

CHARLOTTE COUNTY LEGAL NOTICES

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

FIRST INSERTION
FICTITIOUS NAME NOTICE
 Notice is hereby given that TODD NAPOLITANO, owner, desiring to engage in business under the fictitious name of PKI ADVISERS located at 491 HALLCREST TERRACE, PORT CHARLOTTE, FLORIDA 33954 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
 February 7, 2025 25-00119T

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
 NOTICE IS HEREBY GIVEN that Carrie Rosela Logie / LOGIE APPRAISALS LLC will engage in business under the fictitious name ROSELA APPRAISAL GROUP, with a physical address 1442 KIWI CT PUNTA GORDA, FL 33950, with a mailing address 1442 KIWI CT PUNTA GORDA, FL 33950, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
 February 7, 2025 25-00111T

FIRST INSERTION
Notice of Self Storage Sale
 Please take notice Century Boat and RV - Punta Gorda 6300 Florida St Punta Gorda FL 33950 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 2/24/2025 at 11:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Christopher Wayne Sutton unit #TRK033. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 February 7, 14, 2025 25-00112T

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 24-002299-CA EQUITY TRUST COMPANY CUSTODIAN FBO JAY NADELSON IRA, Plaintiff, vs. GEORGE LAZARIDES; BASIL LAZARIDES; LIGIA IRIARTE, as Trustee of the Trust identified as 1985 RECEIVABLES dates October 18, 1985; SECTION 20 PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation; WALTER KUNZ, deceased; WALTER KUNZ, JR.; JOAN STUART; BARBARA F. COMEAU, deceased; ROBIN C. COMEAU; GLENN E. COMEAU; SARA C. BIBBO; MERILL EIFLER; DAWN COMEAU; CRAIG COMEAU; HEATHER CROMWELL; and the respective unknown successor trustees, spouses, beneficiaries, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any successor trustees, beneficiaries, heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the lands which constitute the subject matter of this action, Defendants.
 To: LIGIA IRIARTE, as Trustee of the Trust identified as 1985 RECEIVABLES dates October 18, 1985; WALTER KUNZ, deceased; WALTER KUNZ, JR.; JOAN STUART; BARBARA F. COMEAU, deceased; and the respective unknown successor trustees, spouses, beneficiaries, heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the lands which constitute the subject matter of this action.
 YOU ARE NOTIFIED that a suit to quiet title to the following-described parcels of property in Charlotte County, Florida:
 COUNT II PARCEL: Lot 34, Block 570, PUNTA GORDA ISLES, SECTION 20, according to the plat thereof, as recorded in Plat Book 11, Pages 2A through 2Z42, of the Public Records of Charlotte County, Florida.
 COUNT III PARCEL: The Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 42 South, Range 23

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 2/21/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 2003 MERI HS FLHMB165349063A & FLHMB165349063B . Last Tenants: WILLIAM R BARTZ AND NANCY A BARTZ and all unknown parties beneficiaries heirs . Sale to be at COMMUNITY BLUE HERON PINES JOINT VENTURE LLC, 29200 SOUTH JONES LOOP ROAD, PUNTA GORDA, FL 33950. 813-241-8269.
 February 7, 14, 2025 25-00132T

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 GRANT TEAM REAL ESTATE located at 722 PALM AVE 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 4th day of February, 2025.
 MICHAEL GRANT
 February 7, 2025 25-00131T

FIRST INSERTION
Notice of Self Storage Sale
 Please take notice Century Boat and RV - Punta Gorda 6300 Florida St Punta Gorda FL 33950 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 2/24/2025 at 11:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Christopher Wayne Sutton unit #TRK033. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 February 7, 14, 2025 25-00112T

