NOTICE.

unless a written demand is made by a

creditor as specified under s. 732.2211, Florida Statutes.

and other persons having claims or de-mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative: Kelly Willson

628 Ellicott Street

Apt. 642 Buffalo, New York 14203

Attorney for Personal Representative:

25-00307T

Jenny C. Hazel, Attorney Florida Bar Number: 0163562

PUNTA GORDA, FL 33950

Telephone: (941) 205-1122

debbie@mccrorylaw.com

Mar. 28; Apr. 4, 2025

MCCRORY LAW FIRM

309 Tamiami Trail

Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com

Secondary E-Mail:

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is March 28, 2025.

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

All other creditors of the decedent

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000286 IN RE: ESTATE OF MICHAEL FRANCIS MCDONALD A/KA MICHAEL MCDONALD Deceased.

The administration of the estate of Michael Francis McDonald a/ka Michael McDonald, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal repre-

sentative'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,



Are there different types of legal notices?

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

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

--- PUBLIC SALES / ESTATES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 04/17/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below. 456 Shaunessy Lucas Furniture, Boxes, Bags Shaunessy Lucas

Richard Donaldson Tools, Boxes, Walker 600

317

Boxes, Household Items Amanda Fenton

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071. Mar. 28; Apr. 4, 2025 25-00290T

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit Application 1000019 from Charlotte County, 18500 Murdock Circle, Port Charlotte, Florida, 33948. Application Received: 2/12/2025. Proposed activity: Roadway construction. Project name: Zemel Road Roundabout. Project Size: 3.02 acres. Location: Sections 21, 28 Township 42S Range 23E in Charlotte County. Outstanding Florida Water: no. Aquatic Preserve:

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application &Permit Search Tools" function on the District's website at www.watermatters.org/ permits/. Interested persons may inspect a copy of the application and submit writ-ten comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Manage-ment District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters. org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103 March 28, 2025

25-00295T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage

V20

LV 18237

1231 Kings Highway Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on April 15th, 2025 at 10AM

Occupant Name	Unit	Description of Property	
Sara Villeneuve	05064	Household Items	
Nicole Whiteaker	12005	Household Items	
Renee Aguis	04016	Household Items	
Antoine Goodman	08009	Household Items	
Dennis Winters	11014	Household Items	
Mar. 28; Apr. 4, 2025			25-00291T

NOTICE OF AGENCY ACTION

The Department of Environmental Protection gives notice of permit issuance to Babcock Property Holdings, LLC at 42850 Crescent Loop, Suite 200, Babcock Ranch, Florida 33982 to construct a sewage collection/transmission system. This pertains to construction of 5,154 LF of 12" PVC force main, 358 LF of 6" PVC force main, and 2,802 LF of 4" PVC force-main per application materials received on September 12, 2024, with additional information last received on September 17, 2024. The facility is located in Section 29, 30, 31, & 32; Township 4S, Range 26E in Bab-cock Ranch, Charlotte County, FL. The Department has assigned permit number 337010-072-DWC to the project.

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Howellton Technology Services located at 1418 Harbor Blvd in the City of Port Charlotte, Charlotte County, FL 33952 intends to register the said name with the Division of Corporations of the Department of State, Tal-

Dated this 24th day of March, 2025.

March 28, 2025

FIRST INSERTION Notice of Public Sale

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999 Sale Date April 18, 2025 @ 10:00 am

3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V13181 2002 TDL Hull ID#: TDL38148C202 DO#" 1133766 inboard pleasure diesel fiberglass 38ft R/O Elizabth Stein Kramer Lienor: Safe Cove 10450 Winborough Dr Pt Charlotte 25-00289T Mar. 28; Apr. 4, 2025

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that

25-00305T

Nicholas A Pagano jr will engage in business under the fictitious name LIT-TLE SAIGON INVESTMENT CLUB, with a physical address 78 BOUND-ARY BLVD, #188 ROTONDA WEST, FL 33947, with a mailing address 78 BOUNDARY BLVD, #188 ROTONDA WEST, FL 33947, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. March 28, 2025 25-00309T

FIRST INSERTION

WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors ("Board") of the West Port East Community Development District ("District") will hold a public hearing and regular meeting as follows:

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 hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meet-ing of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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 public hearing 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.

ld Items		District Manager	
	25-00291T	Mar. 28; Apr. 4, 2025	25-00292T

Florida 32399-3000, or via electronic correspondence at Agency Clerk@ FloridaDEP.gov. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

FIRST INSERTION

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hear-ing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

lahassee, Florida,

William Howell

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

Petition for Administrative Hearing

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

fication number, if known;

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

c) A statement of when and how the petitioner received notice of the agency decision;

d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate; e) A concise statement of the ultimate facts alleged, including the specific facts

that the petitioner contends warrant reversal or modification of the agency's proposed action;

f) A statement of the specific rules or statutes that the petitioner contends require reversal or cmodification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and g) A statement of the relief sought by the petitioner, stating precisely the action

that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee,

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver may not apply to persons who have not received a clear point of entry.

