

--- ESTATE ---	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2024-CP-000794 Division: Probate IN RE: ESTATE OF STEVEN GEORGE CLEVENGER a/k/a STEVEN G. CLEVENGER, Deceased. The administration of the estate of Steven George Clevenger a/k/a Steven G. Clevenger, deceased, whose date of death was April 13, 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. 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. 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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is July 26, 2024. Personal Representative: Pamela D. Morehead 10412 Skinner Hill Drive Fredericksburg, VA 22408 Attorney for Personal Representative: Forrest J. Bass, Attorney Florida Bar No.: 68197 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 July 26; Aug. 2, 202424-00728T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 23000157CP Division: Probate IN RE: ESTATE OF SUSAN T. MCCRORY Deceased. The administration of the estate of Susan T. McCrory, deceased, whose date of death was November 11, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, at 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and personal representative's attorney are set forth at the end of this notice. All creditors of the decedent and other persons having claims or demands against the decedent's estate upon whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE, OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or	demands against the decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH UNDER SECTION 733.702, FLORIDA STATUTES, 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 July 26, 2024. Personal Representative: Paul Sherman 1800 Mariner Drive Sebastopol, California 95472 Attorney for Personal Representative: Will W. Sunter, Esq. Florida Bar Number: 011448 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, Florida 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 Email: wsunter@farr.com / alambert@farr.com / ctout@farr.com July 26; Aug. 2, 202424-00726T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-753-CP Division Probate IN RE: ESTATE OF DIANE MOLL Deceased. The administration of the Estate of Diane Moll, deceased, whose date of death was October 13, 2023, 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. 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 July 26, 2024. Personal Representatives: Brandon Bell 1594 Inverness St. Port Charlotte, Florida 33952 Michayla Carver 1594 Inverness St. Port Charlotte, Florida 33952 Attorney for Personal Representatives: 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 July 26; Aug. 2, 202424-00720T



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

1/10/17

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 21-1264-CP Division Probate IN RE: ESTATE OF MIRJANA SIMIC, Deceased. The administration of the estate of MIRJANA SIMIC, deceased, whose date of death was August 26, 2021, file number 21-1264-CP, 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 representatives and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE	DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 July 26, 2024. JAMES W. MALLONEE Attorney and Personal Representative Florida Bar Number: 0638048 946 Tamiami Trail, #206 Port Charlotte, FL 33953-3108 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-mail: jmallonee@jameswmallonee.com July 26; Aug. 2, 202424-00721T
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000776CP Division Probate IN RE: ESTATE OF VIOLET JEAN SIDEBOTTOM, Deceased. The administration of the estate of VIOLET JEAN SIDEBOTTOM, deceased, whose date of death was June 10, 2024, file number 24-000776-CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representatives and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF	THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 July 26, 2024. Diana S. Isaacs 14800 Rehl Rd Louisville, KY 40299 JAMES W. MALLONEE Attorney for Personal Representative Florida Bar Number: 0638048 946 Tamiami Trail, #206 Port Charlotte, FL 33953-3108 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-mail: jmallonee@jameswmallonee.com July 26; Aug. 2, 202424-00718T
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 24000447 CP IN RE: ESTATE OF PAULA ELIZABETH SALTOJANES, Deceased. The administration of the estate of PAULA ELIZABETH SALTOJANES, deceased, File Number 24000447 CP, 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, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF 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 the decedent's estate, including unmaturred, contingent and 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 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 first publication of this Notice is July 26, 2024. Person Giving Notice: Stephanie Blaisdell, Personal Representative 2039 George Avenue Englewood, Florida 34224 Attorney for Person Giving Notice: DEAN HANEWINCKEL Florida Bar No. 454818 Law Offices of Dean Hanewinckel, P.A. 2650 South McCall Road Englewood, Florida 34224 Telephone: (941) 473-2828 July 26; Aug. 2, 202424-00725T
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION Case No. 24000576CP Division Probate IN RE: ESTATE OF THELMA I. HOWARD Deceased. The administration of the estate of THELMA I. HOWARD, deceased, whose date of death was March 19, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Street, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must	file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO 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 July 26, 2024. Personal Representative: DocuSigned by: /s/ Paul B. Howard PAUL B. HOWARD, Petitioner 127 Seven Sister Rd Haverhill, MA 01830 Attorney for Personal Representative: DocuSigned by: /s/ Gregory S. Band Gregory S. Band Attorney Florida Bar Number: 869902 BAND LAW GROUP PL 1 South School Ave., Suite 500 Sarasota, FL 34237 Telephone: (941) 917-0505 Fax: (941) 917-0506 E-Mail: gband@bandlawgroup.com July 26; Aug. 2, 202424-00719T

--- ACTIONS / SALES ---	
FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.:24001514CA ANTHONY VINTI, Plaintiff, v. APRYL VINTI, Defendant. NOTICE is hereby given that a civil action commenced on July 01, 2024, and is now pending as case number 24001514CA in the Circuit Court in the State of Florida, County of Charlotte. The name of the unserved party to the action is: Apyrl Vinti LAST KNOWN ADDRESSES 470 Sunset Road North, Rotando West, FL 33947 and the nature of the proceeding is a partition on Real Property - Non-Homestead \$1 - \$50,000 or less. This notice shall be published once each week for two consecutive weeks in the Business Observer publication. Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is P.O. Box 429, Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's at-	torney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of said court at Charlotte County, Florida on the 22 day of July, 2024. ROGER D. EATON AS CLERK OF THE COURT (SEAL) BY B. Lackey As Deputy Clerk /s/Stephen K. Hachey Stephen K. Hachey, Esq. Florida Bar No.: 15322 Law Offices of Stephen K. Hachey, P.A. P.O. Box 429 Riverview FL 33569 Phone: 813-549-0096 E-service: eservice@hacheylawpa.com July 26; Aug. 2, 202424-00714T