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 24-000798 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. ELIZABETH MORGAN HEGEDUS, et al., Defendants.
 NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on March 19, 2025, at 11:00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit: Lot 10, Block 5095, PORT CHARLOTTE SUBDIVISION SECTION NINETY FIVE, according to the plat thereof, recorded in Plat Book 10, Page 1A, of the Public Records of Charlotte County, Florida. Property Address: 6294 Thorman Road, Port Charlotte, FL 33981 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.
 If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and official seal of this Honorable Court this day of 02/03/2025.
 Roger D. Eaton
 Clerk of the Circuit Court
 By: D. Gerace (SEAL)
 DEPUTY CLERK
 Tiffany & Bosco, P.A.
 1201 S. Orlando Ave., Suite 430
 Winter Park, FL 32789
 floridaservice@tblaw.com
 February 7, 14, 2025 25-00125T

FIRST INSERTION
NOTICE OF ACTION - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 24002240CA EIP IV FL CALOOS LAND CO., LLC, a Delaware limited liability company, Plaintiff, v. RANDY MAYNARD; ROBERTA A. MAYNARD; et al., Defendants.
 TO: RANDY MAYNARD
 ROBERTA A. MAYNARD
 ANDREA JEAN REDDISH
 WILLIAM ROBERTS
 ALL PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST:
 TERESA HAMILTON
 MARY C. DELLAQUILA
 DOMINICK F. DELLAQUILA Jr.
 DOMINICK F. DELLAQUILA III
 KENNETH G. MAYNARD
 RUTH R. HAMILTON
 HUGH H. HAMILTON
 WILLIAM MYRNICE ROBERTS
 and ALL UNKNOWN PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY
 YOU ARE NOTIFIED that an action seeking partition, quiet title, and determination of beneficiaries relating to real property located in Charlotte County, which is legally described as follows:
 Lot 8, Block 44, Resubdivision of Tamiami Subdivision, according to the map or plat thereof, as recorded in Plat Book 2, Page 24½ of the Public Records of Charlotte County, Florida.
 Plaintiff's Attorney
 David L. Boyette, Esquire
 Adams and Reese LLP
 2001 Siesta Drive, Suite 302
 Sarasota, Florida 34239
 Feb. 7, 14, 21, 28, 2025 25-00118T

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2024-CA-000798 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. ELIZABETH MORGAN HEGEDUS, et al., Defendants.
 NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on March 19, 2025, at 11:00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit: Lot 10, Block 5095, PORT CHARLOTTE SUBDIVISION SECTION NINETY FIVE, according to the plat thereof, recorded in Plat Book 10, Page 1A, of the Public Records of Charlotte County, Florida. Property Address: 6294 Thorman Road, Port Charlotte, FL 33981 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.
 If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and official seal of this Honorable Court this day of 02/03/2025.
 Roger D. Eaton
 Clerk of the Circuit Court
 By: D. Gerace (SEAL)
 DEPUTY CLERK
 Tiffany & Bosco, P.A.
 1201 S. Orlando Ave., Suite 430
 Winter Park, FL 32789
 floridaservice@tblaw.com
 February 7, 14, 2025 25-00125T

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CV-000115 Division: Probate IN RE: ESTATE OF MARGARET O. MARCU a/k/a MARGARET OLEIN MARCUM Deceased.
 The administration of the estate of Margaret O. Marcum a/k/a Margaret Olein Marcum, deceased, whose date of death was November 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 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,

FIRST INSERTION
 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 March 7, 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, call 711.
 DATED on January 30, 2025.
 ROGER D. EATON
 CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By: B. Lackey
 Deputy Clerk
 Plaintiff's Attorney
 David L. Boyette, Esquire
 Adams and Reese LLP
 2001 Siesta Drive, Suite 302
 Sarasota, Florida 34239
 Feb. 7, 14, 21, 28, 2025 25-00118T