Extension of Time

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

Mediation

Mediation is not available in this proceeding.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek ju-dicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

March 28, 2025

25-00296T



--- ACTIONS / SALES ----

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 23002844CA THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, Plaintiff. v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF

JOSEPH G. OBEY, DECEASED, ET AL., Defendant(s), NOTICE IS HEREBY GIVEN

pursuant to a In Rem Final Judgment dated March 13, 2025 entered in Civil Case No. 23002844CA in the Circuit Court of the 20th Judicial Circuit in and for County, Florida, wherein THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, Plaintiff and THE UNKNOWN UEDS DEVELOCADES HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH G. OBEY, DECEASED; JACQUELINE HALPIN, AS POTENTIAL HEIR OF THE ESTATE OF JOSEPH G. OBEY, DECENDED DUIL DUE DECEASED; PAULINE BRIER OBEY A/K/A PAULINE BRIER, AS POTENTIAL HEIR OF THE ESTATE OF JOSEPH G. OBEY, DECEASED; LAWRENCE OBEY, AS POTENTIAL HEIR OF THE ESTATE OF JOSEPH G. OBEY, DECEASED; BRITTANY OBEY, AS POTENTIAL HEIR OF THE ESTATE OF JOSEPH G. OBEY, DECEASED; ROTONDA WEST ASSOCIATION, INC.; UNKNOWN TENANT #1 RAYMOND KEEN; UNKNOWN TENANT #2 N/K/A RAY BRIER are defendants, Roger D. Eaton, Clerk of Court, will sell the property at public sale at www. charlotte.realforeclose.com beginning at 11:00 AM on April 25, 2025 the following described property as set forth in said Final Judgment, to-wit: LOT 781, OAKLAND HILLS, SECTION OF ROTONDA WEST SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 15A THROUGH 15K, INCLUSIVE, IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 30 Oakland Hill Court, Rotonda West, Florida

33947 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN.

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

Roger D. Eaton CLERK OF THE CIRCUIT COURT Charlotte County, Florida (SEAL) D. Gerace DEPUTY CLERK OF COURT Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324

Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: DOJ1985-JMV 25-00308T Mar. 28; Apr. 4, 2025

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 24002027CA SEWARD BUILDERS LLC, Plaintiff, vs. HUGH STEWART; UNKNOWN SPOUSE OF HUGH STEWART; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2, whose names are fictitious to account for parties in possession, Defendants.

NOTICE IS HEREBY GIVEN that. pursuant to the Final Judgment of Mortgage Foreclosure, for of Mortgage Foreclosure, for Enforcement of Assignment of Rents, and for Breach of Note signed on March 5, 2025 in Civil Case Number 24002027CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida wherein SEWARD BUILDERS LLC is the Plaintiff and HUGH STEWART; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES CRANTERS GRANTEES, DEVISEES, OTHER CLAIMANTS; UNKNOWN PARTY IN POSSESSION #1 N/K/A MARCELO SOREANS, are Defendants, Roger D. Eaton, Clerk of the Circuit Courts & Comptroller for Charlotte County, Florida will sell to the highest and best bidder for cash at public sale on April 21, 2025 beginning at 11:00 a.m. by online auction at https://www. charlotte.realforeclose.com/ after having first given notice as required by Section 45.031, Florida Statutes, the following described property in Charlotte County, Florida, as set forth in the Final Judgment of Mortgage Foreclosure, for Enforcement of Assignment of Rents, and for Breach of Note, to wit: THE WEST 25 FEET OF LOT AND THE EAST 50 FEET OF LOT 4, BLOCK C, UNIT

NO. 1, CHARLOTTE SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 83, PUB-LIC RECORDS OF CHARLOTTE COUNTY, FLORIDA PROPERTY ADDRESS: 23476 HARPER AVENUE, PUNTA GORDA, FLORIDA 33980 PARCEL 402225427006. THE SALE WILL BE MADE PURSU-ANT TO THE FINAL JUDGMENT. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDG-

MENT. IF YOU ARE A SUBORDI-NATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AF-TER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY RE-MAINING FUNDS.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

FIRST INSERTION

tion 45.031.