FIRST INSERTION	
AMENDED NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2023CA003433 SUSAN J. LYONS Plaintiff, vs. E-DEVELOPMENT GROUP CORP. & CUEVAS, GARCIA & TORRES, P.A. Defendant. NOTICE is hereby given pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered in the above noted case that the following property will be sold in Charlotte County, Florida by the Charlotte County Clerk, described as: Lot 32, Block 4273, PORT CHARLOTTE SUBDIVISION, Section Fifty-Eight, according to the Plat thereof recorded in Plat Book 5, Pages 72A-72J, of the Public Records of Charlotte County, Florida, commonly known as 14074 Whittier Lane, Port Charlotte, Florida 33981 together with the fixtures therein and located thereon At public sale, to the highest and best bidder for cash, via the internet at www.charlotte.realforeclose.com, at 11:00 a.m. on the 22nd day of August, 2024. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be by ACH, wire transfer, cash, cashier's	check, or money order payable to the Clerk of the Circuit Court. 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. WITNESS my hand and seal of this court this 07/17/2024. ROGER D EATON Clerk of the Circuit Court By: (SEAL) B. Lackey Deputy Clerk Hankin & Hankin 100 Wallace Avenue, Suite 100 Sarasota, FL 34237 By: Michael T. Hankin, Esquire Florida Bar No. 0696961 Attorney For Plaintiff July 26; Aug. 2, 202424-00722T

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No.: 23001395CC THE TREETOPS AT RANGER POINT HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit-corporation Plaintiff, vs. HERITAGE ENTERPRISES FL, LLC, a Florida limited liability company; its devisees, grantees, creditors, and all other parties claiming by, through, under or against it 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, Defendant. 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 August 26, 2024, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:	Lot 21, Tree Tops at Ranger Point, Phase I, according to the plat thereof, recorded in Plat Book 16, Pages 50A through 50C, of the Public Records of Charlotte County, Florida. Commonly known as: 4280 Oak Terrace Circle, Port Charlotte, FL 33953 The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte County, Florida, in Civil Action No. 23001395CC, THE TREETOPS AT RANGER POINT HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit-corporation, Plaintiff vs. HERITAGE ENTERPRISES FL, LLC, a Florida limited liability company Defendant. 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 this day of 07/19/2024. ROGER D. EATON, Clerk By: (SEAL) B. Lackey Deputy Clerk Ernest W. Sturges, Jr., Esq., Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954 July 26; Aug. 2, 202424-00716T

ACTIONS / SALES

FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 24000068CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. CASPIAN BUILDERS, LLC a Florida Limited Liability Company, Defendant. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 07/18/2024 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as: Lot 17, Block 32, ROTONDA MEADOWS, as per plat thereof recorded in Plat Book 10, Pages 15-A through 15-Z-18, of the Public Records of Charlotte County, Florida. Commonly known as: 24 Hemlock Dr, Placida, FL 33946	There will be an online sale at www.charlotte.realforeclose.com on August 26th, 2024 beginning at 11:30A.M., in accordance with Chapter 45, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this day of 07/18/2024. By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court July 26; Aug. 2, 2024 24-00713T

FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 23001596CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. MATRIX ASSOCIATES, a New York Corporation, Defendant. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 07/18/2024 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as: Lot 23, Block 39, Rotonda Villas, according to the plat thereof, recorded in Plat Book 12, Page 1A through 1Z15 of the Public Records of Charlotte County, Florida. Commonly known as: 14243 Permit Ct., Placida, FL 33946	There will be an online sale at www.charlotte.realforeclose.com on August 26, 2024 beginning at 11:30 AM, in accordance with Chapter 45, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this day of 07/18/2024. By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court July 26; Aug. 2, 2024 24-00712T

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2024 CA 001416 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. REBECCA POOR; et al., Defendant(s). TO: Dennis J. Grohosky Last Known Residence: 322 Sail fish Lane Punta Gorda, FL 33982 TO: Unknown Spouse of Dennis J. Grohosky Last Known Residence: 322 Sail fish Lane Punta Gorda, FL 33982 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in CHARLOTTE County, Florida: LOT 4, BLOCK 52, FIRST ADDITION TO TEE AND GREEN ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 55A THROUGH 55D, INCLUSIVE, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300	West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before August 28, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated on July 23, 2024. As Clerk of the Court By: (SEAL) B. Lackey As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1184-2361B Ref# 8687 July 26; Aug. 2, 2024 24-00727T

FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 23001595CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. MATRIX ASSOCIATES, a New York Corporation, Defendant. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 07/18/2024 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as: Lot 25, Block 39, Rotonda Villas, according to the plat thereof, recorded in Plat Book 12, Page 1A through 1Z15 of the Public Records of Charlotte County, Florida. Commonly known as: 14260 Pompano Ct., Placida, FL 33946	There will be an online sale at www.charlotte.realforeclose.com on September 20, 2024 beginning at 11:00 AM, in accordance with Chapter 45, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this day of 07/18/2024. By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court July 26; Aug. 2, 2024 24-00710T

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 23001556CC ROTONDA SANDS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. AMERICAN ESTATE AND TRUST FBO VICTORIA ANDEREGG IRA, Defendant. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 07/17/2024 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as: Lot 62, Block 2, ROTONDA SANDS NORTH REPLAT - UNIT 1, according to the plat thereof, recorded in Plat Book 11, Page(s) 4A through 4Z2, of the Public Records of Charlotte County, Florida Commonly known as: : 26 Brig Cir N, Placida, FL 33946	There will be an online sale at www.charlotte.realforeclose.com on August 26th, 2024 beginning at 11:00 AM., in accordance with Chapter 45, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this day of 07/22/2024. By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court July 26; Aug. 2, 2024 24-00723T