FIRST INSERTION
NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO: 23000227CA THE BANK OF NEW YORK MELLON TRUST COMPANY, NA, SUCCESSOR TO THE BANK OF NEW YORK TRUST COMPANY, NA, AS TRUSTEE, FOR CHASE MORTGAGE FINANCE TRUST MULTI-CLASS MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-S2, Plaintiff v. ASHOK PATEL, Defendant(s),
 NOTICE IS GIVEN that, in accordance with the Consent Final Judgment of Foreclosure dated August 27, 2024 and the Agreed Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale Set for December 27, 2024 dated December 6, 2024, in the above-styled cause, the Clerk of Circuit Court Roger D. Eaton, shall sell the subject property at public sale on the 26th day of February, 2025 (sale to be published in the Business Observer), at 11:00 am to the highest and best bidder for cash, at www.charlotte.realforeclose.com on the following described property:
 LOTS 995 AND 996, ROTONDA WEST LONG MEADOW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGES 19A THRU 19K, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
 Property Address: 730 Boundary Blvd., Rotonda West, FL 33947.
 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: January 18, 2025.
 By: D. Gerace (SEAL) 02/03/2025
 Deputy Clerk
 GREGG HOROWITZ
 LAW OFFICES OF GREGG M. HOROWITZ, P.A.
 PO BOX 2927
 SARASOTA, FL 34230-2927
 GREGG.HOROWITZ@VERIZON.NET
 ATTORNEY FOR ASHOK R. PATEL AKA ASHOK PATEL AND USHABEN A PATEL
 February 7, 14, 2025 25-00126T

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 02/25/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Dominick Francis	2322	Household items
Mikaelah Scharmberg	307	Household items
Allen Wood	2121	Household items
Charles Etherton	2419	Household items

 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
 February 7, 14, 2025 25-00120T

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-001312-CP Division: PROBATE IN RE: ESTATE OF LORRAINE SANZONE, A/K/A LORRAINE D. SANZONE, Deceased.
 The administration of the estate of Lorraine Sanzone, a/k/a Lorraine D. Sanzone, deceased, whose date of death was March 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, 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,

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 02/25/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Dominick Francis	2322	Household items
Mikaelah Scharmberg	307	Household items
Allen Wood	2121	Household items
Charles Etherton	2419	Household items

 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
 February 7, 14, 2025 25-00120T

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 02/25/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Dominick Francis	2322	Household items
Mikaelah Scharmberg	307	Household items
Allen Wood	2121	Household items
Charles Etherton	2419	Household items

 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
 February 7, 14, 2025 25-00120T

Q&A
 Who benefits from legal notices?
 You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.
 When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000075
IN RE: ESTATE OF
DAVID LYNN FISCUS
A/K/A DAVID L. FISCUS
A/K/A DAVID FISCUS Deceased.

The administration of the estate of David Lynn Fiscus A/K/A David L. Fiscus A/K/A David Fiscus, 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 Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 7, 2025.

Personal Representative:

Julie Anne Smiley
207 LaMond Ruelle
Winchester, Kentucky 40391
Attorney for Personal Representative:
Jenny C. Hazel, Attorney
Florida Bar Number: 0163562
MCCRORY LAW FIRM
309 Tamiami Trail
PUNTA GORDA, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccrorylaw.com
Secondary E-Mail:
debbie@mccrorylaw.com
February 7, 14, 2025 25-00133T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
THE TWENTIETH JUDICIAL
CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000063-CP
IN RE: ESTATE OF
HERBERT L. KOENIG JR.,
Deceased.

The administration of the estate of HERBERT L. KOENIG JR., deceased, whose date of death was December 6, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 7, 2025.

Personal Representative:

SUSAN JOHNSTONBAUGH
Attorney for Personal Representative:
BENJAMIN P. SHENKMAN, ESQ.,
B.C.S.
Florida Bar No. 0043151
GONZALEZ, SHENKMAN &
BUCKSTEIN, P.L.
110 Professional Way
Wellington, FL 33414
Telephone: 561-227-1575
Email: bshenkman@gsblawfirm.com
February 7, 14, 2025 25-00124T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000076
IN RE: ESTATE OF
SEAN PATRICK MCGRATH A/K/A
SEAN MCGRATH A/K/A
SEAN P. MCGRATH Deceased.

The administration of the estate of Sean Patrick McGrath A/K/A Sean McGrath A/K/A Sean P. McGrath, deceased, whose date of death was November 21, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 7, 2025.

