# CHARLOTTE COUNTY LEGAL NOTICES

# --- PUBLIC SALES ---

# FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the West Port East Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE: April 15, 2025 TIME 12:00 pm

LOCATION: Country Inn & Suites by Radisson 24244 Corporate Court Port Charlotte, Florida 33954

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefitting certain lands within the District. The Project is described in more detail in the Engineer's Report ("Engineer's Report"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the Master Special Assessment Methodology Report ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly

The District is located in unincorporated Charlotte County, Florida and is comprised of approximately 175.877 acres, generally located south of Tamiami Trail, north of El Johean and east of the West Port Community Development District. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the " ${\bf District}$  's  ${\bf Office}$  " located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

#### **Proposed Debt Assessments**

The proposed Debt Assessments are in the total principal amount of \$50.370,000 (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond As- sessments
Townhomes	206	0.7	\$66,251	\$6,261
SF 40	240	0.8	\$75,716	\$7,155
SF 50	196	1.0	\$94,645	\$8,944

\*Amount includes principal only, and not interest or collect costs \*\*Amount includes estimated 3% County collection costs and 4% early payment

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assess ments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

RESOLUTION 2025-29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT DECLAR-ING SPECIAL ASSESSMENTS: DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the West Port East Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/ earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the District Engineer's Report ("Project"), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that Master Special Assessment Methodology Report, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SU-PERVISORS OF THE WEST PORT EAST COMMUNITY DEVELOP-MENT DISTRICT:

- 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECIT-ALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and cor-
- 2. **DECLARATION OF ASSESSMENTS**. The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.
- 3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Project are described in  $\mathbf{Exhibit}\,\mathbf{A}$ , which is on file at the District Records Office.  $\mathbf{Exhibit}\,\mathbf{B}$  is also on file and available for public inspection at the same location.
- 4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.
- A. The total estimated cost of the Project is \$36,575,000 ("Estimated Cost").
- B. The Assessments will defray approximately \$50,370,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$4,474,238 per year, again as set forth in Exhibit B.
- C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless
- 5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESS-MENTS SHALL BE LEVIED. The Assessments securing the Project shall be levied on the lands within the District, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.
- 6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is March 21, 28, 2025

on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06. Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in  $\mathbf{Exhibit} \ \mathbf{B}$  hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE **OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

#### NOTICE OF PUBLIC HEARINGS

April 15, 2025 TIME: 12:00 pm

Country Inn & Suites by Radisson LOCATION: 24244 Corporate Court Port Charlotte, Florida 33954

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in  $\mathbf{Exhibit} \, \mathbf{B}$ . Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adop-

 $\mbox{\bf PASSED}$   $\mbox{\bf AND}$   $\mbox{\bf ADOPTED}$  this 11th day of February, 2025.

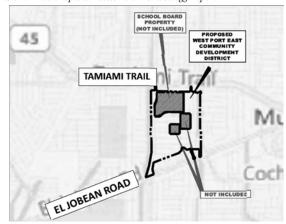
ATTEST:

WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT

/s/ Kristen Suit Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report Exhibit B: Master Special Assessment Methodology Report



25-00281T

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Email your Legal Notice legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

# --- ESTATE ---

**CHARLOTTE COUNTY** 

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000279-CP Division Probate IN RE: ESTATE OF DENNIS B. HAWKINS, Deceased.

The administration of the estate of DENNIS B. HAWKINS, deceased, whose date of death was October 7, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-BARRED.

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

The date of first publication of this notice is March 21, 2025.

Personal Representatives: CAMERON HAWKINS 801 Murphy Court Linden, Michigan 48451

SAMANTHA HAWKINS 1299 Heatherwood Drive, Apt. 3B Grand Blanc, Michigan 48439 Attorney for Personal Representative: CHRISTA W. HERMAN, ESQ. Attorney for Personal Representatives Florida Bar Number: 99222 CWH Law

1001 W Indiantown Road, Suite 102 Jupiter, FL 33458 Telephone: (561) 510-2188 E-Mail: cherman@cwhlawyers.com

March 21, 28, 2025

District Manager March 21, 2025

NOTICE. ALL CLAIMS NOT FILED WITHIN

TION 733.702 WILL BE FOREVER NOTWITHSTANDING THE TIME

DATE OF DEATH IS BARRED.

notice is March 21st, 2025. Personal Representative:

> Scottsdale, Arizona 85259 Attorney for Personal Representative: Lori A. Wellbaum Attorney Florida Bar Number: 071110 WELLBAUM LAW PA 686 N. Indiana Avenue Englewood, FL 34223 Telephone: (941) 474-3241

FIRST INSERTION

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

File No. 25000131CP Division Probate IN RE: ESTATE OF JOHN J. BELASKI, Deceased.

The administration of the estate of John J. Belaski, deceased, whose date of death was December 10, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this

Robert R. Belaski 10222 North 108th Place

Fax: (941) 475-2927 E-Mail: anne@wellbaumlaw.com Secondary E-Mail: lori@wellbaumlaw.com 25-00282T March 21, 28, 2025

FIRST INSERTION

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

File No. 2025-198-CP **Division Probate** IN RE: ESTATE OF **HECTOR CAPO Deceased.** 

The administration of the estate of HECTOR CAPO, deceased, whose date of death was December 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.

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

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

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

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

The date of first publication of this notice is March 21, 2025.

Personal Representative: HILDA CAPO

25225 Rampart Blvd., Unit 2003 Punta Gorda, Florida 33983 Attorney for Personal Representative: NICOLE S. PEET Florida Bar Number: 1025612 FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: npeet@farr.com Secondary E-Mail: tweiss@farr.com FIRST INSERTION

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

File No. 25-000228-CP **Division: PROBATE** IN RE: ESTATE OF FRANCISCO A. RAMIREZ, JR., Deceased.

The administration of the estate of Francisco A. Ramirez, Jr., deceased, whose date of death was December 28, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is March 21, 2025.

Personal Representative: **Teresa R. Jacobsen** 515 Oak Grove Road

Linthicum, MD 21090 Attorney for Personal Representative: Chevenne R. Young Florida Bar Number: 0515299 WOTITZKY, WOTITZKY & YOUNG, P.A. 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617  $\hbox{E-Mail: cyoung@wotitzkylaw.com}$ Secondary E-Mail:

jackie@wotitzkylaw.com

March 21, 28, 2025

25-00268T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-258-CP **Division Probate** 

IN RE: ESTATE OF WILLIAM WALTER KLOSSNER a/k/a WILLIAM W. KLOSSNER Deceased.

The administration of the Estate of William Walter Klossner a/k/a William W. Klossner, deceased, whose date of death was February 17, 2025, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER NOTWITHSTANDING BARRED. THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of first publication of this notice is March 21, 2025.

> Personal Representative Hazel E. Klossner 405 Scarlet Sage Court

Punta Gorda, Florida 33955 Attorney for Personal Representative John B. Mizell Florida Bar No. 0562424 Mizell & Mays Law Firm, P.A. 331 Sullivan St. Punta Gorda, F 33950 Telephone: (941) 575-9291 E-mail Addresses: jmizell@mizell-law.com, ndotres@mizell-law.com March 21, 28, 2025 25-00265T

#### FIRST INSERTION

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

PROBATE DIVISION FILE NO.: 24000557CP IN RE: ESTATE OF MARJORIE M. PICKERING Deceased.

The administration of the estate of Marjorie M. Pickering, deceased, File Number 24000557CP, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT 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 DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 21, 2025.

Personal Representative: /s/ Richard G.T. Pickering Richard G.T. Pickering 2170 Brigham Street, Unit 1K Brooklyn, NY 11229

Attorney for Personal Representative: /s/ Christine F. Wright Christine F. Wright, Esq. Florida Bar No: 120790 923 Del Prado Blvd. S., Suite 205 Cape Coral, FL 33990 Tel: 239-542-9955 Fax: 239-829-0548 E-mail: cwright@wlfpa.com Secondary E-mail: info@wlfpa.com March 21, 28, 2025 25-00266T

# FIRST INSERTION

25-00267T

# WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

March 21, 28, 2025

The West Port East Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Charlotte County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 ("District Manager"), in an envelope marked on the outside "Auditing Services, West Port East Community Development District." Proposals must be received by 12:00 p.m. on March 28, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

25-00264T

# Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

# FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-312-CP **Division: PROBATE** IN RE: ESTATE OF MICHAEL METYK A/K/A MICHAEL R. METYK A/K/A MICHAEL ROBERT METYK

Deceased. The administration of the estate of MI-CHAEL METYK A/K/A MICHAEL R. METYK A/K/A MICHAEL ROBERT METYK, deceased, whose date of death was December 19, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which 350 E. Marion Ave., Punta Gorda, Florida. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is March 21, 2025.