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No: 24000669CA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. TIMOTHY HARPEL, et al., Defendants. TO: Timothy A. Harpel 1505 Newton St Port Charlotte, FL 33952 Unknown Spouse of Timothy A. Harpel 1505 Newton St Port Charlotte, FL 33952 Wendy A. Rice 1505 Newton St Port Charlotte, FL 33952 Unknown Spouse of Wendy A. Rice 1505 Newton St Port Charlotte, FL 33952 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: LOT 6, BLOCK 1429, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY SEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 20, 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 Lori Hill, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of the said Court on the 15th day of July, 2024. CLERK OF THE CIRCUIT COURT By: /s/ Roger D. Eaton Deputy Clerk (COURT SEAL) July 26; Aug. 2, 2024 24-00717T	

FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 23001603CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. MATRIX ASSOCIATES, a New York Corporation, Defendant. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 07/18/2024 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as: Lot 24, Block 39, Rotonda Villas, according to the plat thereof, recorded in Plat Book 12, Page 1A through 1Z15 of the Public Records of Charlotte County, Florida. Commonly known as: 14251 Permit Ct., Placida, FL 33946	There will be an online sale at www.charlotte.realforeclose.com on August 26, 2024 beginning at 11:30 AM, in accordance with Chapter 45, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this day of 07/18/2024. By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court July 26; Aug. 2, 2024 24-00711T

FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 23001604CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. MATRIX ASSOCIATES, a New York Corporation, Defendant. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 07/18/2024 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as: Lot 26, Block 39, Rotonda Villas, according to the plat thereof, recorded in Plat Book 12, Page 1A through 1Z15 of the Public Records of Charlotte County, Florida. Commonly known as: 14252 Pompano Ct., Placida, FL 33946	There will be an online sale at www.charlotte.realforeclose.com on September 20, 2024 beginning at 11:00 AM, in accordance with Chapter 45, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this day of 07/18/2024. By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court July 26; Aug. 2, 2024 24-00709T

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 23004691 CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. GINA OLIVEIRA-TORRES; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF GINA OLIVEIRA-TORRES, 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, September 11, 2024, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property: Lot 18, Block 2021, Port Charlotte Subdivision, Section Twenty-Four, a subdivision according to the map or plat thereof, as recorded in Plat Book 5, Page 16A, of the Public Records of Charlotte County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2023-004691-CA, New Vista Properties, Inc., v Oliveira-Torres, et als. 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 07/22/2024. ROGER D. EATON, Clerk By: (SEAL) B. Lackey Deputy Clerk Albert J. Tiseo, Jr., Esq., 701 JC Center Court, Suite 3, Port Charlotte, FL 33954 July 26; Aug. 2, 2024 24-00715T	

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 23004692CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. LILIAM J. VENTURA and ADALBERTO PEREZ; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF LILIAM J. VENTURA; and UNKNOWN SPOUSE OF ADALBERTO PEREZ, 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, September 11, 2024, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property: Lot 20, Block 2050, Port Charlotte Subdivision, Section 24, a subdivision according to the plat thereof, as recorded in Plat Book 5, Page 16, of the Public Records of Charlotte County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 2023-004692-CA, New Vista Properties, Inc., v. Liliam J. Ventura and Adalberto Perez, et als. 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 07/19/2024. ROGER D. EATON, Clerk By: (SEAL) B. Lackey Deputy Clerk Albert J. Tiseo, Jr., Esq., 701 JC Center Court, Suite 3, Port Charlotte, FL 33954 July 26; Aug. 2, 2024 24-00724T	

SUBSEQUENT INSERTIONS

ACTIONS

THIRD INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 24000831CA DAVID I. PAREDES, Plaintiff, v. ELIZABETH E. YONKATIS, Defendants. TO: ELIZABETH E. YONKATIS 653 ELWOOD STREET FORKED RIVER, NJ 08731 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT: Lot 27, Block 210, PORT CHARLOTTE SUBDIVISION, SECTION 23, a Subdivision according to the plat thereof, recorded in Plat Book 5, Pages 14A thru 14E of the Public Records of Charlotte County, Florida. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E Marion Ave, Punta Gorda, FL 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 3rd day of June, 2024. Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202 July 12, 19, 26; Aug. 2, 2024 24-00667T	

ESTATE

SECOND INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR THE COUNTY OF CHARLOTTE - STATE OF FLORIDA PROBATE DIVISION
File No.: 24-000684-CP
IN RE ESTATE OF COREY TETRICK Deceased.

The administration of the Estate of COREY TETRICK, deceased, whose date of death was August 27, 2023, is pending in the Circuit Court for Charlotte County Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950, under File Number 24-000684-CP. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on July 19, 2024.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this Notice is required to be served must file their claims with this Court, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICA-

TION OF THIS NOTICE OR WITHIN THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

Dated: July 6, 2024
Mary Carr, Personal Representative c/o Paul J. Bupivi, Esq.
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Paul J. Bupivi /s/
Paul J. Bupivi, Esq. (FL Bar #94635)
Attorney for the Personal Representative
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Email: paul@bupivilaw.com
July 19, 26, 2024 24-00673T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File Number 24000645CP
IN RE: ESTATE OF BRADLEY E. WRIGHT Deceased

The administration of the estate of BRADLEY E. WRIGHT, deceased, whose date of death was April 16, 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.

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.

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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is July 19, 2024.

Personal Representative:
Melanie Cagle
1276 the 12th Fairway
Wellington, FL 33414
Attorney for Personal Representative:
Haneen Kutub, Esq.
Florida Bar Number: 120564
Law Offices of Petrovitch & Kutub, P.A.
101 NE 3rd Ave., Suite 1500
Fort Lauderdale, FL 33301
Main: (561) 444-0131
Direct: (954) 231-8697
Fax: (561) 486-3019
E-Mail: haneen@pklegalgroup.com
Secondary:
jennifer@pklegalgroup.com
July 19, 26, 2024 24-00677T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000760CP
Division Probate
IN RE: ESTATE OF LINDA S. FUERST Deceased.

