

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25000268CP
Division Probate
IN RE: ESTATE OF
JOSEPH A. TINE, JR.
Deceased.

The administration of the estate of JOSEPH A. TINE, JR. deceased, whose date of death was November 23, 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.732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is APRIL 4, 2025.

Personal Representative:
JOSEPH A. TINE, III
1359 Brookside Dr.
Venice, FL 34285

Attorney for
Personal Representative:
STUART S. BOONE, ESQ.
Florida Bar Number: 119073
BOONE BOONE & BOONE, P.A.
1001 Avenida Del Circo
VENICE, FL 34285
Telephone: (941) 488-6716
Fax: (941) 488-7079
E-Mail: stuart.boone@boone-law.com
April 4, 11, 2025 25-00320T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25000281CP
Division Probate
IN RE: ESTATE OF
DAVID G. MCMANUS
Deceased.

The administration of the estate of David G. McManus, deceased, whose date of death was January 28, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative:
Eva M. Edmonds
19603 Spring Creek Road
Hagerstown, Maryland 21742

Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
April 4, 11, 2025 25-00331T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No: 25000190CP
Division: Probate
IN RE: ESTATE OF
DEBORAH E. RARDIN
Deceased.

The administration of the estate of Deborah E. Rardin, deceased, whose date of death was November 12, 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. 732.221, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is April 4th, 2025.

Personal Representative:
David Eberiel
15 Donna Road
Chelmsford, Massachusetts 01824
Attorney for Personal Representative:

Lori A. Wellbaum, Attorney
Florida Bar Number: 071110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com
April 4, 11, 2025 25-00328T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25000346CP
Division Probate
IN RE: ESTATE OF
BRENDA MAY HANAK,
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 BRENDA MAY HANAK, deceased, File Number 25000346CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was November 18, 2024 that the total value of the estate is \$2,939.05 consisting of non-exempt property, and that the names and addresses of those to whom it has been assigned by such order are:

Name: Address:
DONALD J. HANAK 142 Panther Court, Port Charlotte, FL 33954
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

The date of first publication of this Notice is April 4, 2025.

Person Giving Notice:
Donald J. Hanak
142 Panther Court
Port Charlotte, FL 33954

Attorney for Person Giving Notice:
Ariana R. Fileman, Esq.
Florida Bar No. 0990612
Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950
Tel. (941) 833-5560
April 4, 11, 2025 25-00327T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000050-CP
Division Probate
IN RE: ESTATE OF
BRUCE GORDON MACINTOSH
Deceased.

The administration of the estate of BRUCE GORDON MACINTOSH, deceased, whose date of death was December 24, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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. 732.221, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative:
Tara L. Van Patten
1421 Bumblebee Drive
Gardnerville, Nevada 89460

Attorney for Personal Representative:
Chad E Brocato Sr, Esq
Florida Bar Number: 110730
110 SE 6th Street
17th Floor
Fort Lauderdale, Florida 33301
Telephone: (954) 998-7914
Fax: (786) 800-9488
E-Mail: service@mylawyer.legal
Secondary E-Mail:
chad@mylawyer.legal
April 4, 11, 2025 25-00326T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24001402CP
Division Probate
IN RE: ESTATE OF
MARIE E. BLUME
Deceased.

The administration of the estate of Marie E. Blume, deceased, whose date of death was December 5, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is April 4th, 2025.

Personal Representative:
Ashley Curtis
87 A Street
Springville, Utah 84663

Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
April 4, 11, 2025 25-00325T

FIRST INSERTION

FICTITIOUS NAME NOTICE
NOTICE IS HEREBY GIVEN that Port Charlotte FL SLC Tenant LLC, Two Newton PL, 255 Washington St., Suite 300, Newton, MA 02458, desiring to engage in business under the fictitious name of Lexington Manor Assisted Living, with its principal place of business in the State of Florida at 20480 Veterans Blvd., in the City of Port Charlotte, County of Charlotte, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

April 4, 2025 25-00314T

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 Leonidas Roofing & Exteriors located at 265 east marion ave in the City of Punta Gorda, Charlotte County, FL 33950 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of April, 2025.
Austin Short
April 4, 2025 25-00338T

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25000314CP
Division Probate
IN RE: ESTATE OF
John William Jones,
a/k/a Bill Jones
Deceased.