Personal Representative:

Robert McGrath
946 Birch Drive
Brielle, New Jersey 08730
Attorney for Personal Representative:
Jenny C. Hazel, Attorney
Florida Bar Number: 0163562
MCCRORY LAW FIRM
309 Tamiami Trail
PUNTA GORDA, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccrorylaw.com
Secondary E-Mail:
debbie@mccrorylaw.com
February 7, 14, 2025 25-00127T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-71-CP
Division Probate
IN RE: ESTATE OF
DAVID PHILIP MENARD
a/k/a DAVID P. MENARD
Deceased.

The administration of the Estate of David Philip Menard a/k/a David P. Menard, 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 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 7, 2025.

Personal Representative:

Barbara J. Bowling
11600 SW Academy Dr.
Lake Suzy, Florida 34269
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
February 7, 14, 2025 25-00122T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-93-CP
Division Probate
IN RE: ESTATE OF
PAULA FURNEE A/K/A PAULA
JANE FURNEE
Deceased.

The administration of the estate of PAULA FURNEE, deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 7, 2025.

Personal Representative:

KELLI HARVEY
P.O. Box 3591
Radford, Virginia 24143
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
February 7, 14, 2025 25-00116T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000014-CP
Division: Probate
IN RE: ESTATE OF
ALICE WALSH RIVERS,
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is February 7, 2025.

Personal Representative:

CREWS BANK & TRUST
Jackson Garner, Trust Officer
1100 Tamiami Trail
Port Charlotte, FL 33953
Attorney for Personal Representative:
CHEYENNE R. YOUNG
Florida Bar Number: 0515299
WOTITZKY, WOTITZKY
& YOUNG, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzkylaw.com
Secondary E-Mail:
jackie@wotitzkylaw.com
February 7, 14, 2025 25-00113T



Q Are there different types of legal notices?

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

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

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

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

Q How much do legal notices cost?

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

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

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
CASE NUMBER: 24001204CP
IN RE: THE ESTATE OF HUGO VINCENT TORZA, Deceased.
 The estate of HUGO VINCENT TORZA, deceased, File Number 24001204CP, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court, 350 E. Marion Avenue, Punta Gorda, FL 33950. The name and address of the attorney for the estate and the Personal Representative are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
 The date of first publication of this Notice is February 7, 2025.
Personal Representative:
ANNE T. FORTNAM
 DAVID A. SILVERSTONE, P.A.
 Attorney for Personal Representative
 2455 Hollywood Blvd., Suite 301
 Hollywood, FL 33020
 (954) 367-0770
 David@dsilverstone.com
 By: /s/David A. Silverstone
 David A. Silverstone
 Fla. Bar No. 862096
 February 7, 14, 2025 25-00114T

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 25000104CP
Division Probate
IN RE: ESTATE OF JOHN C. ALMEIDA Deceased.
 The administration of the estate of John C. Almeida, deceased, whose date of death was October 5, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave. Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is February 7, 2025.
Personal Representative:
Stephen P. Almeida
 3869 Paces Lookout Dr.
 Atlanta, Georgia 30339
 Attorney for Personal Representative:
 Bryan K. Tippen, Esq., Attorney
 Florida Bar Number: 113421
 TIPPEN LAW FIRM, PLLC
 315 E. Olympia Ave, STE 224
 Punta Gorda, Florida 33950
 Telephone: (941) 888-4260
 Fax: (239) 214-6080
 E-Mail: info@tippenlaw.com
 Secondary E-Mail:
 Bryan@TippenLaw.com
 February 7, 14, 2025 25-00128T