The administration of the estate of LINDA S. FUERST, deceased, whose date of death was June 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 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.

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.

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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is July 19, 2024.

Personal Representative:
Patricia Macqueen
1436 Valley Road
Glen Mills, PA 19342
Attorney for Personal Representative:
James W Mallonee
Attorney
Florida Bar Number: 0638048
946 Tamiami Trail, #206
Port Charlotte, FL 33953
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-Mail:
jmallonee@jameswmallonee.com
E-Mail:
hchalmers@jameswmallonee.com
July 19, 26, 2024 24-00690T

NOTICE OF ACTION CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO. 24000876CA
IN RE: INVESTMENTS JH, LLC, Plaintiff, v. JOHNY A. GONZALEZ S., an Individual, and JANETH GUTIERREZ G., an Individual, Defendant(s).
TO: JOHNY A. GONZALEZ S. and JANETH GUTIERREZ G, and all unknown parties claiming by, through,

under or against Defendants, whether living or not, and whether said unknown parties claim as heirs, devisees, grantees, assigness, lienors, creditors, trustees, or in any other capacity claiming by, through, under, or against the above-named Defendants:
JOHNY A. GONZALEZ S. and JANETH GUTIERREZ G.'s Last Known Address: 11890 SW 8th Street, Ste 502, Miami, FL 33184
All unknown parties claiming by, through, under or against Defendants, whether living or not and whether said unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees, or in any other capacity claiming by, through, under or against the abovenamed Defendants: Current

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File Number: 2024CP000732
IN RE: ESTATE OF JOSEPH ANTHONY PICO a/k/a JOSEPH A. PICO Deceased

The administration of the Estate of JOSEPH ANTHONY PICO a/k/a JOSEPH A. PICO, deceased, File Number 2024CP000732, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Ave, Punta Gorda, FL. The Estate is Testate and the date of the decedent's Last Will and Testament is July 22, 1985. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and all 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 the court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICES 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 DEATH IS BARRED.

The date of the first publication of this notice is July 19, 2024.

Personal Representative:
ALBERT DELL' ANGELO,
5 Sugar Maple Lane
Horsham, Pennsylvania 19044
Attorney for Personal Representative:
ROBERT D. SCHWARTZ, ESQ.
Florida Bar No. 028525
1901 S. Congress Avenue, Suite 215
Boynton Beach, Florida 33426
Telephone: (561) 736-3440
E-mail: robert@schwartzpa.com
July 19, 26, 2024 24-00683T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
CASE #24-CP-000602
IN RE: THE ESTATE OF EDWARD FRANK MAZUROSKI, aka EDWARD MAZUROSKI, Deceased.

The administration of the estate of Edward Frank Mazuroski, aka Edward Mazuroski, deceased, whose date of death was April 30, 2024 is pending in the Circuit Court of Charlotte County, Florida, 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 claim 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.

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.

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: July 19, 2024.

Personal Representative:
Debbie Mazuroski
7 Pebble Beach Rd,
Rotonda West FL 33947
Attorney For Personal Representative:
JOHN A. GRANT, JR.
Attorney for Personal Representative
FL Bar No. 107989
10025 Orange Grove Dr
Tampa FL 33618
Telephone: (813) 787-9900
E-Mail: john.grant@johngrant.net
July 19, 26, 2024 24-00678T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000723
IN RE: ESTATE OF KATHERINE ELIZABETH DEWEY Deceased.

The administration of the estate of Katherine Elizabeth Dewey, deceased, whose date of death was June 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.

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.

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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is July 19, 2024.

Personal Representative:
Stephen L. Dewey
98 Sutton Road
Needham, Massachusetts 02492
Attorney for Personal Representative:
Peter T. Blumeyer
Attorney
Florida Bar Number: 118099
Holland & Knight LLP
50 North Laura Street, Suite 3900
Jacksonville, FL 32202
Telephone: (904) 798-7228
Fax: (904) 358-1872
E-Mail: peter.blumeyer@hklaw.com
Sec. E-Mail:
Elizabeth.tomlin@hklaw.com
July 19, 26, 2024 24-00699T

THIRD INSERTION

Residence(s) Unknown
YOU ARE NOTIFIED that an action to quiet title from a tax deed sale that occurred on or about December 6th, 2023, was filed in the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida (Circuit Civil Division), on the following description of property located in Charlotte County, Florida;
Subject Property Address: 176 Ravenswood Blvd., Port Charlotte, FL 33954
Legal Description: Lot 3, Block 963, Port Charlotte Subdivision, Section 17, A Subdivision, According To The Public Records As Recorded In Plat Book 5, Pages 6a Through 6d, Of The Public Re-

cords Of Carlotte County, Florida.
PCH 017 0963 003 Port Charlotte Sec17 Blk 963 Lt 3
Folio No. 0017490-000000-1
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on LAW OFFICE OF RAY GARCIA, P.A., the Plaintiff's attorney, whose address is: 14850 SW 26th Street, Suite 204, Miami, Florida 33185 on or before August 12, 2024, and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in or-

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000484CP
IN RE: ESTATE OF MARY ELIZABETH WASHBURN, Deceased.

The administration of the estate of MARY ELIZABETH WASHBURN, Deceased, whose date of death was March 17, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Mac V. Horton West County Annex. 6868 San Casa Blvd. Englewood, FL 34224. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 July 19, 2024.

JANE WASHBURN,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
July 19, 26, 2024 24-00682T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24-000622-CP
IN RE: ESTATE OF LORETTA F. STELMACK Deceased.

The administration of the Estate of Loretta F. Stelmack, deceased, whose date of death was July 26, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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 July 19, 2024.