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

COUNTY, FLORIDA FORECLOSURE DIVISION CASE NO.: 24000224CC

ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. ROBERTA G. MACK TRUST UTA

07/25/02,

Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 03/21/2025 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(s) 2, Block 13, Rotonda Meadows, as recorded in Plat Book 10 at Pages 15A thru 15Z-18 respectively of the Public Records of Charlotte County, Florida. Commonly known as: 3 Blue Hen

Dr., Placida, FL 33946

ASSOCIATION, INC.,

DECEASED, et al., Defendants.

STATE OF FLORIDA

County, Florida.

33982

TO: BENEFICIARIES OF THE ES-TATE OF EUGENE FICHTER, DE-

YOU ARE NOTIFIED that an ac-

tion to foreclose a Claim of Lien on the

following property in Pasco County,

Lot 15, Block 11, PRAIRIE

CREEK PARK SUBDIVISION, a

subdivision according to the plat

thereof, as recorded in Plat Book

13, at Pages 33A through 33S, of

the Public Records of Charlotte

Property Address: 16305 Ridge

wood Court, Punta Gorda, FL

has been filed against you and you are

required to file your written defenses, if any, with the Clerk of the above Court

and to serve a copy within 30 days after

the first publication of this Notice of Ac-

Plaintiff, vs.

CEASED;

Florida:

Plaintiff's attorney, whose address is: 812 W. Dr. MLK, Jr. Blvd., Suite 101, Tampa, FL 33603, 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 or Petition.

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 20 day of March, 2025. CLERK OF THE CIRCUIT COURT

(SEAL) By: D. Gerace Deputy Clerk

KALEI MCELROY BLAIR, Esq. Plaintiff's attorney 812 W. Dr. MLK, Jr. Blvd., Suite 101 Tampa, FL 33603 Mar. 28; Apr. 4, 2025 25-00301T

FIRST INSERTION

NOTICE OF ACTION **CONSTRUCTIVE SERVICE -**PROPERTY IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No.: 25000134CC TOWNHOMES OF DEEP CREEK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit-corporation

Plaintiff, vs. MICHAEL J. COFFEY; 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,

named or described Defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described: YOU ARE HEREBY NOTIFIED that

an action to foreclose an assessment lien on the following described property in Charlotte County, Florida: Lot 509, Tract E, Townhomes

of Deep Creek, according to the Plat recorded in Plat Book 16, Page(s) 49A and 49B, of the Public Records of Charlotte County, Florida.

Commonly known as: 1246 Rio De Janeiro Avenue, Unit 1 Punta Gorda, FL 33983

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., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A.,701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30)

Roger D. Eaton, Clerk of Court Mar. 28; Apr. 4, 2025 FIRST INSERTION NOTICE OF ACTION tion on April 25, 2025. IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT KALEI MCELROY BLAIR, Esq., IN AND FOR CHARLOTTE COUNTY, STATE OF FLORIDA CIVIL DIVISION CASE NO.: 2025-CC-000220 PRAIRIE CREEK PARK PROPERTY OWNERS BENEFICIARIES OF THE ESTATE If you are a person with a disability OF EUGENE FICHTER,

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

WITNESS my hand and official seal of this Court on 03/20/2025

ROGER D. EATON CLERK OF THE CIRCUIT COURTS & COMPTROLLER (SEAL) By: Brittany Lackey Deputy Clerk Charlotte County Justice Center 350 E. Marion Avenue Punta Gorda, FL 33950 Plaintiff's counsel: Ashland R. Medley, Esq. Ashland Medley Law, PLLC 3111 North University Drive, Suite 718 Coral Springs, FL 33065 Telephone: (954) 947-1524 Mar. 28; Apr. 4, 2025 25-00302T

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 MICHAEL J. COFFEY; UNKNOWN TENANT #1 and UNKNOWN TENANT #2.

Defendants.

TO: MICHAEL I COFFEY and UN-KNOWN SPOUSE OF MICHAEL J. COFFEY; 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 Defendants and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court March 25, 2025.