The administration of the estate of John William Jones, a/k/a Bill Jones, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

FIRST INSERTION

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

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

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY

FIRST INSERTION

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: April 4, 2025.

Signed on this 1st day of April, 2025.
/s/Andrea J. Cuizon
Andrea J. Cuizon
Personal Representative
3570 NE Wheeler Street
Poulsbo, WA 98370

/s/ Mark Martella
Mark Martella, Esq.
Florida Bar No. 0024021
Martella Law Firm, PLLC
18245 Paulson Drive
Port Charlotte, FL 33954
Telephone: 941-867-6865
Fax: 941-867-8949
E-mail: mark@martellalaw.com
Secondary: tara@martellalaw.com
Attorney for Petitioner
April 4, 11, 2025 25-00341T

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25000288CP
Division Probate
IN RE: ESTATE OF
RONALD GEISS
Deceased.

The administration of the estate of Ronald Geiss, 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 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. 732.221, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 04/04/2025.

Personal Representative:
Gina Allan
179 Stoneridge Court
Dawsonville, Georgia 30534
Attorney for Personal Representative:
Lori A. Wellbaum, Attorney
Florida Bar Number: 071110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com
April 4, 11, 2025 25-00340T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Julie Pepin will engage in business under the fictitious name TREE OF LIFE COUNSELING, with a physical address 123 SUNDIET ST PORT CHARLOTTE, FL 33954, with a mailing address 123 SUNDIET ST PORT CHARLOTTE, FL 33954, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

April 4, 2025 25-00317T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 25-318-CP
Division: PROBATE
IN RE: ESTATE OF
JANE M. TUBAY Deceased.

The administration of the estate of JANE M. TUBAY, deceased, whose date of death was January 18, 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.

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

creditor as specified under s. 732.221, Florida Statutes. 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative:
ROBERT L. TUBAY
95 N. Marion Court, #221
Punta Gorda, Florida 33950

Attorney for Personal Representative:
MARY A. BYRSKI
Attorney
Florida Bar Number: 0166413
MARY A. BYRSKI
25086 Olympia Ave.
Suite 310
Punta Gorda, Florida 33950
Telephone: (941) 833-9262
Fax: (941) 833-9264
E-Mail: mary@byrskilaw.com
Secondary E-Mail:
kaye@byrskilaw.com
April 4, 11, 2025 25-00344T

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL:
legal@businessobserverfl.com

Business Observer

--- ESTATE / PUBLIC SALES ---

FIRST INSERTION

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that Port Charlotte FL SLC Tenant LLC, Two Newton Pl., 255 Washington St., Suite 300, Newton, MA 02458, desiring to engage in business under the fictitious name of Lexington Manor at Port Charlotte, with its principal place of business in the State of Florida at 20480 Veterans Blvd., in the City of Port Charlotte, County of Charlotte, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

April 4, 2025

25-00315T

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of April, 2025 at 10:00 AM. Said property is iStorage, 7001 Gasparilla Road, Port Charlotte, FL, 33981 Charlotte County Lucas Carvalho - cooler, toddler bed, misc items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

April 4, 11, 2025

25-00330T

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of April, 2025 at 10:00 AM. Said property is iStorage, 4381 Placida Rd., Englewood, FL, 34224 Natasha Grove- BICYCLE, DRESSER, SHELF, CLOTHING, MISC ITEMS. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

April 4, 11, 2025

25-00329T

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of BOWL 360 PORT CHARLOTTE located at: 3192 HARBOR BLVD in the city of PORT CHARLOTTE, FL 33952 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 1st day of April 2025.