Personal Representative:
David John Stelmack
8528 S. Lorel Ave.
Burbank, Illinois 60459
Attorney for Personal Representative:
Cyrus Malhotra
Florida Bar Number: 0022751
THE MALHOTRA LAW FIRM P.A.
Attorney for Personal Representative
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax: (727) 290-4044
E-Mail:
filings@FLprobatesolutions.com
Secondary E-Mail:
cortney@FLprobatesolutions.com
July 19, 26, 2024 24-00675T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-000752-CP
Division: Probate
IN RE: ESTATE OF FRANS VAN VOGELPOEL Deceased.

The administration of the estate of Frans Van Vogelpoel, deceased, whose date of death was June 3, 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.

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.

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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is July 19, 2024.

Personal Representative:
Robert M. Van Vogelpoel
282 Cheestana Way
Loudon, Tennessee 37774
Attorney for Personal Representative:
Ellie K. Harris, Esq.
Florida Bar Number: 0021671
Elise V. Bouchard, Esq.
Florida Bar Number: 0109033
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
Secondary E-Mail:
mackenzie@schwarzlaw.net
July 19, 26, 2024 24-00672T

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

WITNESS my hand and seal of said court at Charlotte County, Florida on this 5th day of July, 2024.

Roger D. Eaton

As Clerk of the Circuit Court
Charlotte County
Clerk's Office
Justice Center
350 E. Marion Avenue
Punta Gorda, FL 33950
By: (SEAL) B. Lackey
As Deputy Clerk

Attorney(s) for Plaintiff
LAW OFFICE OF
RAY GARCIA, P.A.
14850 SW 26 Street, Suite 204
Miami, Florida 33185
Telephone: (305) 227-4030
Facsimile: (305) 223-9811
Service Email:
service@raygarcialaw.com
July 12, 19, 26; Aug. 2, 2024 24-00654T

--- ACTIONS / SALES ---	
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 24000274CA Citizens Bank, N.A., Plaintiff, vs. Richard Edwin Tanner Tabor, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24000274CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Citizens Bank, N.A. is the Plaintiff and Richard Edwin Tanner Tabor; Affordable Solar Roof & Air LLC; Leah M. Thomas a/k/a Leah Thomas; Solar Mosaic LLC are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00 AM on the 5th day of September, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 4, BLOCK 1689, PORT CHARLOTTE SUBDIVISION, SECTION FIFTY TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 66A THROUGH 66F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TAX ID: 402133356015 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 07/15/2024. Roger Eaton As Clerk of the Court By: (SEAL) B. Lackey As Deputy Clerk Brock & Scott PLLC 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Attorney for Plaintiff File # 23-F00985 July 19, 26, 2024 24-00695T	
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION Case No.: 23004111CA WILMINGTON SAVINGS FUND SOCIETY FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust, Plaintiff, v. WINDSOR BEACH, LLC, a Florida limited liability company; TARAS YURCHAK, an individual; JEANINE LIVERMORE, an individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure entered on July 9 2024 in the above-referenced matter pending in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of this Court will sell the following described property situated in Charlotte County, Florida: Lot 1-A, Block J, less the Southwesterly 65 feet, PALM ISLAND ESTATES - UNIT NO. 3, according to the Plat thereof recorded in Plat Book 3, Pages 98A through 98C, of the Public Records of Charlotte County, Florida, less the following described property: Commence at the Northwest corner of Lot 1-A, Block J, PALM ISLAND ESTATES - UNIT NO. 3, said point being a P.R.M. and P.C. of curve, then North 23 Degrees, 38 Minutes, 00 Seconds East, a distance of 10 feet more or less to a point, then South 66 Degrees, 22 Minutes, 00 Second East, a distance of 120 feet more or less to a point, thence South 68 Degrees, 38 Minutes, 00 Second West, a distance 40.52 feet; to a point, said point being on a curve concave to the left with a radius of 80, thence Northwesterly to the Point of Beginning. a/k/a 20 Palm Dr., Placida, FL 33946 at public sale, to the highest and best bidder, for cash, on AUGUST 23, 2024 at 11:00 a.m., via the internet at www.charlotte.realforeclose.com. 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. ROGER D. EATON CLERK OF THE CIRCUIT COURT By: (SEAL) D. Gerace 07/12/2024 Deputy Clerk Attorneys for Plaintiff Gerald D. Davis Florida Bar No. 764698 gdavis@trenam.com bsheward@trenam.com tyatscoo@trenam.com Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A. 200 Central Avenue, Suite 1600 St. Petersburg, FL 33701 Tel: (727) 896-7171 July 19, 26, 2024 24-00679T	
--- ESTATE ---	
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000713 IN RE: ESTATE OF JOHN EDWARD DAHLBERG A/K/A JOHN E. DAHLBERG Deceased. The administration of the estate of John Edward Dahlberg A/K/A John E. Dahlberg, deceased, whose date of death was May 9, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 July 19, 2024. Personal Representative: Jo Ann M. Tompkins 1796 Boca Raton Court Punta Gorda, Florida 33950 Attorney for Personal Representative: Jenny C. Hazel Attorney Florida Bar Number: 016352 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 July 19, 26, 2024 24-00701T	
SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case Number: 24001400CA In Re: The Forfeiture of: \$10,340.00 U.S. Currency Claimant: THOMAS C. BARNICLE TO CLAIMANT, THOMAS C. BARNICLE, and their devisees, grantees, creditors, and all other parties claiming by, through, under or against it; 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 property hereafter described. You are notified that a forfeiture action on the following property, to-wit: \$10,340.00 U.S. Currency has been filed against you and you are required to serve a copy of your written defenses, if any, to it on WILL W. SUNTER, ESQUIRE, @ FARR LAW FIRM, P.A., Attorney for Petitioner, whose address is 99 Nesbit Street, Punta Gorda, FL 33950, on or before the 20th day of August, 2024, and file the original with the Clerk of this Court either before service on Plaintiffs' Attorney or immediately thereafter otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Witness my hand and seal of the Court this 15th day of July, 2024. ROGER D. EATON, CLERK OF THE CIRCUIT COURT CHARLOTTE COUNTY, FLORIDA (SEAL) By: B. Lackey Deputy Clerk WILL W. SUNTER, ESQUIRE, FARR LAW FIRM, P.A., Attorney for Petitioner, 99 Nesbit Street, Punta Gorda, FL 33950 001122.0995/ 4864-3351-5984, v. 1 July 19, 26; Aug. 2, 9, 2024 24-00689T	
SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA. CASE NO. 24001161CA SEATTLE BANK, PLAINTIFF, VS. THE UNKNOWN HERIS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF SALLY A. GENOVESE A/K/A SALLY ANN CRISCIONE A/K/A SALLY ANN GENOVESE (DECEASED), ET AL. DEFENDANT(S). To: PATRICIA GENOVESE A/K/A PATRICIA MCWILLIAMS RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 8 Contemporary Drive, Danbury, CT 06811 To: THE UNKNOWN HERIS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF SALLY A. GENOVESE A/K/A SALLY ANN CRISCIONE A/K/A SALLY ANN GENOVESE (DECEASED) RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 13382 Drummond Ave, Port Charlotte , FL 33953 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Charlotte County, Florida: LOT 10, BLOCK 2326, PORT CHARLOTTE SUBDIVISION, SECTION 38, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 42A THRU 42H, 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 this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 8-21-2024 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint. This notice shall be published once a week for two consecutive weeks in the Business Observer. 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. Date: 7/16/2024 Clerk of the Circuit Court (SEAL) By: B. Lackey Deputy Clerk of the Court Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441 Our Case #: 24-000232/24001161CA/PHH July 19, 26, 2024 24-00697T	