ROGER D. EATON CLERK OF THE COURT (SEAL) By: D. Gerace 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 941-625-6666 Mar. 28; Apr. 4, 2025 25-00312T

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--- ESTATE ----

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-246-CP Division Probate IN RE: ESTATE OF **GWENDOLYN T. STEFONEK** A/K/A GWEN T. STEFONEK Deceased.

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The administration of the estate of GWENDOLYN T. STEFONEK a/k/a GWEN T. STEFONEK, deceased, whose date of death was October 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 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 discover whether any property duty to held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 28, 2025.

Personal Representative: ROBIN L. VAZQUEZ 6230 Scott Street, Suite 211

Punta Gorda, Florida 33950 Attorney for Personal Representative: MICHAEL M. WILSON, Attorney Florida Bar Number: 076244 Olmsted & Wilson, P.A. 17801 Murdock Circle, Suite A Port Charlotte, FL 33948 Telephone: (941) 624-2700 Fax: (941) 624-5151 E-Mail: mike@owpa.com Secondary E-Mail: kathy@owpa.com 25-00294T Mar. 28; Apr. 4, 2025

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-271CP **Division Probate** IN RE: ESTATE OF JOHN C. HOWARD, SR.

Deceased. The administration of the estate of John C. Howard, Sr., deceased, whose date of death was September 17, 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.

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000122CP Division Probate IN RE: ESTATE OF ANNA M. WHITEHEAD Deceased.

The administration of the estate of Anna M. Whitehead, 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 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 03/28/2025.

Personal Representatives: Lisa M. Sibilia

1981 Crestview Way, Apt. 138 Naples, Florida 34119 Attorney for Personal Representatives: Lori A. Wellbaum Attorney Florida Bar Number: 071110 WELLBAUM LAW PA 686 N. Indiana Avenue Englewood, FL 34223 Telephone: (941) 474-3241 Fax: (941) 475-2927 E-Mail: lori@wellbaumlaw.com Secondary E-Mail: anne@wellbaumlaw.com 25-00298T Mar. 28; Apr. 4, 2025

FIRST INSERTION

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

The personal representative has no discover whether any property duty to held at the time of the decedent's death by the decedent or the decedent's suriving 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-

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000167CP Division Probate IN RE: ESTATE OF **ROBERT S. MITCHELL** Deceased.

The administration of the estate of Robert S. Mitchell, deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 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 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 28, 2025. Personal Representative: Diane J. Mitchell

5168 Neville Terrace

Port Charlotte, Florida 33981 Attorney for Personal Representative: Lori A. Wellbaum Attorney Florida Bar Number: 071110 WELLBAUM LAW PA 686 N. Indiana Avenue Englewood, FL 34223 Telephone: (941) 474-3241 Fax: (941) 475-2927 E-Mail: lori@wellbaumlaw.com Secondary F-Mail: anne@wellbaumlaw.com 25-00300T Mar. 28; Apr. 4, 2025

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 28, 2025.

John C. Howard, Jr, Personal Representative 9 Duhaime Rd.

Pearl River, New York 10965 Brett H. Sifrit, Esq. Attorney for Petitioner Florida Bar Number: 105564 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158

Fax: (941) 639-0028

Secondary E-Mail:

probate@farr.com

ptwardzik@farr.com;

Mar. 28; Apr. 4, 2025

E-Mail: bsifrit@farr.com

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH IUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No. 25-000031-CP IN RE: THE ESTATE OF: JACQUES GUAY, Deceased; MARIE JOSEE DESMARAIS, in her capacity as the plenary guardian of

the person and property of DIANE GUAY, Petitioner

The administration of the testate estate of JACQUES GUAY, deceased, whose date of death was August 21, 2024, and the last four digits of whose social security number are 7883, is pending in the 20th Judicial Circuit Court in and For Charlotte County, Florida, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The name of the personal representative is MARIE-JOSEE DESMARAIS. The name and address of the personal representative's attorney and registered agent are set forth below. All creditors of the decedent and oth-

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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.

28. 2025. /S/ RAYMOND S. GRIMM, ESQ. P.O. Box 6746 North Port, FL 34290 941-423-7897

FLA. BAR NO. 0488798

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-021-CP **Division:** Probate IN RE: ESTATE OF GAIL GARTLAND

Deceased. The administration of the estate of-

GAIL GARTLAND, deceased, whose date of death was October 14, 2024, is pending in the Circuit Court for Charotte 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 oth er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY. FLORIDA PROBATE DIVISION File No. 25 294 CP Division: PROBATE IN RE: ESTATE OF FRANK R. ROGIER Deceased The administration of the Estate of

FRANK R. ROGIER, deceased, File No. 25 294 CP, is pending in the Cir-cuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court, 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AF-TER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this **COURT WITHIN THREE MONTHS AF-**TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE.