Personal Representative: Robert J. Starr 3152 Willow Road

Punta Gorda, Florida 33982 Attorney for Personal Representative: Ellie K. Harris, Esq. Florida Bar Number: 0021671 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

March 21, 28, 2025

25-00263T

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

CIVIL ACTION CASE NO.: 25-000231-CA WHELESS PROPERTIES, LLC, Plaintiff, vs. ALEXANDER KAISER AND ANY

AND ALL KNOWN OR UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ANY OF THE HEREIN NAMED INDIVIDUAL DEFENDANTS. Defendants.

TO: Alexander Kaiser 13274 Blue Grass Terrace Punta Gorda, FL 33955 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 1, in Block 218, of Unit 10, TROPICAL GULF ACRES, according to the Plat thereof, as recorded in Plat Book 4, at Page(s) 76J, of the Public Records of Charlotte County, Florida. a/k/a: 13262 Blue Grass Terrace, Punta Gorda, FL 33955 422311304001 has been filed against you and that you

are required to serve a copy of your written defenses, if any, to it on Florida

FIRST INSERTION

Consumer Lawyers, Plaintiffs attorney, at PO Box 341499, Tampa, FL 33694, Phone Number: (813) 282-9330, not less than 28 nor more than 60 days of the First date of publication of this Notice, and file the original with the Clerk of this Court, at 350E. Marion Avenue, Punta Gorda, FL 33950 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.

25-00277T

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

DATED this 17 day of March, 2025. Clerk of Circuit Court By: B. Lackey (SEAL)

As Deputy Clerk Florida Consumer Lawyers Plaintiffs attorney PO Box 341499, Tampa, FL 33694,

Phone Number: (813) 282-9330 Mar. 21, 28; Apr. 4, 11, 2025

25-00283T

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

#### FIRST INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24001383CP **Division Probate** 

OR DEMANDS AGAINST THE

You are hereby notified that an Order of Summary Administration has been entered in the estate of Georgelio Velazquez, deceased, File Number 24001383CP; by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was March 16, 2024; that the total value of the estate is 0.00 and that the names and addresses of those to whom

Name Address Creditors: NONE Beneficiaries: George Velazquez 2322 Huntsbridge Drive

NOTIFIED THAT:

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

The date of first publication of this

Notice is March 21, 2025. Person Giving Notice: /s/George Velazquez George Velazquez Personal Representative 2322 Huntsbridge Drive Clayton, NC 27520

Attorney for Person Giving Notice: /s/Mark Martella Mark Martella, Esq. Attorney for Petitioners Florida Bar No. 024021 Martella Law Firm, PLLC 18245 Paulson Drive, Suite 131 Port Charlotte, FL 33954 Phone: 941-867-6865 Fax: 941-867-8949 Primary: mark@martellalaw.com Secondary: tara@martellalaw.com March 21, 28, 2025 25-00270T

#### FIRST INSERTION

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

FLORIDA CIVIL DIVISION: CASE NO.: 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 12 day of May, 2025, the following described property as set forth in said

Final Judgment, to wit:

LOT 4, BLOCK 20, HOLYMAN'S SUBDIVISION, SOUTH CLEVE-LAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 22, OF THE PUBLIC RECORDS CHARLOTTE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE INTER-SECTION 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 SOUTH-EASTERLY 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 BE-GINNING.

PROPERTY ADDRESS: 5411 BEECHWOOD ST, PUNTA GOR-DA. 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  $\operatorname{MAY}$  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 03/14/2025.

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

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310

Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com

22-00480

March 21, 28, 2025 25-00276T

#### FIRST INSERTION

#### WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the West Port East Community Development District (the "District") and the Auditor Selection Committee ("Audit Committee") of the District will hold a regular meeting and audit committee meeting on April 15, 2025 at 12:00 a.m., at the Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954.

The Audit Committee will review, discuss and evaluate any proposals the District receives pursuant to the solicitation for auditing services. A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. The Special Meeting is being held for the necessary public purpose of considering the delegation resolution and related financing items, as well as conducting any other business that may properly come before the Board.

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office") during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations in order to access and participate in the meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of pro-

ceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager

25-00278T March 21, 2025

# FIRST INSERTION

# WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the West Port East Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on April 15, 2025 at 12:00 p.m., at Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

March 21, 28; April 4, 11, 2025 25-00280T

#### FIRST INSERTION REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT

The West Port East Community Development District ("District"), located in Charlotte County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

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

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit one (1) electronic and one (1) unbound copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on April 4, 2025, 2025 by email to gillyardd@whhassociates.com ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request. Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

IN RE: ESTATE OF Georgelio Velazquez, Deceased. TO ALL PERSONS HAVING CLAIMS

ABOVE ESTATE:

it has been assigned by such order are:

Clayton, NC 27520 Ivette Velazquez 2465 Crotona Avenue Bronx, NY 10458 David M. Velazquez 8645 E Hickory Lane Lithia Springs GA 30123 Felicia N. Velazquez Arroufi 8531 Bowden Street Douglasville, GA 30134 ALL INTERESTED PERSONS ARE

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL

CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION CASE NO. 24000530CA

ROCKET MORTGAGE, LLC F/K/A

JAMIE N. BARNES A/K/A JAMIE

pursuant to a Final Judgment of Foreclosure dated December 23,

2024, and entered in 24000530CA of

the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte

County, Florida, wherein ROCKET

MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and

JAMIE BARNES A/K/A JAMIE

STRATICO; UNKNOWN SPOUSE OF JAMIE N. BARNES A/K/A

JAMIE N. STRATICO; SECTION

20 PROPERTY OWNER'S ASSOCIATION, INC.; STATE OF

FLORIDA are the Defendant(s).

ROGER D. EATON as the Clerk of the Circuit Court will sell to the

highest and best bidder for cash at

www.charlotte.realforeclose.com, at 11:00 AM, on April 09, 2025, the

following described property as set

forth in said Final Judgment, to wit: LOT 29, BLOCK 552, PUNTA GORDA ISLES SECTION 20,

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK 11, PAGES 2A-2Z42,

IS HEREBY GIVEN

QUICKEN LOANS, LLC,

N. STRATICO, et al.

Plaintiff, vs.

Defendant(s).

FIRST INSERTION OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY. FLOR-

> IDA. Property Address: 26166 PAY-SANDU DR, PUNTA GORDA, FL 33983

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

Dated this day of 03/13/2025. ROGER D. EATON As Clerk of the Court (SEAL) By: Brittany Lackey As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-173487 - MaM March 21, 28, 2025 25-00269T

# FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 24002003CA

NATIONSTAR MORTGAGE LLC, Plaintiff, vs JULIO JIMENEZ A/K/A JULIO C. JIMENEZ; PORTFOLIO RECOVERY ASSOCIATES, LLC: UNKNOWN SPOUSE OF JULIO JIMENEZ A/K/A JULIO C. JIMENEZ; 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 May, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 943, PORT CHARLOTTE SUBDIVISION SECTION 17, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 6A THROUGH 6D, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PROPERTY ADDRESS: 655 RUTLAND CIR, PORT CHAR-LOTTE, FL 33954 IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAIN-

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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 03/19/2025.

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

25-00288T

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02052

March 21, 28, 2025

**HOW TO PUBLISH YOUR** LEGAL NOTICE

IN THE BUSINESS OBSERVER

# CALL 941-906-9386

and select the appropriate County name from the menu option OR

e-mail legal@businessobserverfl.com

CHARLOTTE COUNTY

#### FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 23004612CA

ROCKET MORTGAGE, LLC F/K/A

QUICKEN LOANS, LLC, Plaintiff, vs. AMY SHAH A/K/A AMY C. SHAH,

DECEASED, et. al. Defendant(s),

TO: EDEN SANNER, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 11. BLOCK 2108, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 5, PAGE(S) 18A THROUGH 18C. 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton,

NOTICE OF ACTION

IN THE CIRCUIT COURT, IN

AND FOR CHARLOTTE COUNTY,

CASE No.: 25000031CA

SCS TECHNOLOGIES CORP,

JEAN SOLCHAGA, and all others

JEAN SOLCHAGA, HIGH CHIEF

LIMITED LIABILITY COMPANY.

under CLIFFORD LACHMAN and

TO: JEAN SOLCHAGA, and all oth-

ers claiming by, through and under JEAN SOLCHAGA and CLIFFORD

LACHMAN, and all others claiming by,

through and under CLIFFORD LACH-

YOU ARE NOTIFIED that an action

to quiet the title on the following real

properties in Charlotte County, Florida:

Lot 80, Block 275, Unit No. 10,

Tropical Gulf Acres, according

to the map or plat thereof, as

recorded in Plat Book 4, Page(s) 76A through 76N, inclusive, of

the Public Records of Charlotte

County, Florida. a/k/a 13279 Carousel Dr, Punta Gorda, FL

Lot 13, Block 261, Unit No. 10,

Tropical Gulf Acres, according

to the map or plat thereof, as

recorded in Plat Book 4, Page(s)

76A through 76N, inclusive, of

the Public Records of Charlotte

County, Florida. a/k/a 27430

33955 ("Parcel 1").