OWNER:

360 CONCEPTS GROUP 6 LLC

3192 HARBOR BLVD

PORT CHARLOTTE, FL 33952

April 4, 2025

25-00335T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No. 25-0000302-CP
IN RE: THE ESTATE OF:
CAROLYN BOYER, Deceased;
SCOTT WILLIAM BOYER,
Petitioner

The administration of the testate estate of CAROLYN BOYER, deceased, whose date of death was February 12, 2025, and the last four digits of whose social security number are 8955, 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 SCOTT W. BOYER. The name and address of the personal representative's attorney and registered agent are set forth below.

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

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

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

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

The date of first publication is April 4, 2025.

DATED THIS 31st day of March, 2025.

/S/ RAYMOND S. GRIMM, ESQ.

P.O. Box 6746

North Port, FL 34290

941-423-7897

raygrimm@outlook.com

FLA. BAR NO. 0488798

Attorney and Registered Agent for

Personal Representative

April 4, 11, 2025

25-00333T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-0328
IN RE: ESTATE OF
DIANE ROSE COCHRANE
Deceased.

The administration of the estate of DIANE ROSE COCHRANE, deceased, whose date of death was January 20, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative:
KELLY WEBER

7735 Miami Road

Mentor on the Lake, OH 44060

Attorney for Personal Representative:

LORI KILPECK, ESQ.

Florida Bar Number: 0012371

Roetzel & Address, P.A.

1375 East Ninth Street, 10th Floor

Cleveland, OH 44114

Telephone: (234) 274-0545

E-Mail: L.Kilpeck@ralaw.com

April 4, 11, 2025

25-00334T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-155
Division Probate
IN RE: ESTATE OF
JUSTUS HERMAN MANES, JR.
AKA JAY H. MANES
Deceased.

The administration of the estate of Justus Herman Manes, Jr. AKA Jay H. Manes, deceased, whose date of death was July 17th, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948. The names and addresses of the personal 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.

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

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representatives:

Daniel Phil Manes

Attorney for Personal Representatives:

Douglas L. Rankin, Attorney

Florida Bar Number: 365068

2335 Tamiami Trail N STE 308

NAPLES, FL 34103

Telephone: (239) 262-0061

Fax: (239) 262-2092

E-Mail: dlr@drankinlaw.com

Secondary E-Mail:

kj@drankinlaw.com

April 4, 11, 2025

25-00318T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2025-000369-CP
IN RE: ESTATE OF
LAWRENCE J. SERAFIN,
DECEASED

The administration of the estate of LAWRENCE J. SERAFIN, deceased, whose date of death was December 11, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, File Number 2025-000369-CP, the address of which is Clerk of the Circuit Court, Attention: Probate, Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: April 4, 2025.

Personal Representative:

NATALIE CRAIN,

16217 Silvercrest Dr,

Fenton, MI 48430

Attorney for Petitioner/

Personal Representative:

William J. Fuller, III, Esq.

Florida Bar No. 218626

Fuller Law Firm

1058 N. Tamiami Trail,

Suite 108-268,

Sarasota, Florida 34236

Email address:

fullerlawfirm@mac.com

Telephone: 941.955.6446

Facsimile: 941.296.8900

April 4, 11, 2025

25-00332T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-261-CP
IN RE: ESTATE OF
MAZIE ESMIN HOGG
Deceased.

The administration of the estate of MAZIE ESMIN HOGG, deceased, whose date of death was September 14, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative:

Ewa Nathalie Garner

5018 Turnberry Lane

Columbus, Georgia 31909

Attorney for Personal Representative:

/s/ Elias M. Mahshie

Elias M. Mahshie, ESQ.

Attorney for Petitioner

Florida Bar Number: 073103

MAHSHIE & DE COSTA, 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

April 4, 11, 2025

25-00339T

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-325-CP
Division Probate
IN RE: ESTATE OF
TODD MICHAEL STEGER
A/K/A TODD M. STEGER,
Deceased.