--- ESTATE ---	
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000713 IN RE: ESTATE OF JOHN EDWARD DAHLBERG A/K/A JOHN E. DAHLBERG Deceased. The administration of the estate of John Edward Dahlberg A/K/A John E. Dahlberg, deceased, whose date of death was May 9, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN	
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000733 IN RE: ESTATE OF BARBARA OLIVIA DENHAM A/K/A BARBARA O. DENHAM Deceased. The administration of the estate of Barbara Olivia Denham A/K/A Barbara O. Denham, deceased, whose date of death was June 4, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN	
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000168CP Division Probate IN RE: ESTATE OF MALGORZATA BRADSHAW, Deceased. The administration of the estate of MALGORZATA BRADSHAW, deceased, whose date of death was November 18, 2023, and the last four digits of whose social security number is 3404, 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 July 19, 2024. Personal Representative: Tino Tom Krause Sonnleiten 19 3161 St. Veit an der Gölßen Niederösterreich, Austria Attorney for Personal Representative: Ariana R. Fileman Florida Bar No.0990612 Fileman Law Firm, P.A. 201 W. Marion Ave., Suite 1208 Punta Gorda, FL 33950 Telephone: 941-833-5560 Email address: afileman@filemanlaw.com July 19, 26, 2024 24-00694T	
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24 742 CP Division: PROBATE IN RE: ESTATE OF DENISE A. HOWIESON Deceased The administration of the Estate of DENISE A. HOWIESON, deceased, File No. 24 742 CP, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court, 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 19, 2024. Personal Representative: Gary E. Howieson 328 Zingdals Drive Bedford, OH 44146 Attorney for Personal Rep. Robert A. Dickinson FL Bar No: 161468 460 S. Indiana Ave. Englewood, FL 34223 (941) 474-7600 robertdickinson@verizon.net July 19, 26, 2024 24-00693T	
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2024-CP-000722 Division: Probate IN RE: ESTATE OF GARY BOYD Deceased. The administration of the estate of Gary Boyd, deceased, whose date of death was January 13, 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. 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 July 19, 2024. Personal Representative: Katie H. Boyd 1974 Stafford St. Milford, MI 48381 Attorney for Personal Representative: Aliana M. Payret Florida Bar No. 104377 Robinson, Pecaro & Mier, P.A. 201 N. Kentucky Avenue, #2 Lakeland, FL 33801 July 19, 26, 2024 24-00688T	
THIRD INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.:24-CA-000120 GUAYA LAND TRUST LLC, a Florida limited liability company, Plaintiff, v. WOODLAND DEVELOPMENT GROUP, LLC, a Florida limited liability company; et al. Defendants. TO: WOODLAND DEVELOPMENT GROUP, LLC; DYNAMIC INVESTMENTS, LLC; and any unknown heirs, devisees, grantees, creditors, successors in interest, and other unknown persons and unknown spouses claiming by, through or under Defendants YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida: Lot 4, Block 2976, Port Charlotte Subdivision, Section Fifty Nine, according to the plat thereof as recorded in Plat Book 5, Page 73-A, 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 Attorney Francis M. King, PLLC, the plaintiff's attorney, whose address is 2944 10th Ave. N., St.	

--- ACTIONS / SALES ---

SECOND INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 23001557CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. LEJEANNE CAMBRON and LUCILIA CAMBRON, Defendants. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 06/26/2024 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as: Lot 11, Block 84, Rotonda Meadows, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 15A through 15Z18, of the Public Records of Charlotte County, Florida. Commonly known as: 8 Copsia Way, Placidia, FL 33946	There will be an online sale at www.charlotte.realforeclose.com on August 9th, 2024 beginning at 11:00 AM, in accordance with Chapter 45, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this day of 07/12/2024. By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court July 19, 26, 2024 24-00676T