CLIFFORD LACHMAN, and all

others claiming by, through and

STATE OF FLORIDA,

Defendant,

claiming by, through and under

JOHNNY WHITEFEATHERS

DREAM, LLC, A DELAWARE

GREAT AMERICAN LAND

Florida 33487 on or before 4-23-2025/ (30 days from Date of First Publication of this Notice) 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 vou. 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 at Charlotte County, Florida, this 18 day of March, 2025.

ROGER D. EATON CLERK OF THE CIRCUIT COURT (SEAL) BY: B. LACKEY DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-132684

Chrysalis Dr, Punta Gorda, FL

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on J.D. Manzo, of

Manzo & Associates, P.A., Plaintiff's

attorney, whose address is 4767 New

Broad Street, Orlando, FL 32814, tele-

phone number (407) 514-2692, on or

before April 17, 2025, and file the origi-

nal 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

ity who needs any accommodation in

order to participate in this proceed-

ing, you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact Jon Embury, Adminis-

trative Services Manager, whose office

is located at 350 E. Marion Avenue,

Punta Gorda, Florida 33950, and

whose telephone number is (941) 637-

2110, at least 7 days before your sched-

uled court appearance, or immediately

upon receiving this notification if the

time before the scheduled appearance

is less than (7) days; if you are hearing

DATED this 12 day of March 2025.

Clerk of the Circuit Court

By: B. Lackey (SEAL)

As Deputy Clerk

25-00271T

or voice impaired, call 711.

Manzo & Associates, P.A.

4767 New Broad Street

Plaintiff's attorney

Orlando, FL 32814

J.D. Manzo

If you are a person with a disabil-

March 21, 28, 2025 25-00286T

33955 ("Parcel 3").

or petition.

FIRST INSERTION

#### FIRST INSERTION

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

CASE NO.: 25-000233-CA WHELESS PROPERTIES, LLC, Plaintiff, vs. ALEXANDER KAISER AND ANY

AND ALL KNOWN OR UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ANY OF THE HEREIN NAMED INDIVIDUAL DEFENDANTS,

**Defendants.**TO: Alexander Kaiser 13274 Blue Grass Terrace Punta Gorda FL 33955

YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BE-ING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:

Lot 2, in Block 218, of Unit 10, TROPICAL GULF ACRES, according to the Plat thereof, as recorded in Plat Book 4, at Page(s) 76J, of the Public Records of Charlotte County, Florida.

a/k/a: 13268 Blue Grass Terrace, Punta Gorda, FL 33955 ÍD Number Parcel 422311304002

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Florida

Consumer Lawyers, Plaintiffs attorney, at PO Box 341499, Tampa, FL 33694, Phone Number: (813) 282-9330, not less than 28 nor more than 60 days of the First date of publication of this Notice, and file the original with the Clerk of this Court, at 350E. Marion Avenue. Punta Gorda, FL 33950 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 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 17th day of March, 2025. Clerk of Circuit Court By: B. Lackey (SEAL) As Deputy Clerk

Florida Consumer Lawyers Plaintiffs attorney PO Box 341499, Tampa, FL 33694, Phone Number: (813) 282-9330 Mar. 21, 28; Apr. 4, 11, 2025

25-00284T

#### FIRST INSERTION

NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 241356CA NEW VISTA PROPERTIES, INC. a Florida Corporation,

DAVID PASCUAL; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him 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 DAVID PASCUAL

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 Friday, April 25, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com,

accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 21, Block 2427, Port Charlotte Subdivision, Section Thirty-Two, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 29A, 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. 241356CA, New Vista Properties, Inc., v. David Pascual.

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

in 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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 03/14/2025

ROGER D. EATON, Clerk (SEAL) By: Brittany Lackey Deputy Clerk

Albert J. Tiseo, Jr., Esq. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 March 21, 28, 2025 25-00275T

#### FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL

CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 241452CA

CONSTRUCTION PROFESSIONALS, INC, a Florida corporation. Plaintiff, vs.

JAMES FROMMERT and JESSICA FROMMERT, 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, May 28, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 876, Rotonda Heights, according to the Plat thereof, recorded in Plat Book 8, Page 26, 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. 241452CA, Construction Professionals, Inc., v. James Frommert and Jessica Frommert.

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

Dated 03/19/2025

ROGER D. EATON, Clerk (SEAL) By: D. Gerace Deputy Clerk

Albert J. Tiseo, Jr., Esq. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 March 21, 28, 2025

25-00287T

#### FIRST INSERTION

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

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

CASE NO. 24000087CA CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. GAY A. NUCKOLLS, AS TRUSTEE OF THE GAY A. NUCKOLLS

TRUST, UNDER A TRUST AGREEMENT DATED OCTOBER 22, 2003, et al. Defendant(s).
NOTICE IS HEREBY GIVEN

pursuant to a Final Judgment of Foreclosure dated October 22, 2024, and entered in 24000087CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein CARRINGTON MORTGAGE
SERVICES LLC is the Plaintiff and GAY A. NUCKOLLS, AS TRUSTEE OF THE GAY A. NUCKOLLS TRUST, UNDER A TRUST AGREEMENT DATED OCTOBER 22, 2003; UNKNOWN BENEFICIARIES OF THE GAY A. NUCKOLLS TRUST, UNDER A TRUST AGREEMENT DATED OCTOBER 22, 2003; GAY A. NUCKOLLS; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on April 28, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK E, HOLIDAY MOBILE ESTATES 3RD ADDI-

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

TOGETHER WITH-DOUBLE WIDE 1980 MOBILE HOME; VIN NUMBERS 6340B/A Property Address: 1429 BLUE HERON DRIVE, ENGLEWOOD, FL 34224

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031

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

Dated this 18 day of March, 2025. ROGER D. EATON As Clerk of the Court By: (SEAL) Brittany Lackey As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-166633 - MaM March 21, 28, 2025

25-00285T

# FIRST INSERTION

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

CIVIL ACTION CASE NO.: 241319CA

NEW VISTA PROPERTIES, INC. a Florida Corporation, Plaintiff, vs. MARLENE D. BALA, individually and as Trustee of the BALA

HOLDINGS TRUST dated 12/12/14; 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 MARLENE D. BALA, individually and as Trustee of the **BALA HOLDINGS TRUST dated** 

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 Thursday, April 24, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com. in accordance with Chapter 45 Florida Statutes, the following-described real property:

Lot 22, Block 2642, Port Charlotte Subdivision, Section Forty-Eight, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 62-A, 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. 2024-001319-CA, New Vista Properties, Inc., v. Marlene D. Bala.

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,

Dated 03/14/2025

call 711.

ROGER D. EATON. Clerk (SEAL) By: Brittany Lackey Deputy Clerk

Albert J. Tiseo, Jr., Esq. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 March 21, 28, 2025 25-00272T

# FIRST INSERTION

NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 241322CA NEW VISTA PROPERTIES, INC., a Florida Corporation,

Plaintiff, vs. SAVITTRIE GANGAPERSAUD; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him 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 SAVITTRIE GANGAPERSAUD,

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 Thursday, April 24, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com, in

accordance with Chapter 45 Florida Statutes, the following-described real

telephone number (407) 514-2692

Mar. 21, 28; Apr. 4, 11, 2025

Lot 24, Block 2859, Port Charlotte Subdivision, Section Forty-Seven, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 61A through 61G, 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. 2024-001322-CA, New Vista Properties, Inc., v. Savittrie Gangapersaud.

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, 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 03/14/2025 ROGER D. EATON, Clerk (SEAL) By: Brittany Lackey

Deputy Clerk Albert J. Tiseo, Jr., Esq. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 March 21, 28, 2025 25-00274T NOTICE OF FORECLOSURE SALE THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

FIRST INSERTION

IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 241329CA NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.

ANDRES AVILES HIGUITA; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him 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 ANDRES AVILES

**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 Thursday, April 24, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com, in

HIGHITA

accordance with Chapter 45 Florida Statutes, the following-described real property: Lot 22, Block 2620, Port Char-

lotte Subdivision, Section Forty-Eight, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 62A, 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. 2024-001329-CA, New Vista Properties, Inc., v. Andres Aviles Higuita.