The administration of the estate of Todd Michael Steger a/k/a Todd M. Steger, deceased, whose date of death was October 8, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative:

Jason Steger

751 Gordon Lane

Sparta, TN 38583

Attorney for Personal Representative:

Jeffrey R. Kuhns,

Florida Bar No. 96026

Forrest G. Miller,

Florida Bar No. 1028360

Kuhns Law Firm, PLLC

425 Cross Street, Ste. #312

Punta Gorda, FL 33950

Telephone: (941) 205-8000/

Fax: (941) 205-8001

E-Mail: jeff@kuhnslawfirm.com

April 4, 11, 2025

25-00337T

FIRST INSERTION

GOVMVT Government Purchasing Cooperative

Master Agreement for MANAGED SERVICES FOR OCCUPATIONAL, PHYSICAL, SPEECH-LANGUAGE THERAPY & OTHER RELATED STUDENT SPECIAL EDUCATION SERVICES

Issue Date: March 18th, 2025

Proposals Due: May 23rd, 2025 2:00pm EST

RFP # CWA-106-25

The Board of Education of Baltimore County (herein "Lead Public Agency") on behalf of itself and the GOVMVT Government Purchasing Cooperative, the members of the Advisory Council and all states, local governments, school districts, and higher education institutions in the United States of America, and other government agencies and nonprofit organizations (herein "Participating Public Agencies") is soliciting proposals from qualified Suppliers (or "Manufacturer(s)") to enter into a Master Agreement for a complete offering of MANAGED SERVICES FOR OCCUPATIONAL, PHYSICAL, SPEECH-LANGUAGE THERAPY & OTHER RELATED STUDENT SPECIAL EDUCATION SERVICES. Interested vendors (also herein referred to as "Contractors" or "Suppliers") will execute and submit all information in accordance with the RFP's General Conditions and Instructions. The resulting contract may be awarded to multiple suppliers. Proposals are due no later than May 23rd, 2025 at 2:00pm EST.

Pre-Proposal Meeting: A Pre-Proposal meeting is scheduled for April 1, 2025 at 10:00 AM EST via teleconference. Interested suppliers must confirm attendance by visiting the below link and completing the Pre-Proposal/Pre-Bid Meeting Response Form. Click the appropriate link on the Current Solicitations page of the BCPS website to attend the pre-proposal meeting and for RFP information.

April 4, 2025

25-00316T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-0368
Division Probate
IN RE: ESTATE OF
THOMAS S. OSBORNE,
Deceased.

The administration of the estate of Thomas S. Osborne, deceased, whose date of death was March 6, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative

Matthew T. Osborne

4149 Amelia Way

Naples, FL 34119

Attorney for Personal Representative

Emma L. Osborne, Esq.

Attorney for Personal Representative

Florida Bar Number: 119499

4149 Amelia Way

Naples, FL 34119

Telephone: (239) 202-2756

E-Mail: esoborne@

advanceserviceslawgroup.com

April 4, 11, 2025

25-00324T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-320 CP
Division Probate
IN RE: ESTATE OF
MARION I. DURFEE, Deceased.

The administration of the estate of Marion I. Durfee, deceased, whose date of death was December 4, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.