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

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

notice is March 28, 2025.

Personal Representative: Sheryl A. Unwin 2714 Afar Avenu North Port, FL 34286 Attorney for Personal Rep. Robert A. Dickinson FL Bar No: 161468 460 S. Indiana Ave. Englewood, FL 34223 (941) 474-7600 Mar. 28; Apr. 4, 2025 25-00306T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-001226-CP IN RE: ESTATE OF TIMOTHY W. UHL a/k/a Timothy Wallace Uhl a/k/a Timothy Uhl Deceased.

The administration of the Estate of Timothy W. Uhl a/k/a Timothy Wal-lace Uhl a/k/a Timothy Uhl, deceased, whose date of death was December 30, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

FIRST INSERTION NOTICE TO CREDITORS THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-347-CP Division Probate IN RE: ESTATE OF

Wayne E. Meyer Deceased The administration of the estate of Wayne E. Meyer, deceased, whose date of death was October 31, 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 repre-sentative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOT-WITHSTANDING THE TIME PERI-OD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 28, 2025. Personal Representative:

DarrelÎ Meyer

Attorney for Personal Representative: Robert C. Benedict Florida Bar No: 0361150 rbenedict@bigwlaw.com Wideikis, Benedict & Berntsson, LLC The BIG W Law Firm 3195 S. Access Road Englewood, FL 34224 (941) 627-1000 Telephone Mar. 28; Apr. 4, 2025 25-00311T

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000250-CP **Division:** Probate IN RE: ESTATE OF MAUREEN M. ZIEGLER

Deceased. The administration of the estate of Maureen M. Ziegler, deceased, whose date of death was July 26, 2023, is pending in the Circuit Court for Char-lotte County, Florida, Probate Division, the address of which is 350 E. Marion Street, 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 oth-

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

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

raygrimm@outlook.com 25-00293T

Attorney and Registered Agent for Personal Representative Mar. 28; Apr. 4, 2025

The date of first publication is March

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 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

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000269-CP **Division: PROBATE** IN RE: ESTATE OF DOLORES MAE GARVERICK, A/K/A DOLORES M. GARVERICK. Deceased.

The administration of the estate of Dolores Mae Garverick, a/k/a Dolores M. Garverick, deceased, whose date of death was August 22, 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 representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

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

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

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.

25-00313T

The date of first publication of this notice is March 28, 2025.

Personal Representatives: Grant B. Garverick c/o 126 South Market Street Galion, OH 44833 Stephen F. Tilson c/o 126 South Market Street Galion, OH 44833 Attorney for Personal Representatives: Cheyenne R. Young Florida Bar Number: 0515299 WOTITZKY, WOTITZKY & YOUNG, P.A. 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cvoung@wotitzkvlaw.com Secondary E-Mail: jackie@wotitzkylaw.com Mar. 28; Apr. 4, 2025 25-00310T

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733. 702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is March 28, 2025.

> Personal Representative: CASEY GARTLAND 2350 West 1st Street #204

Fort Myers, Florida 33901 Attorney for Personal Representative: /s:/Elias M. Mahshie Elias M. Mahshie, ESQ. Attorney for Petitioner Florida Bar Number: 073103 MAHSHIE & DECOSTA, PA 407 E. Marion Ave, suite 101 Punta Gorda, Florida 33950 Telephone: (941) 639-7627 Fax: (941) 575-0242 E-Mail: Elias@MD-Lawfirm.com Secondary E-Mail: Kamalee@MD-Lawfirm.com Mar. 28; Apr. 4, 2025 25-00297T

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 28, 2025.

Personal Representative: Heather Ann Weinstein

21 Ridge St. Montpelier, Vermont 05602 Attorney for Personal Representative: Cyrus Malhotra, Esq. Florida Bar Number: 0022751 THE MALHOTRA LAW FIRM P.A. 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax: (727) 290-4044 E-Mail: filings@FLprobatesolutions.com Secondary E-Mail: cortney@FLprobatesolutions.com Mar. 28; Apr. 4, 2025 25-00299T

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 representatives or curators 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 § 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 28, 2025.