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

Dated 03/14/2025 ROGER D. EATON, Clerk (SEAL) By: Brittany Lackey

Deputy Clerk Albert J. Tiseo, Jr., Esq. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 March 21, 28, 2025 25-00273T

# SUBSEQUENT INSERTIONS

**CHARLOTTE COUNTY** 

# --- ESTATE / SALES ---

#### SECOND INSERTION

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

File No. 25-256-CP Division Probate IN RE: ESTATE OF DIANE LINDSAY BRACE Deceased.

The administration of the estate of Diane Lindsay Brace, deceased, whose date of death was December 20, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 14, 2025.

# Personal Representative: William Robert Askew, III 2015 Cherry Hill Road

Dumfries, VA 22026 Attorney for Personal Representative: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com March 14, 21, 2025 25-00248T

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000172CP **Division Probate** IN RE: ESTATE OF FLORENCE REBECCA KUGEL a/k/a REBECCA D. KUGEL Deceased.

The administration of the estate of FLORENCE REBECCA KUGEL a/k/a REBECCA D. KUGEL, deceased, whose date of death was December 20. 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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 March 14, 2025. Personal Representative: HOLLY FLYNN

1426 Gunston Road Bel Air, MD 21015 Attorney for Personal Representative: THOMAS R. WALSER, ESQ. Attorney for Personal Representative E-mail Addresses: trwalser@floridaprobatefirm.comFlorida Bar No. 116596 Florida Probate Law Firm, PLLC 6751 N. Federal Highway, Ste. 101, Boca Raton, FL 33487 Telephone: (561) 210-5500 25-00230T March 14, 21, 2025

#### SECOND INSERTION

OF THE FIRST PUBLICATION OF NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THIS NOTICE OR 30 DAYS AFTER CHARLOTTE COUNTY, FLORIDA THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property

RON REYNALDI held at the time of the decedent's death by the decedent or the decedent's sur-The administration of the estate of Ron viving spouse is property to which the Reynaldi, deceased, whose date of death Florida Uniform Disposition of Community Property Rights at Death Act was November 4, 2024, is pending in the Circuit Court for Charlotte County. as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port unless a written demand is made by a Charlotte, FL 33948. The names and creditor as specified under s. 732.2211, addresses of the personal representative

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 March 14, 2025.

#### Personal Representative: Rona Rene Lopez 1084 Winding Pines Circle #1203

Cape Coral, Florida 33909 Attorney for Personal Representative Rodolfo Suarez Jr. Esq., Attorney Florida Bar Number: 013201 9100 South Dadeland Blvd, Suite 1620 Miami, Florida 33156 Telephone: 305-448-4244 E-Mail: rudy@suarezlawyers.com Secondary E-Mail: eservice@suarezlawyers.com March 14, 21, 2025 25-00234T

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000265-CP **Division: Probate** IN RE: ESTATE OF WENDY A. TOPPING Deceased.

PROBATE DIVISION

File No. 25000146CP

IN RE: ESTATE OF

Deceased.

and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

ney are set forth below.

The administration of the estate of Wendy A. Topping, deceased, whose date of death was December 21, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the

decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in § 732.216 – § 732.228 applies, or may apply, unless a written demand is made by the surviving spouse of a beneficiary as specified under § 732.2211.

The date of first publication of this notice is March 14, 2025.

#### Personal Representative: Bonnie L. Graham 435 East Main Street

Avon, Massachusetts 02322 Attorney for Personal Representative: Jeffrey Briscoe, Esq. Florida Bar No. 0127501 3440 Conway Blvd., Suite 1-A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126  $\hbox{E-mail: jeff@jeffbriscoe.com}$ 25-00247T March 14, 21, 2025

# FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2024CA001991

MICHAEL J. PALAZA and LINDA Plaintiffs, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ROBERT E. SMITH, DECEASED, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, LUCILLE SMITH,

#### NEWELL **Defendants**

THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST, ROBERT E. SMITH, DE-CEASED

DECEASED, AND ROBERT E. SMITH, JR., RANDALL J. SMITH,

JEFFREY S. SMITH, DEBORAH A.

6300 ORIOLE BLVD ENGLEWOOD, FL 34224 THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, LUCILLE SMITH, DECEASED 6300 Oriole Blvd Englewood, FL 34224

You are notified of the institution of this action by Plaintiffs, Michael J. Palaza and Linda Palaza for Declaratory Judgment regarding the following property in Charlotte County, Florida:

Lot 100, LEMON BAY ISLES PHASE I, according to the Plat thereof, recorded in Plat Book 15, Page 34, of the Public Records of Charlotte County, Florida. Together with the certain 1981 Celtic VIN KBFLSNA143265 Title No. 19720900, KBFLSNB143265, Title No, 19720901, being 48 feet

in length.
Parcel Identification Number: 412004405004

and you are required to serve a copy of your written defenses, if any to it on Branden M. Henderson, Esq., the Plaintiff's attorney, whose address is 7650 W. Courtney Campbell Causeway, Suite 1150, Tampa, Florida, 33607, by 4-2-2025 and file the original with the Clerk of this Court either before service upon 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.

Dated this 25th day of February,

Clerk of The Circuit Court By: B. Lackey (SEAL) As Deputy Clerk Branden M. Henderson, Esq.,

the Plaintiff's attorney. 7650 W. Courtney Campbell Causeway, Suite 1150, Tampa, Florida, 33607 Feb. 28; Mar. 7, 14, 21, 2025

25-00191T

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-202-CP Division: Probate IN RE: ESTATE OF

MARY A. MURPHY a/k/a MARY MURPHY **Deceased.**The administration of the Estate of

Mary A. Murphy a/k/a Mary Murphy, deceased, whose date of death November 1, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

The date of first publication of this notice is March 14, 2025. Personal Representative:

Thomas H. Murphy PMB 1139-175 1133 Bal Harbor Blvd.

Punta Gorda, Florida 33950 Attorney for Personal Representative: John B. Mizell Florida Bar No. 0562424 Mizell & Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, F 33950 Telephone: (941) 575-9291 E-mail Addresses: jmizell@mizell-law.com, ndotres@mizell-law.com 25-00243T March 14, 21, 2025

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 000150 CP IN RE: ESTATE OF BARBARA JEANNE ADAMS Deceased.

The administration of the estate of Barbara Jeanne Adams, deceased, whose date of death was January 14. 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948. The names and addresses of the personal representative and the personal representative's attorney are set

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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is March 14, 2025.

Personal Representative: /s/ Valerie J. Tiffany Valerie J. Tiffany

3474 Sunrise Trail Port Charlotte, Florida 33952 Attorney for Personal Representative: /s/ Andrew J Britton Andrew J. Britton, Esq. Florida Bar Number: 213500 871 Venetia Bay Blvd., Suite 111 Venice, Florida 34285 Telephone: (941) 408-8008 Fax: (941) 408-0722 E-Mail: legal@andrewbritton law.comMarch 14, 21, 2025 25-00240T

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000280CP **Division Probate** IN RE: ESTATE OF SANDRA ANN MILLER

Deceased. The administration of the estate of SANDRA ANN MILLER, deceased, whose date of death was December 29, 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. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is March 14, 2025.

Personal Representative: Robert W. Hunsberger III 658 Encarnacion Street

Punta Gorda, Florida 33983 Attorney for Personal Representative: Season A. Spanski, Attorney Florida Bar Number: 1044362 946 Tamiami Trail, #206 Port Charlotte, FL 33953 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail: Season@spanskilaw.com E-Mail: Heather@spanskilaw.com March 14, 21, 2025 25-00244T

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000191CP IN RE: ESTATE OF ARTHUR J. GUIDI,

Deceased. The administration of the estate of AR-THUR J. GUIDI, deceased, whose date of death was April 8, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: March 14, 2025 Signed on this 5th day of March, 2025.

#### LISA A. GUIDI Personal Representative

4 Gerts Way Edgartown, Massachusetts 02539 Geena G. Kandel Attorney for Personal Representative Florida Bar No. 1019226 Roetzel & Andress LPA 999 Vanderbilt Beach Road, Suite 401 Naples, Florida 34108 Telephone: (239) 649-6200 Email: gkandel@ralaw.com Secondary Email: serve.gkandel@ralaw.com March 14, 21, 2025 25-00238T

# SECOND INSERTION

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

File No. 25-000270-CP **Division: PROBATE** IN RE: ESTATE OF ROBERTA ELLERY COLE, A/K/A

ROBERTA E. COLE, Deceased. The administration of the estate of Roberta Ellery Cole, a/k/a Roberta E. Cole, deceased, whose date of death was October 26, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are

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

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is March 14, 2025.

Personal Representative: Megan Jean Atkins 14-A West Hight Street

Somersworth, NJ 03878 Attorney for Personal Representative: Chevenne R. Young Florida Bar Number: 0515299 WOTITZKY, WOTITZKY & YOUNG,

1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkylaw.com March 14, 21, 2025 25-00257T

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

**CHARLOTTE COUNTY** 

#### SECOND INSERTION

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

CASE NO. 24002159CA MARYLOU HORAN, Plaintiff, v. TINA LACARTE and CHARLOTTE COUNTY TAX COLLECTOR, Defendants.