FIRST INSERTION
NOTICE TO CREDITORS (Summary Administration)
 IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY FLORIDA
 PROBATE DIVISION
File No. 25-120 CP
IN RE: ESTATE OF JAMES BUCHANAN SMITH, Deceased.
 TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
 You are hereby notified that an order of Summary Administration has been entered in the estate of JAMES BUCHANAN SMITH, deceased, File No. 25-120 CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was December 6, 2024; that the total value of the estate is \$12,022.36, and the names and addresses of those whom it has been assigned by such order are:
 Name Address
 Christine Smith
 2000 Forrest Nelson Blvd, APT G2,
 Port Charlotte, FL 33952
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom provisions for full payment was made in the Order of Summary Administration must file their claim with this court WITHIN THE TIME PERIOD SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is February 7, 2025.
Personal Giving Notice:
Christine Smith
 2000 Forrest Nelson Blvd
 APT G2 Port Charlotte, FL 33952
 Attorney for Person Giving Notice:
 Sarah M. Howell, Esq.
 Attorney for Petitioner
 Florida Bar No.: 084738
 22226 Westchester Blvd
 Port Charlotte, FL 33952
 Tel: 941-445-6017
 Email:
 sarahmhowellesq@gmail.com
 February 7, 14, 2025 25-00117T

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-000119-CP
Division: Probate
IN RE: ESTATE OF LIONEL L. PAQUIN Deceased.
 The administration of the estate of Lionel L. Paquin, deceased, whose date of death was December 24, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The personal 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 February 7, 2025.
Personal Representative:
Arthur Paquin
 210 Jack Nicklaus Drive
 Lakeway, Texas 78738
 Attorney for Personal Representative:
 Jeffrey Briscoe
 Florida Bar No. 0127501
 3440 Conway Blvd., Suite 1-A
 Port Charlotte, Florida 33952
 Telephone: (941) 625-4189
 Facsimile: (941) 237-4126
 Email: jeff@jeffbriscoe.com
 February 7, 14, 2025 25-00121T

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 25-000040-CP
IN RE: The Estate of: GEORGE HODEN, Deceased.
 TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
 The administration of the estate of GEORGE HODEN, deceased, whose date of death was October 21st, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 350 E. Marion Avenue, Punta Gorda, Florida, 33950; the names and address of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 AND 733.710 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is February 7, 2025.
Alan G. Hoden
Co-Personal Representative
 262 South 16th Street, Apt. 3
 Philadelphia, PA 19102
 Mark A. Creech, Esq.
 Attorney for PRs
 1620 Placida Rd., Ste A
 Englewood, Florida 34223
 941-474-3721
 FB#043615
 February 7, 14, 2025 25-00115T



FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
File No.: 2024 CP 1369
IN RE: ESTATE OF LAURIE PATRICIA GEORGE Deceased.
 The administration of the estate of Laurie Patricia George, deceased, whose date of death was May 17, 2024, is pending in the Circuit Court for Charlotte County address of 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 A Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a Creditor, as specified under s. 732.2211.
 The date of first publication of this notice is February 7, 2025.
Personal Representative:
Lisa M. Curtis
 4211 Hidden Village Drive
 Perry, Ohio 44081
 Attorney for Personal Representative:
 Nathan Dougherty, Esquire
 Florida Bar No. 118632
 P.O. Box 380984
 Murdock, FL 33938
 Tel: (941) 270-4489
 contact@nathandoughertylaw.com
 February 7, 14, 2025 25-00129T

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 25-000097-CP
Division: Probate
IN RE: ESTATE OF SHERRIE C. BLANTON Deceased.
 The administration of the estate of Sherrie C. Blanton, deceased, whose date of death was January 2, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate 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.
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24001301CP
Division Probate
IN RE: ESTATE OF CHARLES WILLIAM AYNES A/K/A CHARLES W. AYNES Deceased.
 The administration of the estate of Charles William Aynes a/k/a Charles W. Aynes, deceased, whose date of death was May 30, 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


WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

This is like putting the fox in charge of the hen house.

Keep Public Notices in Newspapers



SP13859 www.newsmediaalliance.org

FIRST INSERTION
 OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The personal representative or curator has no duty to discover whether any property held at the time of the

FIRST INSERTION
 OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN 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 February 7th, 2025.
Personal Representative:
Stephen Richard Aynes
 21 Fairway Road
 Rotonda West, Florida 33947
 Attorney for Personal Representative:
 Lori A. Wellbaum, Attorney
 Florida Bar Number: 071110
 WELLBAUM LAW PA
 686 N. Indiana Avenue
 Englewood, FL 34223
 Telephone: (941) 474-3241
 Fax: (941) 475-2927
 E-Mail: lori@wellbaumlaw.com
 Secondary E-Mail:
 anne@wellbaumlaw.com
 February 7, 14, 2025 25-00136T

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

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 Address
John W. Yurchis
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

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is January 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

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

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

The date of first publication of this Notice is January 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

SECOND 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 PUBLICATION OF
THIS NOTICE OR THIRTY DAYS
AFTER THE DATE OF SERVICE OF
A COPY OF THIS NOTICE ON THEM.