Personal Representative: Robin Maureen Ziegler Zemola McGah Lepa a/k/a Robin Lepa 332 1st Avenue, E. Cresco, Iowa 52136 Attorney for Personal Representative: Jeffrey Briscoe Florida Bar No. 0127501 3440 Conway Blvd., Suite 1-A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 Email: jeff@jeffbriscoe.com Mar. 28; Apr. 4, 2025 25-00303T



--- PUBLIC SALES ---

SECOND 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 come before it.

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 Jobean 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 "District's 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 discounts

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 District Office.

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.

District Manager

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 PUBLICA-TION 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 or ganized and existing under and pursu-ant 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 recon-struct 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 correct statements.

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 Exhibit A, which is on file at the District Records Office. Exhibit 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 Ass ments 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 of past practices.

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

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 Exhibit 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

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 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 Exhibit 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.

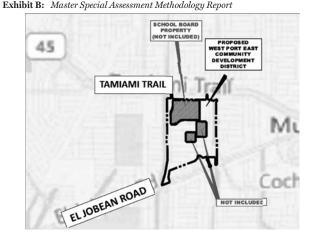
11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or 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-

PASSED AND ADOPTED this 11th day of February, 2025.

ATTEST:	WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT
/s/ Kristen Suit	/s/ Paul Martin
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report



March 21, 28, 2025

25-00281T

SECOND 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 authorized

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.

District Manager March 21, 28; April 4, 11, 2025

25-00280T



SARASOTA • MANATEE • HILLSBOROUGH • PASCO PINELLAS • POLK • LEE • COLLIER • CHARLOTTE



impaired, call 711.

Submitted by:

PO Box 5026

22-00480

De Cubas & Lewis, P.A.

R. JUD. ADMIN 2.516

March 21, 28, 2025

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365 Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

eservice@decubaslewis.com

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

Consumer Lawyers, Plaintiffs attorney,

at PO Box 341499, Tampa, FL 33694,

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 17 day of March, 2025.

Clerk of Circuit Court

By: B. Lackey (SEAL)

As Deputy Clerk

25-00283T

or voice impaired, call 711.

Florida Consumer Lawyers

Phone Number: (813) 282-9330

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 Chiq-

uita 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

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

Plaintiffs attorney

Tampa, FL 33694,

PO Box 341499.

Dated this 03/14/2025.

provision of certain assistance. Please

contact Jon Embury, Administrative

Services Manager, whose office is lo-

cated 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

ROGER D. EATON

25-00276T

Clerk Of The Circuit Court

(SEAL) By: Deni Gerace Deputy Clerk

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

SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY. FLORIDA PROBATE DIVISION File No. 24001383CP **Division** Probate IN RE: ESTATE OF Georgelio Velazquez, 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 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 it has been assigned by such order are: Name Address Creditors: NONE Beneficiaries: George Velazquez 2322 Huntsbridge Drive 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

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 DEATH IS BARRED.

Person Giving Notice:

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 March 21, 28, 2025

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. 24000530CA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs.

JAMIE N. BARNES A/K/A JAMIE N. STRATICO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN 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,

SECOND INSERTION ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

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

the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF The date of first publication of this Notice is March 21, 2025. /s/George Velazquez George Velazquez Personal Representative 2322 Huntsbridge Drive Clayton, NC 27520

Secondary: tara@martellalaw.com 25-00270T

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

impaired, call 711. 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 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY. FLORIDA

NOTICE OF FORECLOSURE SALE

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

THIRD 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, Plaintiffs. WHITE'S BAY LIMITED INC. d/b/a

BERGERON CUSTOM HOMES, Defendant. TO: WHITE'S BAY LIMITED INC.

d/b/a BERGERON CUSTOM HOMES c/o James E. Bergeron, Registered Agent 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

THIRD 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 injunc-tive relief with the following described property in Charlotte County, Florida: YEAR: 2004 call 711.

MAKE: Coachman motorhome 1FCLF53S930A04445 VIN: 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 Plaintiff's attorney or immediately

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, OF FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

SECOND INSERTION

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

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 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, 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

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 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 notifica tion 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

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

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the

SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE

COUNTY, FLORIDA CIVIL ACTION

Plaintiff, vs.

PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ANY OF THE HEREIN NAMED INDIVIDUAL 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

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

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 Number Parcel ID

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

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

J&CA SERVICE GROUP, LLC,

VINOD GUPTA, VICTOR J.

ited Liability Company, by and through the undersigned attorney, and hereby gives notice that a civil action to: VINOD GUPTA:

Punta Gorda, Florida 33983 or

CASE NO. 25-000068CA

COMES NOW, the Plaintiff, J&CA SERVICE GROUP, LLC, a Florida Lim-

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

sough in the Complaint. You must keep the Clerk of the Cir-

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 CASE NO.: 25-000231-CA WHELESS PROPERTIES, LLC, of this Court, at 350E. Marion Avenue, Punta Gorda, FL 33950 service on Plaintiff or immediately thereafter. If ALEXANDER KAISER AND ANY AND ALL KNOWN OR UNKNOWN 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 proceed-

Defendants.

in Charlotte County, Florida: THE FOLLOWING DESCRIBED

Lot 1, in Block 218, of Unit 10,

THIRD INSERTION Florida.

Parcel Identification Number: 402310101012 a/k/a: 1126 Highlands Road,

FLORIDA

a Florida Limited Liability

Company, Plaintiff(s), vs.

RIBERTO, and HELEN M. RIBERTO, Defendant(s).

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-

FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PEND ENS MAY CLAIM THE SURPLUS.

NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS

AS UNCLAIMED. IF YOU FAIL TO

If you are a person with a disability who needs any accommodation in order to participate in this proceed-ing, 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 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 25-00288T

jgibbs@gtslawfirm.com Mar. 14, 21, 28; Apr. 4, 2025

THIRD 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

25-00223T 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 lo-cated 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 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,

cuit 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 proceed-ing, 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@esgres.com Mar. 14, 21, 28; Apr. 4, 2025 25-00228T

--- ESTATE ----

SECOND INSERTION

NOTICE.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 Fax: (561) 510-6267 E-Mail: cherman@cwhla wvers.com 25-00264T March 21, 28, 2025

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 21st, 2025. **Personal Representative:**

Robert R. Belaski

10222 North 108th Place 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 Fax: (941) 475-2927 E-Mail: anne@wellbaumlaw.com Secondary E-Mail: lori@wellbaumlaw.com 25-00282T March 21, 28, 2025

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.

SECOND INSERTION

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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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: HILDA CAPO

25225 Rampart Blvd., Unit 2003 Punta Gorda, Florida 33983 Attorney for Personal Representative: NICOLE S. PEET Attorney Florida Bar Number: 1025612 FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: npeet@farr.com Secondary E-Mail: tweiss@farr.com March 21, 28, 2025 25-00267T

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.

SECOND INSERTION

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 oth er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: jackie@wotitzkylaw.com

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

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as speci-fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

The personal representative has no

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

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

demands against decedent's estate, in-

cluding unmatured, contingent or un-

liquidated 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 SEC-TION 733.702 WILL BE FOREVER

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

Personal Representative: /s/ Richard G.T. Pickering

Richard G.T. Pickering

2170 Brigham Street, Unit 1K

Brooklyn, NY 11229

E-mail: cwright@wlfpa.com

March 21, 28, 2025

Secondary E-mail: info@wlfpa.com

25-00266T

SECOND INSERTION

BARRED.

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,

The administration of the estate of 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

THIRD INSERTION

CONSTRUCTIVE SERVICE -

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

CITICOMMUNITIES, LLC,

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

LINDA LOY, 336 SW JACKSON PL

CIVIL DIVISION

Plaintiff, vs. CHRISTOPHER LOY; LINDA LOY;

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

Florida Bar No: 120790 923 Del Prado Blvd. S., Suite 205 Cape Coral, FL 33990 Tel: 239-542-9955 Fax: 239-829-0548

County, Florida.

petition.

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

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

SECOND 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 YK, decea 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 discover whether any property duty to 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 PERIOI

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

THIRD INSERTION 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.

ity who needs any accommodation in ler to participate in this p

Deceased.

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

Notice is March 21, 2025. Attorney for Personal Representative: /s/ Christine F. Wright Christine F. Wright, Esq.

March 21, 28, 2025 25-00268T

NOTICE OF ACTION;

PROPERTY IN THE CIRCUIT COURT OF THE

CASE NO.: 24002400CA

Defendants

PORT SAINT LUCIE EI

If you are a person with a disabil-

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

ability Company, RICHARI SLOCUM; UNKNOWN PARTY IN POSSESSION #1; and UNKNOWN PARTY IN POSSESSION #2.