TO: TINA LACARTE

YOU ARE HEREBY NOTIFIED that an action for declaratory and injunctive relief with the following described property in Charlotte County, Florida: YEAR: 2004

MAKE: Coachman motorhome 1FCLF53S930A04445 TITLE NO: MI0015884921 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ernest W. Sturges, Jr., Esq., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on 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,

WITNESS my hand and seal of said Court this 6 day of March, 2025.

ROGER D, EATON, CLERK OF COURT By: (SEAL) G. Colon Deputy Clerk

ERNEST W. STURGES, JR., Esq. GOLDMAN, TISEO & STURGES, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 esturges@gtslawfirm.com jgibbs@gtslawfirm.com Mar. 14, 21, 28; Apr. 4, 2025

25-00223T

#### SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT

Plaintiff's attorney or immediately

IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23003416CA WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR ALPHAFLOW TRANSITIONAL MORTGAGE TRUST 2021-WL1,

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

Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated January 15, 2025, and entered in Case No. 23003416CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee for AlphaFlow Transitional Mortgage Trust 2021-WL1, is Plaintiff and Blue International Group LLC; Lucrecia Maria Delmonte; Lendvent SPV 1 LLC; LMD Group Investments Corp., are Defendants, the Office of the Clerk, Charlotte County Clerk of the Court will sell via online auction www.charlotte.realforeclose.com at 11:00 a.m. on the 21st day of April, 2025, the following described property as set forth in said Final Judgment, to

LOT 27 AND THE EAST 15 FEET OF LOT 28, GROVE CITY SHORES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 1922 Missis-

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

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

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

Dated: 03/10/2025 Roger D. Eaton As Clerk of said Court By: (SEAL) D. Gerace

As Deputy Clerk

25-00256T

McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 22-400514

March 14, 21, 2025

# SECOND INSERTION

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

CASE NO. 082024CA002391000101 WILMINGTON SAVINGS FUND SOCIETY.FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I,

WAYNE HENDRYX: VONDA HENDRYX; UNKNOWN SPOUSE OF JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX: UNKNOWN SPOUSE OF ZECHARIAH HENDRYX A/K/A ZECHARIAH W. HENDRYX; ZECHARIAH HENDRYX A/K/A ZECHARIAH W. HENDRYX; CHARLOTTE COUNTY, FLORIDA; CACH, LLC; JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 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.

Defendant(s). TO: JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX Last Known Address 11186 GRAPEFRUIT LN PUNTA GORDA, FL 33955 Current Residence is Unknown TO: UNKNOWN SPOUSE OF JEREMIAH HENDRYX A/K/A JEREMIAH W. HENDRYX Last Known Address 11186 GRAPEFRUIT LN PUNTA GORDA, FL 33955 Current Residence is Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County,

Florida: LOT 433, SOUTH PUNTA GORDA HEIGHTS, 8TH AD-

DITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGES 6A THROUGH 6D, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY FLORIDA TOGETHER WITH THAT CER-TAIN 1984 SKYLINE MOBILE HOME; VIN NUMBER(S): 25650148AT AND 25650148BT, TITLE NUMBER(S): 22642751 AND 22642750, PERMANENT-LY AFFIXED TO THE LAND.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo whose address is P.O. BOX 19519. Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the com-

plaint or petition.

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

DATED on March 5, 2025.

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

Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1491-208577 / VP2 March 14, 21, 2025 25-00229T RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23003459CA

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR THE SG ALTERNATIVE TRUST 2022-RTL2, Plaintiff, vs. BLUE INTERNATIONAL GROUP, LLC; LUCRECIA M. DELMONTE; LMD GROUP INVESTMENTS CORP., Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated September 6, 2024, and Amended Summary Final Judgment of Foreclosure dated September 10, 2024 and entered in Case No. 23003459CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee for the SG Alternative Trust 2022-RTL2, is Plaintiff Blue International Group, LLC; Lucrecia M. Delmonte; LMD Group Investments Corp., are Defendants, the Office of the Clerk, Charlotte County Clerk of the Court will sell via online auction at www.charlotte. realforeclose.com at 11:00 a.m. on the 21st day of April, 2025, the following described property as set forth in said

Final Judgment, to wit:
A PARCEL OF LAND LYING IN A PART OF GOVERNMENT LOT 3, SECTION 30, TOWN-SHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STA-TION 80+00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SECTION NO. 01560-2601, SHEET NO. 5, OF STATE ROAD NO. S-776 (HARBOR VIEW ROAD, 80 FEET R/W) FOR A POINT OF BEGINNING; SAID POINT ALSO BEING A

MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID R/W; THENCE SOUTH 35 DEGREES 46 MINUTES 45 SECONDS EAST, ALONG SAID R/W CHANGE, 5.00 FEET TO A DEPARTMENT OF TRANS-PORTATION CONCRETE THENCE

CONCRETE

MONUMENT; SOUTH 54 DEGREES 13 MIN-UTES 15 SECONDS WEST, ALONG THE SOUTHERLY R/W LINE OF SAID R/W 21.21 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RE-CORDS BOOK 354, PAGES 278 AND 279, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE SOUTH 25 DEGREES 16 MINUTES 03 SECONDS EAST, ALONG THE CENTER OF HEDGE ROW, 230 FEET, MORE OR LESS, TO THE INTERSECTION THERE-OF WITH THE MEAN HIGH WATER LINE OF CHARLOTTE HARBOR (PEACH RIVER); THENCE EASTERLY ALONG THE SHORELINE OF SAID CHARLOTTE HAR-BOR, 115 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OF-FICIAL RECORDS BOOK 405, PAGE 659, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA; THENCE NORTH 2 DEGREES 55 MINUTES 45 SECONDS EAST, 88 FEET, MORE OR LESS, TO AN OLD IRON PIPE, SAID PIPE BE-ING THE POINT OF BEGINNING OF THOSE LAND DESCRIBED IN OFFICIAL RE-

DEPARTMENT OF TRANS

SECOND INSERTION ERLY R/W LINE OF HARBOR VIEW ROAD (80 FEET R/W); THENCE SOUTH 54 DE-GREES 13 MINUTES 15 SEC-ONDS WEST, ALONG SAID R/W LINE, 250.34 FEET TO

THE POINT OF BEGINNING. LESS AND EXCEPT A PARCEL OF LAND LYING IN A PART OF GOVERNMENT LOT 3, SECTION 30, TOWN-SHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STATION 80 00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SECTION NO. 01560-2601, SHEET NO. 5, OF STATE ROAD NO. S-776 (HARBOR VIEW ROAD, 80 FEET R/W) FOR A POINT OF BEGINNING; SAID POINT ALSO BEING A DEPARTMENT OF TRANSPORTATION CRETE MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID R/W: THENCE NORTH 54 DEGREES 08 MIN-UTES 09 SECONDS EAST ALONG THE SOUTHERLY R/W LINE OF HARBORVIEW ROAD, A DISTANCE OF 73.00 FEET. THENCE SOUTH 19 DE-GREES 31 MINUTES 00 SEC-ONDS EAST A DISTANCE OF 102.47 FEET, THENCE SOUTH 54 DEGREES 14 MINUTES 19 SECONDS EAST A DISTANCE OF 29.61 FEET. THENCE SOUTH 22 DEGREES 04 MIN-UTES 08 SECONDS EAST A DISTANCE OF 42.20 FEET. THENCE SOUTH 12 DE-GREES 29 MINUTES 29 SEC-ONDS EAST A DISTANCE OF 82.61 FEET. THENCE SOUTH 77 DEGREES 41 MINUTES 20 SECONDS WEST A DISTANCE OF 86.68 FEET. THENCE NORTH 22 DEGREES 32 MIN-UTES 37 SECONDS WEST A

DISTANCE OF 209.91 FEE TO THE SOUTHERLY R/WLINE OF SAID HARBORVIEW ROAD. THENCE NORTH 56 DEGREES 16 MINUTES 58 SECONDS EAST ALONG SAID SOUTHERLY R/W LINE A DISTANCE OF 20.24 FEET. THENCE NORTH 33 DE-GREES 12 MINUTES 47 SEC-ONDS WEST A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING. Property Address: 24167 Har-

borview Road, Port Charlotte, Florida 33980

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

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

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

Dated: 03/10/2025

Roger D. Eaton As Clerk of said Court By: (SEAL) B. Lackey As Deputy Clerk

McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 23-400084 March 14, 21, 2025 25-00255T

# SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION PROBATE DIVISION File No. 25-260CP

File No. 2024-854-CP **Division Probate** IN RE: ESTATE OF GEORGE PLACE a/k/a GEORGE A. PLACE a/k/a GEORGE A. PLACE, JR.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of GEORGE PLACE, deceased, File Number 2024-854-CP, by the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was January 4, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Address DEBRA PLACE 39 Sheffield FITZPATRICK Drive Belchertown,

MA 01007 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is March 14, 2025.