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

WITHIN THREE MONTHS AFTER THE
DATE OF THE FIRST PUBLICATION
OF THIS NOTICE.

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

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

The 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

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

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

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

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

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

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

The date of first publication of this
notice is January 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: david.cornish@verizon.net

Secondary E-Mail: none

Jan. 31; Feb. 7, 2025 25-00077T

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

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

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

All other creditors of the decedent
and other persons having claims or
demands against decedent's estate
must file their claims with this court
WITHIN 3 MONTHS AFTER THE
DATE OF THE FIRST PUBLICATION
OF THIS NOTICE. ALL CLAIMS
NOT FILED WITHIN THE TIME
PERIODS SET FORTH IN FLORIDA
STATUTES SECTION 733.702 WILL
BE FOREVER BARRED. NOTWITH-
STANDING 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:
kaye@byrskilaw.com

Jan. 31; Feb. 7, 2025 25-00095T

SECOND 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.
Kory Kossick 5006 \$1,011.80
Jeffrey Anderson 4010 \$2,804.20
Douglas Keevis 2021 \$188.00
Khamkiang Moenth1068 \$668.90
Malynda Hoy 3052 \$291.50
Doreen Foley 5008 \$1,011.80
Hayley Riotto 2013 \$522.80
Jan. 31; Feb. 7, 2025 25-00104T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000044
IN RE: ESTATE OF
ROBERT STERLING
GILLCASH, JR. A/K/A ROBERT
STERLING GILLCASH A/K/A
ROBERT GILLCASH
Deceased.

The administration of the estate of
Robert Sterling Gillcash, Jr. A/K/A
Robert Sterling Gillcash A/K/A Robert
Gillcash, 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 350 E. Marion Avenue,
Punta Gorda, FL 33950. The names
and addresses of the personal
representative and the personal
representative's attorney are set forth
below.

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

The personal representative has no
duty to discover whether any property
held at the time of the decedent's
death by the decedent or the
decedent's surviving spouse is
property to which the Florida
Uniform Disposition of 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, Florida Statutes.

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

Jan. 31; Feb. 7, 2025 25-00088T

SECOND INSERTION

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.
a/k/a DONALD LEE HOUSE, JR.
Deceased.

The administration of the estate of
Donald 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 attorney are set
forth below.

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

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

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

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

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

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

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

Personal Representative:

Donald L. House, Sr.

5140 Lyle Drive
Clay, NY 13041

Attorney for Personal Representative:

Forrest J. Bass, Attorney
Florida Bar Number: 68197

Farr Law Firm, PA
99 Nesbit Street

Punta Gorda, FL 33950

Telephone: (941)639-1158

Fax: (941)639-0028

E-Mail: fbass@farr.com

Secondary E-Mail:
msleeper@farr.com and
probate@farr.com

Jan. 31; Feb. 7, 2025 25-00101T

SECOND 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.

The 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
WITHIN 3 MONTHS AFTER THE
DATE OF THE FIRST PUBLICATION
OF THIS NOTICE.