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 24000110CA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. AARON GENE DIXON; SHANON L. DIXON; UNKNOWN SPOUSE OF AARON GENE DIXON; UNKNOWN SPOUSE OF SHANON L. DIXON; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant. To the following Defendant(s): AARON GENE DIXON 35 ROBINSON ST APT 2 FAIRFIELD, ME 04937 and SHANON L. DIXON 35 ROBINSON ST APT 2 FAIRFIELD, ME 04937 and UNKNOWN SPOUSE OF AARON GENE DIXON 35 ROBINSON ST APT 2 FAIRFIELD, ME 04937 and UNKNOWN SPOUSE OF SHANON L. DIXON 35 ROBINSON ST APT 2 FAIRFIELD, ME 04937 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 11, BLOCK 4, PORT CHARLOTTE SUBDIVISION SECTION ONE, ACCORD- ING TO THE MAP OR PLAT	THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 26A, 26B AND 26C, OF THE PUBLIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. a/k/a 3105 Sunrise Trl, Port Charlotte, FL 33952 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 8-19-2024, a date which is within thirty (30) days after the first publication of this Notice in 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. This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 12 day of July, 2024. As Clerk of the Court By B. Lackey (SEAL) As Deputy Clerk Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 July 19, 26, 2024 24-00686T

SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case #: 22000916CA Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Plaintiff, -vs-, Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Donald J. Butler, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Donald Joab Butler a/k/a Donald J. Butler; June Laverne Givens a/k/a June L. Ray a/k/a June L. Butler a/k/a June Butler; Unknown Spouse of Donald Joab Butler a/k/a Donald J. Butler; Unknown Spouse of June Laverne Givens a/k/a June L. Ray a/k/a June L. Butler a/k/a June Butler; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22000916CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Donald J. Butler, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s) are defendant(s), I, 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 at 11:00AM on August 26, 2024, the following described property as set forth in said Final Judgment, to-wit: LOT 7, BLOCK 256, TROPICAL GULF ACRES, UNIT 10 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 76A THROUGH 76N OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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. 07/16/2024 Roger D. Eaton CLERK OF THE CIRCUIT COURT Charlotte County, Florida (SEAL) B. Lackey DEPUTY CLERK OF COURT Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 22-326599 FCO1 RFT July 19, 26, 2024 24-00698T

SECOND INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24000067CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. CASPIAN BUILDERS, LLC, A Florida Limited Liability Company, Defendant. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 06/26/2024 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as: Lot 14, Block 100, ROTONDA MEADOWS, as per plat thereof recorded in Plat Book 10, Pages 15-A through 15-Z-18 of the Public Records of Charlotte County, Florida. Commonly known as: 2 Wren Dr., Placidia, FL 33946	There will be an online sale at www.charlotte.realforeclose.com on August 9th, 2024 beginning at 11:00 AM, in accordance with Chapter 45, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this day of 07/12/2024. By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court July 19, 26, 2024 24-00685T

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case Number: 24-000957-CA In Re: The Forfeiture of: \$4,083.00 U.S. Currency, \$9,371.00 U.S. Currency & Glock 19 gmm Claimant: ASH'SHFI SABUR & JOE LAWSON TO CLAIMANT, JOE LAWSON, and their devisees, grantees, creditors, and all other parties claiming by, through, under or against it; 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 property hereafter described. You are notified that a forfeiture action on the following property, to-wit: \$4,083.00 U.S. Currency, \$9,371.00 U.S. Currency, & Glock 19 gmm has been filed against you and you are required to serve a copy of your written defenses, if any, to it on WILL W. SUNTER, ESQUIRE, @ FARR LAW	FIRM, P.A., Attorney for Petitioner, whose address is 99 Nesbit Street, Punta Gorda, FL 33950, on or before the 19th day of August, 2024, and file the original with the Clerk of this Court either before service on Plaintiffs' Attorney or immediately thereafter otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Witness my hand and seal of the Court this 12 day of July, 2024. ROGER D. EATON, CLERK OF THE CIRCUIT COURT CHARLOTTE COUNTY, FLORIDA (SEAL) By B. Lackey Deputy Clerk WILL W. SUNTER, ESQUIRE, FARR LAW FIRM, P.A., Attorney for Petitioner, 99 Nesbit Street, Punta Gorda, FL 33950 001122.0992/ 4883-0425-5183, v. 1 July 19, 26; Aug. 2, 9, 2024 24-00684T

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 24000362CA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-RPL9 TRUST, Plaintiff, vs. MICHAEL C. WELBORN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at 11:00 AM on the 23 day of August, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 4, BLOCK 20, HOLY-MAN'S SUBDIVISION, SOUTH CLEVELAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 22, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF MISTY AVENUE (A/K/A MITCHELL AVENUE) AND THE SOUTH-EASTERLY RIGHT-OF-WAY OF SECOND STREET (A/K/A BEECHWOOD STREET) THENCE NORTH 49° 18' 14" EAST ALONG THE SOUTH-EASTERLY RIGHT-OF-WAY OF THE SECOND STREET, A DISTANCE OF 86.84 FEET; THENCE SOUTH 40° 41' 46" EAST, A DISTANCE OF 157.76 FEET TO THE SOUTH SOUTHEASTERLY LINE OF SAID LOT 4; THENCE SOUTH 57° 35' 54" WEST ALONG SAID SOUTHEASTERLY LOT LINE	A DISTANCE OF 87.07 FEET TO THE NORTH RIGHT-OF-WAY OF SAID MISTY AVENUE; THENCE NORTH 40° 57' 55" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 145.20 FEET TO THE POINT OF BEGINNING. PROPERTY ADDRESS: 5411 BEECHWOOD ST, PUNTA GORDA, FL 33982 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 07/15/2024. ROGER D. EATON Clerk Of The Circuit Court By: (SEAL) B. Lackey Deputy Clerk Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 22-00480 July 19, 26, 2024 24-00691T