Person Giving Notice:

DEBRA PLACE FITZPATRICK Attorney for Person Giving Notice

NICOLE S. PEET, Attorney Florida Bar Number: 1025612 FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: npeet@farr.com Secondary E-Mail: tweiss@farr.com March 14, 21, 2025 25-00245T

# SECOND INSERTION

CORDS BOOK 405, PAGE 659;

THENCE CONTINUE NORTH

2 DEGREES 55 MINUTES 45

SECONDS EAST, ALONG THE

WESTERLY BOUNDARY LINE

OF SAID LANDS, 257.47 FEET

TO THE NEW SOUTHEAST-

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

**Division Probate** IN RE: ESTATE OF JOHN J. SCANLON, JR. Deceased.

The administration of the estate of John J. Scanlon, Jr., deceased, whose date of death was December 13, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's

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

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

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

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

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

The date of first publication of this notice is March 14, 2025. Personal Representative:

25-00235T

Thomas J. Scanlon

1748 Lake Dunmore Road Salisbury, VT 05769 Attorney for Personal Representative: /s/ Guy S. Emerich, Esq. Attorney for Thomas J. Scanlon Florida Bar Number: 126991 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: gemerich@farr.com Secondary E-Mail: ptwardzik@farr.com; probate@farr.com

March 14, 21, 2025

SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-000245-CP JUDGE: LISA SPADER PORTER IN RE: ESTATE OF MARTIN FREEDMAN,

DECEASED. The administration of the estate of MARTIN FREEDMAN, deceased, whose date of death was November 16, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 33948. 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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211, Florida Statutes.

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

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

The date of first publication of this notice is: March 14, 2025.

# JOANN PAYNE

Personal Representative 497 West Tarpon Blvd. NW Port Charlotte, Florida 33952 JUAN D. BENDECK Attorney for Personal Representative Florida Bar No. 78298 DENTONS COHEN & GRIGSBY P.C. 9110 Strada Place, Suite 6200 Naples, Florida 34108 Telephone: 239-390-1900 Email: juan.bendeck@dentons.com Secondary Email: tami.panozzo@dentons.com March 14, 21, 2025 25-00236T

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-233-CP **Division Probate** IN RE: ESTATE OF CARMEN M. WEIS Deceased.

The administration of the Estate of CARMEN M. WEIS, deceased, whose date of death was January 31, 2025, file number 25-233-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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is March 14, 2025.

# Linda Blaine

Personal Representative 24135 Buckingham Way Port Charlotte, FL 33980 Season A. Spanski, Esq. Attorney for Personal Representative Florida Bar No.: 1044362 SPANSKI LAW, PLLC 946 Tamiami Trail, #206 Port Charlotte, FL 33953-3108 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-mail: season@spanskilaw.com March 14, 21, 2025 25-00237T

# --- ACTIONS / SALES ---

**CHARLOTTE COUNTY** 

#### SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION CASE NO: 23001258CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION,

INC, a Florida not for profit Corporation, Plaintiff, v.

WELLINGTON MARCELO PAVARINI, Defendant.

Notice is hereby given that pursuant to a Final Judgement of Foreclosure entered on 03/10/2025 in the abovestyled 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 7, Block 117, of Rotonda Meadows, according the plat thereof, recorded in Plat Book 10, Page(s) 15A through 15Z18, inclusive, in the Public Records of Charlotte County, Florida.

Commonly known as: 31 Calamondin Way, Placida, FL 33946

In an online sale at www.charlotte. realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning

at 11:00 AM on March 28th, 2025. A copy of this notice shall be published in the Business Observer.

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 03/10/2025. (SEAL) By: Deni Gerace

Roger D. Eaton, Clerk of the Court Leland Wilson, Esq. leland@associationlegalservices.com, 12600 World Plaza Lane, #63,

Fort Myers, FL 33907 March 14, 21, 2025 25-00252T

# SECOND INSERTION

# AMENDED NOTICE OF ACTION

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

CASE NUMBER: 24-001779-CA EMBER LEE HARKER & JUDE ANN LIGAN SMITH,

WHITE'S BAY LIMITED INC. d/b/a BERGERON CUSTOM HOMES, Defendant.

TO: WHITE'S RAY LIMITED INC d/b/a BERGERON CUSTOM HOMES c/o James E. Bergeron, Registered

601 Gillespie Street Englewood, FL 34223

YOU ARE NOTIFIED that an action for Negligence has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Plaintiffs, Ember Lee Harker and Jude Ann Ligan Smith c/o Jenkins Law, P.L. whose address is 275 96th Ave N., Suite 5 St. Petersburg, FL 33702, on or before 4-16-2025, and file the original with the clerk of this Court at 350 E. Marion Avenue 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 petition. The address subject to this action is 381 Kettle Harbor Drive, Pla-

cida, FL 33946. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the CIrcuit Court's office notified of your current address. Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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: 3/11/2025 CLERK OF THE CIRCUIT COURT By: B. Lackey (SEAL) Charlotte County Clerk

Mar. 14, 21, 28; Apr. 4, 2025 25-00258T

# SECOND INSERTION

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

CASE NO. 25-000068CA J&CA SERVICE GROUP, LLC, a Florida Limited Liability Company, Plaintiff(s), vs.

VINOD GUPTA, VICTOR J. RIBERTO, and HELEN M. RIBERTO, Defendant(s).

COMES NOW, the Plaintiff, J&CA SERVICE GROUP, LLC, a Florida Limited Liability Company, by and through the undersigned attorney, and hereby gives notice that a civil action to: VINOD GUPTA:

17962 FOXBOROUGH LANE, BOCA RATON, FL 33496 VICTOR J. RIBERTO and HELEN M.

RIBERTO: 5021 N Pin Oak Turn, Bourbonnais, IL 60914-2335

Rural Route #6. Kankakee. IL 60901 if alive, or if dead, their unknown spouses, widows, widowers, heirs, devisees, creditors, grantees, and all parties having or claiming by, through, under or against them, and any and all persons claiming any right, title, interest, claim, lien, estate or demand against the Defendant(s) and has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Charlotte, on January 15, 2025, Case No: 25-000068CA, in regard to the following described property in Charlotte County, Florida:

Lots 30 and 31, Amended Plat of South Punta Gorda Heights Subdivision and its First Addition, according to the plat thereof, in Plat Book 5, Pages 17A through 17C, of the Public Records of Charlotte County, Florida.

Parcel Identification Number: 412334311008

a/k/a: 11335 Eighth Avenue, Punta Gorda, Florida 33955 or 11338 Eighth Avenue, Punta Gorda, Florida 33955 AND

Lots Thirty-Seven (37) and Thirty-Eight (38), Block Two Hundred Fifty-Six (256), Section Fourteen (14), Harbor Heights, according to the plat thereof, recorded in Plat Book Four (4), Page Fifty-B (50-B), of the Public Records of Charlotte County,

Florida.

Parcel Identification Number: 402310101012

a/k/a: 1126 Highlands Road, Punta Gorda, Florida 33983 or 1130 Highlands Road, Punta Gorda, Florida 33983

Notice is hereby given to each of you that an action to quiet title to the above described properties has been filed against you and you are required to serve your written defenses on Plain-tiff's attorney, JUAN J. PILES, ES-QUIRE, whose address is 4905 Chiquita Blvd. S., Suite 103, Cape Coral, Florida 33914, and file the original with the Clerk of the Circuit Court, Charlotte County, at Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33950, on or before April 10, 2025, or otherwise a default judgment will be entered against you for the relief sough in the Complaint.

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.

This Notice will be published four times, once each week for four consecutive weeks, in a newspaper of general circulation published in Charlotte County, Florida.

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

DATED this 6th day of March, 2025. ROGER D. EATON. Clerk of the Circuit Court By: B. Lackey (SEAL)

Deputy Clerk JUAN J. PILES, ESQUIRE 4905 Chiquita Boulevard South Suite 103 Cape Coral, Florida 33914 Telephone: (239) 443-5900 Facsimile: (888) 267-9061 Email: jjpiles@esqres.com Mar. 14, 21, 28; Apr. 4, 2025 25-00228T

#### SECOND INSERTION

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

FORECLOSURE DIVISION CASE NO: 23001606CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation,

Plaintiff, v. TURKY OMAR H. ASAR,

Defendant. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 03/11/2025 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 186, Block 30, Rotonda Villas, a subdivision according to the plat thereof, as recorded in Plat Book 12, Pages 1 A through IZ15, inclusive, of the Public Records of Charlotte County, Florida.