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

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

The date of first publication of this
notice is January 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: (94

--- ESTATE / PUBLIC SALES ---

SECOND 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

SECOND 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
Jan. 31; Feb. 7, 2025 25-00071T

SECOND 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.selfstorageaction.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, Furniture
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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

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

Occupant Name	Unit	Description of Property
Brenda Payne	02013	Household Items
Oliver Barton	04007	Household Items
Marilyn Butler	07016	Household Items
Gregory Whyte	10086	Household Items
Adrian Salas	10117	Household Items
Tiffany Suggs	11178	Household Items
Kathleen Mcelroy	12075	Household Items

Jan. 31; Feb. 7, 2025 25-00068T

SECOND INSERTION

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 estate of 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, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this

court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative:
KARI-LEE FRANCO
4148 Inglewood Blvd., Apt. 104
Los Angeles, California 90066
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

THIRD 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. STRANGWAY, and all others claiming by, through and under ANNA E. STRANGWAY,
Defendant,
TO: ANNA E. STRANGWAY, and all others claiming by, through and under ANNA E. STRANGWAY
1/k/a 105 W IST 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 2025.

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

J.D. Manzo,
Manzo & Associates, P.A.
Plaintiff's attorney
4767 New Broad Street
Orlando, FL 32814
telephone number (407) 514-2692
Jan. 24, 31; Feb. 7, 14, 2025
25-00053T

SECOND 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, 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 party.
Jan. 31; Feb. 7, 2025 25-00080T

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

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

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

Personal 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

SECOND INSERTION

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is 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
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 25-00093T

SECOND INSERTION

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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.
Attorney
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@elderlegalfi.com
Secondary E-Mail:
pollyyb@elderlegalfi.com
Jan. 31; Feb. 7, 2025 25-00107T

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

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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
Jan. 31; Feb. 7, 2025 25-00108T

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

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

Personal 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

--- ESTATE / SALES ---

SECOND 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, 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

25-00081T

SECOND 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 ANTHONY 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 below.

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

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

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

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

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

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

The date of first publication of this notice is January 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

SECOND INSERTION

AMENDED NOTICE TO

CREDITORS

(To Correct Date of Death)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000029CP
Division Probate
IN RE: ESTATE OF
GEORGE HENRY LOAN
Deceased.

The administration of the estate of GEORGE HENRY LOAN, deceased, whose date of death was November 25, 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

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

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

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

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

The date of first publication of this notice is January 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

SECOND 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 Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a

creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is January 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

Jan. 31; Feb. 7, 2025 25-00086T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
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 to the Final Judgment of Foreclosure dated January 27, 2025, and entered in Case No. 24001892CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida wherein NewRez LLC d/b/a Shellpoint Mortgage Servicing, is the Plaintiff and PAUL SUMMERER; BARBARA SUMMERER, 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 CHARLOTTE COUNTY, FLORIDA
Property Address: 1362 YORKSHIRE ST. PORT CHARLOTTE,

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

SECOND INSERTION

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
QUICKEN LOANS, LLC,
Plaintiff, -vs-

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, et al
Defendant(s)

TO: JAMIE NICOLE BARNES F/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 JAMIE STRATICO A/K/A JAMIE NICOLE STRATICO A/K/A JAMIE N. STRATICO, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2
Last Known Address: 23221 Elmira Boulevard, Punta Gorda, FL 33980

You are notified of an action to foreclose a mortgage on the following property in Charlotte County:

LOT 18, BLOCK 1286, PORT CHARLOTTE SUBDIVISION, SECTION 13, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 2A THROUGH 2G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA
23221 Elmira Boulevard, Punta Gorda, FL 33980

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

Case No. 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,
Defendants.

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

Statutes, the following-described real property:

Lot 3, Block 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 McPherson 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 Maxwell.

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

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

Dated 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

Case No. 24001079CA

NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
SERGEY A PROKOPETS A/K/A
SERGEY PROKOPETS, et al.,
Defendant.

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

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

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

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

Dated this day of 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

AccountsPayable@mccalla.com

Counsel of Plaintiff

24-09672FL

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

SECOND 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, call 711.

DATED on January 28, 2025.

ROGER D. EATON

CLERK OF CIRCUIT COURT

& COMPTROLLER

(SEAL) By: B. Lackey

Deputy Clerk

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

Case No.: 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;
VIKTORIA MOSKALENKO;
UNKNOWN SPOUSE OF
DMYTRO TKACHENKO;
DMYTRO TKACHENKO;
UNKNOWN SPOUSE OF IHOR
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