Defendants

TO: WMBC REI LLC A dissolved Florida Limited Liability Company

c/o Walker Music as Registered Agent 130 16th Avenue NE 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

ing, 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 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 o 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

or voice impaired, call 711. DATED on March 5, 2025

ROGER D. EATON CLERK OF THE CIRCUIT COURT By: B. Lackey (SEAL) DEPUTY 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



What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity. 💈

The West Orange Times carries public notices in Orange County, Florida.

Florida, in Civil Action No. 241452CA,

Construction Professionals, Inc., v.

James Frommert and Jessica From-

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-

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you, to the provision of certain assistance.

Please contact Jon Embury, Admin-

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

Avenue, Punta Gorda, Florida 33950,

and whose telephone number is (941)

637-2110, at least 7 days before your scheduled court appearance, or im-

mediately upon receiving this notifi-cation if the time before the sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired,

ROGER D. EATON, Clerk

(SEAL) By: D. Gerace

Deputy Clerk

25-00287T

Dated 03/19/2025

Albert J. Tiseo, Jr., Esq. 701 JC Center Court, Suite 3

Port Charlotte, FL 33954

March 21, 28, 2025

in 60 days after the sale.

--- ACTIONS / SALES ---

SECOND 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

FLORIDA 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

Plaintiff, vs.

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 filed herein.

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 25-00286T March 21, 28, 2025

Chrysalis Dr, Punta Gorda, FL

33955 ("Parcel 3").

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

SECOND 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, Plaintiff, vs.

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.

the undersigned Clerk of the Circuit to the highest bidder for cash, except in

NOTICE OF FORECLOSURE SALE

THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

lotte Subdivision, Section Thirty-Two, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 29A, of the Public Records

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. 241356CÅ, New Vista Properties, Inc., v. David

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.

ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated 03/14/2025

(SEAL) By: Brittany Lackey

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

SECOND INSERTION

SECOND INSERTION

mert.

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

CIVIL ACTION CASE NO.: 241452CA

PROFESSIONALS, INC, a Florida corporation.

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, accord-

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County,

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. 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-

SECOND INSERTION

NOTICE OF FORECLOSURE SALE April 24, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com. in THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT accordance with Chapter 45 Florida IN AND FOR CHARLOTTE COUNTY, FLORIDA

CIVIL ACTION CASE NO.: 241319CA NEW VISTA PROPERTIES, INC.

Statutes, the following-described real property: Lot 22, Block 2642, Port Char-

lotte Subdivision, Section Forty-Eight, according to the map or plat

AND FOR CHARLOTTE COUNTY, has been filed against you and you are required to serve a copy of your written

SECOND INSERTION

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 17, 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 12 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. 21, 28; Apr. 4, 11, 2025 25-00271T

SECOND INSERTION

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

accordance with Chapter 45 Florida Statutes, the following-described real property: Lot 24, Block 2859, Port Char-

lotte Subdivision, Section Forty-Seven, according to the map or plat thereof, as recorded in Plat

NOTICE IS HEREBY GIVEN that I, Court of Charlotte County, Florida, shall sell the property at public sale as set forth hereinafter, on Friday, April 25, 2025, at 11:00 a.m. at www.charlotte.realforeclose.com,

Florida Consumer Lawyers Plaintiffs attorney PO Box 341499, Tampa, FL 33694, Phone Number: (813) 282-9330

accordance with Chapter 45 Florida Statutes, the following-described real property: Lot 21, Block 2427, Port Char-

of Charlotte County, Florida

Pascual.

Any person claiming an interest in

If you are a person with a disabil-

ROGER D. EATON, Clerk Deputy Clerk

March 21, 28, 2025 25-00275T

SECOND 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 demand-

ed 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

Mar. 21, 28; Apr. 4, 11, 2025 25-00284T

Defendants.

CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CONSTRUCTION

Plaintiff, vs. JAMES FROMMERT and JESSICA FROMMERT,

ing to the Plat thereof, recorded in Plat Book 8, Page 26, of the Public Records of Charlotte County, Florida

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

call 711.

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

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

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 proceed-ing, 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

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 HIGUITA **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

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

accordance with Chapter 45 Florida

Statutes, the following-described real

lotte Subdivision, Section Forty-

property: Lot 22, Block 2620, Port Char-

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

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** 12/12/14,

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, 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, 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 25-00272T