Commonly known as: 14420 Sailor Ct., Placida, FL 33946 In an online sale at www.charlotte. realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 11:00 AM on April 25th, 2025.

A copy of this notice shall be published in the Business Observer.

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 03/11/2025. By: (SEAL) D. Gerace Roger D. Eaton,

Clerk of Court March 14, 21, 2025 25-00254T

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 24001332CA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, vs. WILLIAM EDWARD EGAN AND DORALEIGH LAUSH EGAN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 31, 2025, and entered in 24001332CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING is the Plaintiff and WILLIAM EDWARD EGAN; DORALEIGH LAUSH EGAN are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on March 31, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 116, BLOCK 7, ROTONDA SANDS, UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 4, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 24 BINNACLE RD, PLACIDA, FL 33946

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

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 03/05/2025. ROGER D. EATON As Clerk of the Court (SEAL) By: D. Gerace As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 24-180427 - MaM March 14, 21, 2025 25-00225T

# SECOND INSERTION

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

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

DIVISION CASE NO. 24001585CA MUTUAL OF OMAHA MORTGAGE, INC., Plaintiff, vs. THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAILY

ANDERSON, JR., DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Fore-

closure dated January 31, 2025, and entered in 24001585CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein MUTUAL OF OMAHA MORTGAGE, INC. is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVI-SEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF DAILY ANDERSON, JR., DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER; GULF STATES CONSTRUCTION, LLC; PEACE RIVER AND PALM SHORES SO-CIAL CLUB, INC. F/K/A PEACE RIVER SHORES PROPERTY OWN-ERS ASSOCIATION, INC.: NICOLE DANIELS; DAWN FONTANEZ; CHRISTOPHER DANIELS; JASON WOOD; THE UNKNOWN HEIRS, BENEFICIARIES, DEVI-SEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF YOLANDA ANDERSON, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVI-SEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY

CLAIM AN INTEREST IN THE ES-TATE OF DAILY ANDERSON III, DECEASED; RICH ETEN are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash www.charlotte.realforeclose.com, at 11:00 AM, on March 31, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 136 AND 137, BLOCK 1, AMENDED PEACE RIVER SHORES, UNIT #3, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 45A AND 45B, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. Property Address: 155 SUMMER-SET DRIVE, PUNTA GORDA, FL

33982 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 03/05/2025. ROGER D. EATON As Clerk of the Court (SEAL) By: D. Gerace As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 24-212373 - MaM March 14, 21, 2025 25-00224T

# SECOND INSERTION

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

CIVIL DIVISION Case No.: 24000327CC CREEKSIDE COMMUNITY ASSOCIATION, INC. OF CHARLOTTE COUNTY, a Florida not-for-profit corporation, Plaintiff. vs. RAYMOND BERNICCHI AND

GAYLE BERNICCHI; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them 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: UNKNOWN TENANT #1 and UNKNOWN TENANT #2, Defendants. NOTICE IS HEREBY GIVEN that I,

the undersigned Clerk of the Circuit Court of Charlotte County, Florida, will at 11:00 a.m. on the 14th day of

April, 2025, at public sale at www. charlotte.realforeclose.com, sell to the highest bidder, for cash, the

following-described real property: Lot 7, Block 2, Creekside - Phase Two, according to the plat thereof as recorded in Plat Book 19, Page 19A to 19E inclusive, in the Public Records Charlotte County, Florida.

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. 24000327CC.

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 03/11/2025.

ROGER D. EATON, Clerk (SEAL) By: Deni Gerace Deputy Clerk

Ernest W. Sturges, Jr., Esq. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 March 14, 21, 2025 25-00259T

#### SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 24-2366-CA

FINANCIAL FREEDOM LOANS, INC. A California corporation, Plaintiff, vs. WMBC REI LLC, a dissolved Florida Limited Liability Company; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC., a Florida not for profit corporation; ADAM LEADS LLC; a Texas Domestic Limited Liability Company; RICHARD SLOCUM: UNKNOWN PARTY IN POSSESSION #1; and UNKNOWN PARTY IN POSSESSION #2,

TO: WMBC REI LLC A dissolved Florida Limited Liability Company c/o Walker Music as Registered Agent 130 16th Avenue NE

Defendants.

Naples, Florida 34120 YOU ARE NOTIFIED that an action to foreclose a mortgage recorded on May 19, 2023 at Instrument No. 3267541 in the Public Records of Charlotte County, Florida on the following property in Charlotte County, Florida:

LOT 11, BLOCK 559, PUNTA GORDA ISLES SECTION 20, A SUDIVISION, ACCORD-ING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGES 2A THROUGH 2-Z-42, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA Parcel No. 402304228004

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Tamsen Hays, Esquire, the Plaintiff's attorney, whose address is 1107 W. Marion Avenue, Unit #111, Punta Gorda, Florida 33950, on or before April 12, 2025, 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.

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 this 6 day of March, 2025. ROGER D. EATON As Clerk of Court By: G. Colon (SEAL) As Deputy Clerk

Tamsen Hays, Esq. Wotitzky, Wotitzky & Young, P.A. 1107 West Marion Avenue, Unit 111 Punta Gorda, FL 33950 Mar. 14, 21, 28; Apr. 4, 2025

25-00227T

# SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY

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

CASE NO.: 24002400CA CITICOMMUNITIES, LLC, Plaintiff, vs. CHRISTOPHER LOY; LINDA LOY;

ESTATE OF JOSEPH J. SILEO, and UNKNOWN HEIRS OF JOSEPH J. SILEO, Defendants.

TO: CHRISTOPHER LOY, 336 SW JACKSON PL PORT SAINT LUCIE, FL 34986

LINDA LOY, 336 SW JACKSON PL PORT SAINT LUCIE, FL 34986 ESTATE OF JOSEPH J. SILEO, 114 EUCLID AVENUE, STAMFORD, CT 06902 UNKNOWN HEIRS OF JOSEPH J.

SILEO, 114 EUCLID AVENUE, STAM-FORD, CT 06902 YOU ARE NOTIFIED that an action to quiet title to the following properties

in Charlotte County, Florida: Lot 3, Block 3145, PORT CHAR-LOTTE SUBDIVISION, SEC-TION 50, according to the plat thereof, recorded in Plat Book 5, Pages 64A thru 64F, of the Public Records of Charlotte County,

Florida. Parcel ID: 402202182014

And Lot 5, Block 3143, PORT CHAR-LOTTE SUBDIVISION, SEC-TION 50, according to the plat thereof, as recorded in Plat Book 5, Pages 64A thru 64F, of the Public Records of Charlotte

County, Florida. Parcel ID: 402202326017 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before April 10, 2025, 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 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 March 5, 2025. ROGER D. EATON CLERK OF THE CIRCUIT COURT By: B. Lackey (SEAL) DEPUTÝ CLERK

SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff Mar. 14, 21, 28; Apr. 4, 2025

25-00226T

SECOND INSERTION

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

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

PROBATE DIVISION File No. 25-CP-000259 IN RE: ESTATE OF DAVID LEE ROESSLER A/K/A DAVID L. ROESSLER A/KA DAVID ROESSLER

Deceased. The administration of the estate of David Lee Roessler a/k/a David L. Roessler a/ka David Roessler, deceased, whose date of death was February 9, 2025, 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.

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

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

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

NOTWITHSTANDING THE TIME

**Personal Representative:** Lee Ann Pazulski

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

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

File No.: 25-252-CP Division: PROBATE IN RE: ESTATE OF BETTE-JEAN LOCKE Deceased.

The administration of the estate of BETTE-JEAN LOCKE, deceased, whose date of death was January 22. 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida  $33950. \, \text{The names}$  and addresses of the personal representatives and the personal representatives' attorney are set

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

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

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY. FLORIDA PROBATE DIVISION File No. 25000236CP

Division Probate IN RE: ESTATE OF MARTHA A. BOGDAN Deceased.

The administration of the estate of Martha A. Bogdan, deceased, whose date of death was October 29, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE OF SALE

LMD GROUP INVESTMENTS

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 March 14, 2025.

7323 Rocky Creek Drive Columbia, Maryland 21046

March 14, 21, 2025 25-00242T

## SECOND INSERTION creditor as specified under s. 732.2211,

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

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

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

The date of first publication of this notice is March 14, 2025.

Personal Representatives: PETER F. LOCKE 31 Lakeview Drive Sandwich, Massachusetts 02563 JOHN N. LOCKE

172 Leonard Road Stafford Springs, Connecticut 06076 Attorney for Personal Representatives: MARY A. BYRSKI, Attorney Florida Bar Number: 0166413 MARY A. BYRSKI 25086 Olympia Ave., Suite 310 Punta Gorda, Florida 33950 Telephone: (941) 833-9262 Fax: (941) 833-9264 E-Mail: mary@byrskilaw.com Secondary E-Mail: kave@bvrskilaw.com

March 14, 21, 2025 25-00249T

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

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

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

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

The date of first publication of this notice is March 14, 2025.