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No.: 23-004562-CA WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as trustee of Aero III Acquisition Trust, Plaintiff, v. WINDSOR BEACH, LLC, a Florida limited liability company; TARAS YURCHAK, an individual; JEANINE LIVERMORE, an individual; SOUTH GULF COVE HOMEOWNERS ASSOCIATION, INC., a Florida profit corporation; CHARLOTTE COUNTY, FLORIDA; UNKNOWN TENANT #1 in possession of 10404 Monticello Dr., Port Charlotte, FL 33981; UNKNOWN TENANT #2 10404 Monticello Dr., Port Charlotte, FL 33981; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure entered on July 9, 2024 in the above-referenced matter pending in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of this Court will sell the following described property situated in Charlotte County, Florida: Lot 3, Block 4463, PORT CHARLOTTE SUBDIVISION SECTION EIGHTY TWO, according to the map or plat thereof, as recorded in Plat Book 6, Page(s)	52A through 52M, inclusive, of the Public Records of Charlotte County, Florida.. a/k/a 10404 Monticello Dr., Placidia, FL 33946 at public sale, to the highest and best bidder, for cash, on AUGUST 23, 2024 at 11:00 a.m., via the internet at www.charlotte.realforeclose.com. 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. ROGER D. EATON CLERK OF THE CIRCUIT COURT By: (SEAL) D. Gerace 07/12/2024 Deputy Clerk Attorneys for Plaintiff Gerald D. Davis Florida Bar No. 764698 gdavis@trenam.com bshepard@trenam.com tyatsco@trenam.com Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A. 200 Central Avenue, Suite 1600 St. Petersburg, FL 33701 Tel: (727) 896-7171 July 19, 26, 2024 24-00680T
SECOND INSERTION	
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24001100CA GREAT LAKE FUNDING I TRUST Plaintiff vs. YANG TAO, et al, Defendants/ TO: YANG TAO WHOSE LAST KNOWN ADDRESS IS, 3243 S. PLANFIELD PLACE, ONTARIO, CA 91761 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property, to-wit: Parcel 45 Lot 4, Block 1617, Port Charlotte Subdivision Section Twelve, a subdivision according to the plat thereof, recorded in Plat Book 5, Pages 1A through 1D, inclusive, of the Public Records of Charlotte County, Florida. Tax ID: 402212429004 Parcel 46 Lot 4, Block 2251, Port Charlotte Subdivision Section Twenty, according to the Plat thereof, recorded in Plat Book 5 at Pages 10-A through 10-F of the Public Records of Charlotte County, Florida. Tax ID: 402213404010 Parcel 47 Lot 4, in Block 2270, of Port Charlotte Subdivision Section Twenty, a Subdivision according to the Plat thereof, as recorded in Plat Book 5, at Page 10A, of the Public Records of Charlotte County, Florida. Tax ID: 402213428009 Parcel 48 Lot 10, Block 344, Port Charlotte Subdivision Section Twenty-One, according to the Plat thereof, recorded in Plat Book 5, Page 12, of the Public Records of Charlotte County, Florida. Tax ID: 402218253020 Parcel 49 Lot 18, Block 333, Port Charlotte Subdivision Section Twenty-One, according to the Plat thereof, as recorded in Plat Book 5, Page 12A thru 12G, of the Public Records of Charlotte County, Florida. Tax ID: 402218278003 Parcel 50 Lot 4, Block 318, Port Charlotte Subdivision Section Twenty-One, according to the Plat thereof, as recorded in Plat Book 5, Page 12A thru 12G, of the Public Records of Charlotte County, Florida. Tax ID: 402218433004 Parcel 51 Lot 18, Block 1668, Port Charlotte Subdivision Section Twenty-One, according to the Plat thereof, as recorded in Plat Book 5, Page 12A thru 12G, of the Public Records of Charlotte County, Florida. Tax ID: 402218308006 Parcel 52 Lot 15, Block 1675, Port Charlotte Subdivision Section Twenty-One, according to the Plat thereof, as recorded in Plat Book 5, Page 12A thru 12G, of the Public Records of Charlotte County, Florida. Tax ID: 402218377007 Parcel 53 Lot 2, Block 387, Port Charlotte	Subdivision Section Twenty-Three, according to the Plat thereof, as recorded in Plat Book 5, Page 14A-14E, of the Public Records of Charlotte County, Florida. Tax ID: 402217453003 Parcel 54 Lot 5, Block 382, Port Charlotte Subdivision Section Twenty-Three, according to the Plat thereof, as recorded in Plat Book 5, Page 14A-14E, of the Public Records of Charlotte County, Florida. Tax ID: 402217455009 Parcel 55 Lot 6, Block 761, Port Charlotte Subdivision Section Twenty-Six, a Subdivision according to the Plat thereof, as recorded in Plat Book 5, Pages 19-A thru 19-E, of the Public Records of Charlotte County, Florida. Tax ID: 402209455006 Parcel 56 Lot 5, Block 780, Port Charlotte Subdivision Section Twenty-Six, a subdivision according to the Plat thereof recorded in Plat Book 5, Pages 19A through 19E, of the Public Records of Charlotte County, Florida. Tax ID: 402209335005 Parcel 57 Lot 7, Block 592, Port Charlotte Subdivision Section Forty-One, a subdivision according to the Plat thereof recorded in Plat Book 5, Pages 51A-51E, of the Public Records of Charlotte County, Florida. Tax ID: 402213280017 Tax ID: 402113280017; 402209335005; 402209455006; 402212429004; 402213404010; 402213428009; 402217453003; 402217455009; 402218253020; 402218278003; 402218308006; 402218377007; 402218433004; This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, GILBERT GARCIA GROUP, P.A., whose address is 2313 W. Violet St, Tampa, Florida 33603, on or before 30 days after date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 10th day of July, 2024. CHARLOTTE COUNTY, FLORIDA By: B. Lackey (SEAL) Deputy Clerk GILBERT GARCIA GROUP, P.A. 2313 W. Violet St. Tampa, Florida 33603 800931.104774 July 19, 26, 2024 24-00696T