIA MOSKALENKO: VIKTO-RIIA MOSKALENKO; UNKNOWN SPOUSE OF DMYTRO TKACHEN-KO; DMYTRO TKACHENKO; UNKNOWN SPOUSE OF IHOR SIRENKO; IHOR SIRENKO; and UNKNOWN TENANTS IN POS-SESSION OF THE SUBJECT PROP- $\operatorname{ERTY}$  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 11:00 AM on the 20th day of

March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 26, PORT CHAR-LOTTE SUBDIVISION SEC-TION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 30A THROUGH 30H, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR-

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, 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 01/27/2025. Roger D. Eaton

Clerk of The Circuit Courtr 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 22FL373-0626 Jan. 31; Feb. 7, 2025 25-00089T

FIRST INSERTION

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

COUNTY, FLORIDA CIVIL ACTION

CASE NO. 23CA4499 NAJMI PROPERTIES, INC., a Florida corporation, Plaintiff, vs.

PAULINE MAXWELL, her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described, and UNKNOWN SPOUSE OF PAULINE MAXWELL,

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Wednesday, February 19, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com, accordance with Chapter 45 Florida

Defendants.

Statutes, the following-described real property:

Lot 3, Block 3055, Port Charlotte Subdivision, Section 61, according to the plat thereof, recorded in Plat Book 5, pages 75A through 75C, inclusive, of the Public Records of Charlotte County, Florida commonly known as 2520 McPhearson Drive, Port Charlotte, FL

33953 The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 23CA4499, Najmi Properties, Inc., v. Pauline Max-

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with-

in 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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 01/22/2025 ROGER D. EATON, Clerk By: B. Lackey (SEAL) Deputy Clerk

Albert J. Tiseo, Jr., Esq., 701 JC Center Court, Suite 3, Port Charlotte, FL 33954 Jan. 31; Feb. 7, 2025 25-00074T

# SUBSEQUENT INSERTIONS

### --- ESTATE / PUBLIC SALES ---

#### FOURTH 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 ES-TATE 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 Char-

lotte Section Sixty One, according to the map or plat thereof, as

#### SECOND 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 El-

len 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

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, Esq 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 25-00063T

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.

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 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.

SECOND 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 Divi-

sion, the address of which is 350 E.

Marion Ave., Punta Gorda, FL 33940.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

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

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

The personal representative has no

duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

unless a written demand is made by a

creditor as specified under s. 732.2211,

All other creditors of the decedent

and other persons having claims or 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

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative: CHRISTINE CONBOY

4775 Forest Oaks Drive

Greensboro, North Carolina 27406 Attorney for Personal Representative:

DOROTHY L. KORSZEN, ESQUIRE

DATE OF DEATH IS BARRED.

notice is January 24, 2025.

Florida Bar Number: 765317

Telephone: (941) 484-3000

E-Mail: dkorszen@farr.com Secondary E-Mail:

Farr Law Firm P.A.

Venice, FL 34285

Fax: (941) 497-7636

jpainchaud@farr.com

January 24, 31, 2025

901 Ridgewood Avenue

Florida Statutes.

BARRED.

OF THIS NOTICE ON THEM.

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 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 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 below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no

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

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: 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 January 24, 31, 2025 25-00062T

### SECOND 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

#### SECOND 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,

Plaintiff, vs. NATALIE G. JONES, et. al., 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 PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

Property Address: 14187 Barn-wood Ln, Port Charlotte, FL

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

If you are a person with a disability

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

and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 01/15/2025.

ROGER D. EATON, CLERK CHARLOTTE COUNTY CLERK OF COURT By: B. Lackey (SEAL) Deputy Clerk KELLEY L. CHURCH, ESQUIRE

QUINTAIROS, PRIETO, WOOD & BOYER, P.A. 255 SOUTH ORANGE AVENUE,

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

January 24, 31, 2025 25-00051T

### SECOND INSERTION

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

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

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

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

PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: January 24, 2025. Signed on this 17th day of January, 2025.

> /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 January 24, 31, 2025

# SECOND 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, is pending in the Circuit Court for CHAR-LOTTE 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 oth-

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with 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. /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 25-00058T January 24, 31, 2025

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### --- ACTIONS / SALES ---

**CHARLOTTE COUNTY** 

#### 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.: 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 Mississippi 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

# SECOND 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,

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

By: B. Lackey (SEAL) As Deputy Clerk

Clerk of the Circuit Court

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

25-00053T

#### SECOND 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 Corporation, Plaintiff, vs.

Defendants. TO: JANETSY PARRA and RAMON E. PARRA:

JANETSY PARRA and

RAMON E. PARRA,

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 you, 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 impaired, 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 a tiseo@gtslaw firm.comlbaird@gtslawfirm.com 941-625-6666

January 24, 31, 2025 25-00052T

### SECOND 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. 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)

DEVISEES,

21661 AUGUSTA AVENUE

UNKNOWN HEIRS,

PORT CHARLOTTE, FL 33952

GRANTEES, ASSIGNEES, CREDI-ΓORS. LIENORS, TRUSTEES DALE V. CARLSON, DECEASED (Last Known Address) 21661 AUGUSTA AVENUE PORT CHARLOTTE, FL 33952 ESTATE OF TERRY ANN WATSON, DECEASED (Last Known Address)  $21661\,\mathrm{AUGUSTA}\,\mathrm{AVENUE}$ 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 33952 ALL 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

OTHER PARTIES CLAIMING, BY, 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 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 33442

24-51525 January 24, 31, 2025

### SECOND INSERTION

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

CIVIL DIVISION: CASE NO.: 24001438CA PENNYMAC LOAN SERVICES, LLC,

Plaintiff, vs MICHAEL S. MCMULLEN: SECTION 20 PROPERTY OWNERS ASSOCIATION INC.; STEPHANIE G MCMILLEN-LINKNOWN 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), ROG-ER 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 24 day of February, 2025 the following described property as set forth in said Final Judgment,

to wit: 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

COUNTY, FLORIDA. PROPERTY ADDRESS: 141 AN-GOL STREET, PUNTA GORDA, FL 33983

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, 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 this 01/14/2025

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

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-00975

January 24, 31, 2025

25-00055T

PROPERTY ADDRESS: 14295 PORT

CHARLOTTE, FL 33981 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-

#### SECOND INSERTION

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

CIVIL DIVISION:

CASE NO.: 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.

MORRISTOWN AVE,

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 disabil-

ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, 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

# SECOND INSERTION

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

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.: 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.,

Defendants.

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 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 Judgment, to wit:

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-, 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. 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.

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

Brock & Scott PLLC 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

SECOND INSERTION

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.

Defendant(s). 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 BENEFICIARIES 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,

RECORDED IN PLAT BOOK 13, PAGE 30A THROUGH 30E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLOR-IDA.

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. vou are entitled, at no cost to vou, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, 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 16 day of January, 2025. ROGER D. EATON As Clerk of the Court (SEAL) By: B. Lackey As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, 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 January 24, 31, 2025 25-00056T

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