#### Personal Representative: Cheri Bogdan-Kechely P.O. Box 6 Pocono Pines, Pennsylvania 18350

Attorney for Personal Representative: /s/ Cord C. Mellor Cord C. Mellor, Attorney Florida Bar Number: 0201235 MELLOR & BACKO LLP 13801 Tamiami Trail, Suite D North Port, Florida 34287 Telephone: (941) 426-1193 Fax: (941) 426-5413 E-Mail: cord@northportlaw.com Secondary E-Mail: shelly@northportlaw.com25-00253T March 14, 21, 2025

CORP A FLORIDA

Florida described as:

## SECOND INSERTION

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

COUNTY, FLORIDA CIVIL DIVISION Case No.: 23001406CC BURNT STORE MEADOWS PROPERTY OWNER'S ASSOCIATION,

Plaintiff(s), vs. PATRICK HILAIRE, PATRICIA HILAIRE, UNKNOWN TENANT #1 and UNKNOWN TENANT #2. Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, will at 11:00 a.m. on the 30th day of April, 2025, at public sale at www. charlotte.realforeclose.com, sell to the highest bidder, for cash, the following-described real property: Lot 29, Block 378, PUNTA GOR-

DA ISLES, Section 18, a Subdivision according to the Plat thereof, recorded in Plat Book 10, Pages 4A through 4Q, of the Public Records of Charlotte County, Florida.

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. 23001406CC.

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 03/11/2025.

RÖGER D. EATON, Clerk (SEAL) By: Deni Gerace Deputy Clerk

Ernest W. Sturges, Jr., Esq. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 March 14, 21, 2025 25-00260T

#### SECOND INSERTION

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

File No.: 2025-CP-000136 Division: Probate IN RE: ESTATE OF D. RICHARD RYAN, JR. a/k/a DELVIN RICHARD RVAN. JR.

Deceased.

The administration of the estate of D. Richard Ryan, Jr. a/k/a Delvin Richard Ryan, Jr., deceased, whose date of death was December 27, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is March 14, 2025.

#### Personal Representative: D. Richard Ryan III

201 Rainbow Drive Lookout Mountain, GA 30750 Attorney for Personal Representative: Forrest J. Bass, Attorney Florida Bar No.: 68197 Farr Law Firm, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: fbass@farr.com and Secondary E-Mail: msleeper@farr.com and

probate@farr.com 25-00246T March 14, 21, 2025

# SECOND INSERTION

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

COUNTY, FLORIDA CIVIL ACTION CASE NO. 241239CC AMY WOITAS,

Plaintiff, vs. ADAM R. ATLAS, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him 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 natural or corporate whose exact

and all claimants, persons or parties 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: DONNA MARIE KING: and UNKNOWN TENANT #1. 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 Friday, April 11, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com. in accordance with Chapter 45 Florida

Statutes, the following-described real property:

Lot 15, Block 500, Port Charlotte Subdivision, Section Nine, accordingly to the plat thereof, as recorded in Plat Book 4, Page(s) 19A through 19D, inclusive, 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. 241239CC. Amy Woitas v. Adam R. Atlas, 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 with-

in 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding. you are entitled, at no cost to you, 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 03/06/2025

ROGER D. EATON, Clerk By: (SEAL) D. Gerace Deputy Clerk

Albert J. Tiseo, Jr., Esq., 701 JC Center Court, Suite 3, Port Charlotte, FL 33954 March 14, 21, 2025

# SECOND INSERTION

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

CASE No.: 25000259CA KOLREI INTERNATIONAL, LLC, Plaintiff, vs. MIGUEL A. PEREZ, deceased and

all others claiming by, through and under MIGUEL A. PEREZ, deceased,

Defendant. TO: MIGUEL A. PEREZ, deceased and all others claiming by, through and under MIGUEL A. PEREZ, deceased

YOU ARE NOTIFIED that an action to quiet the title on the following real property in Charlotte County, Florida: Lot 26, Block 447, Port Char-

lotte Subdivision Section Eighteen, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 8, of the Public Records of Charlotte County, Florida. a/k/a 2459 Ambrose Ln, Port Charlotte, FL 33952.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before April 10, 2025, and

file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in

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

DATED this 5th day of March 2025. Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk

J.D. Manzo Manzo & Associates, P.A. Plaintiff's attorney 4767 New Broad Street. Orlando, FL 32814, telephone number (407) 514-2692 Mar. 14, 21, 28; Apr. 4, 2025

25-00251T

#### SECOND INSERTION

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

File No. 25-168CP Division Probate IN RE: ESTATE OF LINDA RUTH WALKER a/k/a LINDA H. WALKER Deceased.

The administration of the estate of Linda Ruth Walker a/k/a Linda H. Walker, deceased, whose date of death was December 24, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is March 14, 2025.

Personal Representative: /s/ Karen Anina Hancock Karen Anina Hancock 1896 Vista Landings Ct. Port Charlotte, FL 33953 Attorney for Personal Representative: /s/ William W. Sunter William W. Sunter, Esq., Attorney

Florida Bar Number: 0011448 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: wsunter@farr.com Secondary E-Mail: ptwardzik@farr.com;

probate@farr.com March 14, 21, 2025 25-00241T

# SECOND INSERTION

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

CIVIL DIVISION Case No.: 22000806CA WELLS FARGO BANK, N.A., Plaintiff. v. CATHERINE MULLANE, et al., Defendants

ROTONDA WEST ASSOCIATION, Defendant/Cross-Plaintiff, v. CATHERINE MULLANE, et al.,

Defendants/Cross-Defendants. NOTICE IS HEREBY GIVEN pursuant to the Order on Motion to Reset Foreclosure Sale dated March 6, 2025 [DIN 186] and Order Approving Joint Stipulation Cancel and Reschedule Foreclosure Sale dated June 3, 2024 [DIN 140], enterd in Case No. 22000806CA of the Circuit Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein ROTONDA WEST ASSOCIATION, INC. is the Defendant/Cross-Plaintiff, and CATHERINE MULLANE and the other above-named defendant parties are the Defendants/Cross-Defendants.

The Clerk shall sell at public sale to the highest and best bidder for cash at 11:00 a.m. on Monday, March 31, 2025 at www.charlotte.realforeclose com, the following described property as set forth in said Final Judgment, to wit:

Legal Description: Lot 76 and East 1/2 of Lot 75, RO-TONDA WEST, PEBBLE BEACH, according to the plat thereof, as

recorded in Plat Book 8, Page 13A through 13L, in the Public Records of Charlotte County, Florida. Pacel Identification Number: 412022402003 Property Address: 5 (and 3E) Mark Twain Lane, Rotonda West,

Florida 33947 IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LAT-ER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS.

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

DATED this 03/07/2025. ROGER D. EATON Clerk of the Court

Will W. Sunter, Farr Law Firm P.A., 99 Nesbit Street, Punta Gorda, FL 33950,

941-505-9980 March 14, 21, 2025 25-00250T

(SEAL) BY: Deni Gerace

Deputy Clerk

25-00262T

# SECOND INSERTION

IN THE CIRCUIT CIVIL COURT OF CORPORATION, LUCRECIA THE TWENTIETH JUDICIAL DELMONTE; MICHELLE CIRCUIT OF FLORIDA. IN AND BARKER, AND UNKNOWN TENANTS/OWNERS, Defendants. FOR CHARLOTTE COUNTY CIVIL DIVISION Notice is hereby given, pursuant to Case No. 23003745CA WILMINGTON TRUST, NATIONAL Final Judgment of Foreclosure for Plaintiff entered in this cause on May ASSOCIATION, NOT IN ITS 7, 2024, in the Circuit Court of Char-INDIVIDUAL CAPACITY BUT lotte County, Florida, Roger D. Eaton, SOLELY AS DELAWARE TRUSTEE Clerk of the Circuit Court, will sell the OF SMRF TRUST VI-A Plaintiff, vs. property situated in Charlotte County,

EDGEWATER DR, PORT CHARLOTTE, FL 33952; including

LOT 17, BLOCK 2107, PORT CHARLOTTE SUBDIVISION TWENTY FIVE, A SUBDIVI-SION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 18A THROUGH 18C, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA and commonly known as: 21668

the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes , on April 21, 2025 at 11:00 A.M.. Any persons claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 03/12/2025.

Clerk of the Circuit Court Roger D. Eaton (SEAL) By: B. Lackey Deputy Clerk

Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 246300/2321507F/CMP

March 14, 21, 2025