-- ACTIONS / SALES --

FIRST INSERTION

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

CASE No.: 25000339CA
MITCHELL T. KERN,
Plaintiff, vs.
LEON A. STRATTON, deceased
and all others claiming by, through
and under LEON A. STRATTON,
deceased, SONDR L. STRATTON,
deceased and all others claiming
by, through and under SONDR L.
STRATTON, deceased and
ROTONDA HEIGHTS
CONSERVATION ASSOCIATION,
Defendant,

TO: LEON A. STRATTON, deceased
and all others claiming by, through
and under LEON A. STRATTON,
deceased and SONDR L. STRAT-
TON, deceased and all others claiming
by, through and under SONDR L.
STRATTON, deceased

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

Lot 743, Rotonda Heights, ac-
cording to the map or plat there-
of, as recorded in Plat Book 8,
Page(s) 26, of the Public Records of
Charlotte County, Florida.
a/k/a 267 Indian Creek Dr, Ro-
tonda West, FL 33947.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on J.D. Manzo, of
Manzo & Associates, P.A., Plaintiff's

attorney, whose address is 4767 New
Broad Street, Orlando, FL 32814, tele-
phone number (407) 514-2692, on or
before May 7, 2025, and file the origi-
nal with the Clerk of this Court either
before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the Complaint
or petition.

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

DATED this 1st day of April 2025.

Clerk of the Circuit Court
(SEAL) By: B. Lackey
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
Apr. 4, 11, 18, 25, 2025 25-00347T

FIRST INSERTION

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

CASE No.: 25000406CA
LYNNE ESTES,
Plaintiff, vs.
MARIA JOSE FUENTES HISSI,
and all others claiming by, through
and under MARIA JOSE FUENTES
HISSI and THE ROTONDA
MEADOWS/VILLAS
CONSERVATION ASSOCIATION,
INC.,
Defendant,

TO: MARIA JOSE FUENTES HISSI,
and all others claiming by, through and
under MARIA JOSE FUENTES HISSI
YOU ARE NOTIFIED that an action
to quiet the title on the following real
property in Charlotte County, Florida:
Lot 73, Block 30, Rotonda Vil-
las, according to the map or plat
thereof, as recorded in Plat Book
12, Page(s) 1A through 1Z15, in-
clusive, of the Public Records of
Charlotte County, Florida. a/k/a
14277 Bluefish Ct, Placida, FL
33946.

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

before May 7, 2025, and file the origi-
nal with the Clerk of this Court either
before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the Complaint
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, 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 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,
call 711.

DATED this 1 day of April 2025.

Clerk of the Circuit Court
(SEAL) By: B. Lackey
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
Apr. 4, 11, 18, 25, 2025 25-00346T

FIRST INSERTION

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

CHARLOTTE COUNTY, FLORIDA
CASE NO.: 23-CA-002188
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, v.
GEORGE EDWARD HAWKINS,
et al.,
Defendants.

NOTICE is hereby given that Roger
D. Eaton, Clerk of the Circuit Court
of Charlotte County, Florida, will on
May 12, 2025, at 11:00 a.m. ET, via the
online auction site at www.charlotte.
realforeclose.com in accordance with
Chapter 45, F.S., offer for sale and
sell to the highest and best bidder
for cash, the following described
property situated in Charlotte County,
Florida, to wit:

Lot 7, Block 1577, PORT CHAR-
LOTTE SUBDIVISION SEC-
TION FIFTEEN, according to
the Plat thereof, recorded in Plat
Book 5, Pages 4A through 4E, of
the Public Records of Charlotte
County, Florida.

Property Address: 316 Orlando
Blvd, Port Charlotte, FL 33954
pursuant to the Final Judgment of
Foreclosure entered in a case pending
in said Court, the style and case number
of which is set forth above.

Any person claiming an interest in
the surplus from the sale, if any, other

than the property owner as of the date
of the Lis Pendens must file a claim
before the clerk reports the surplus as
unclaimed.

If the sale is set aside for any reason,
the Purchaser at the sale shall be en-
titled only to a return of the deposit paid.
The Purchaser shall have no further re-
course against the Mortgagor, the Mort-
gagee or the Mortgagee's attorney.

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

WITNESS my hand and official seal
of this Honorable Court this day of
04/01/2025.

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

Tiffany & Bosco, P.A.
1201 S. Orlando Ave., Suite 430
Winter Park, FL 32789
floridaservice@tblaw.com

April 4, 11, 2025 25-00343T

FIRST INSERTION

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

CASE NO.: 24001360CA
CYMBIDIUM RESTORATION
TRUST,
Plaintiff, vs.
THE UNKNOWN SPOUSE,
HEIRS, DEVISEES,
BENEFICIARIES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHER PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF ANAIS ANDRES,
DECEASED, et al.,
Defendants.

NOTICE IS HEREBY GIVEN that
the undersigned Clerk of Court of
Charlotte County, will on May 12,
2025 at 11:00 EST at www.charlotte.
realforeclose.com, offer for sale and
sell at public outcry to the highest and
best bidder for cash, the following de-
scribed property situate in Charlotte
County, Florida:

LOTS 5 AND 6, BLOCK 1430,
PORT CHARLOTTE SUBDI-
VISION, SECTION TWENTY
SEVEN (27), ACCORDING TO
THE PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 5,
PAGE(S) 20A THROUGH 20F,
OF THE PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLORI-

DA. PARCEL IDENTIFICATION
NUMBER: 402210329005
PROPERTY ADDRESS: 1346
KENMORE STREET, PORT
CHARLOTTE, FLORIDA 33952

pursuant to a Final Judgment of
Foreclosure entered in Case No.
24001360CA of the Circuit Court of the
Twentieth Judicial Circuit in and for
Charlotte County, Florida, the style of
which is indicated above.

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

WITNESS MY HAND and seal of
this Court on 03/27/2025.

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

Law Offices of
Damian G. Waldman, Esq.
PO Box 5162, Largo, FL 33779
service@dwardmanlaw.com
727-538-4160;
April 4, 11, 2025 25-00321T

FIRST INSERTION

RE-NOTICE OF FORECLOSURE
SALE

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

CASE NO.: 23003015CA
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF, VS.
RACHELLE SINCLAIR ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursu-
ant to Order on Plaintiff's Motion to
Cancel and Reschedule the May 12,
2025 Foreclosure Sale dated the 31st
day of March, 2025, and entered in
Case No. 23003015CA, of the Cir-
cuit Court of the Twentieth Judicial
Circuit in and for Charlotte County,
Florida, wherein Freedom Mort-
gage Corporation is the Plaintiff and
RACHELLE SINCLAIR; JASON
BROWN; RIDGE VALLEY EXTERI-
ORS, INC. and SOUTH GULF COVE
HOMEOWNERS ASSOCIATION,
INC. are defendants. Roger D. Eaton
as the Clerk of the Circuit Court shall
sell to the highest and best bidder for
cash at www.charlotte.realforeclose.
com at 11:00 A.M. on the 30th day of
June, 2025, the following described
property as set forth in said Final
Judgment, to wit:

LOT 4, BLOCK 4627, PORT
CHARLOTTE SUBDIVISION,
SECTION 85, ACCORDING
TO THE PLAT THEREOF, RE-
CORDED IN PLAT BOOK 6,
PAGE(S) 60A TO 60Q OF THE
PUBLIC RECORDS OF CHAR-
LOTTE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIM-
ING A RIGHT TO FUNDS REMAIN-

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

If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
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,
call 711.

Dated this day of 04/01/2025.

Roger D. Eaton
Clerk of The Circuit Court
By: G. Colon (SEAL)
Deputy Clerk

Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
23FL373-0703
April 4, 11, 2025 25-00342T

FIRST INSERTION

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

PROBATE DIVISION
File No. 25-CP-352
Division PROBATE
IN RE: ESTATE OF
MARY H. FOX
Deceased.

The administration of the estate of
Mary H. Fox, deceased, whose date of
death was February 2, 2025, is pend-
ing in the Circuit Court for Charlotte
County, Florida, Probate Division, the
address of which is 350 E. Marion Av-
enue, Punta Gorda, Florida 33950. The
names and addresses of the personal
representative and the personal rep-
resentative'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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act

as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.2211,
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 April 4, 2025.

Personal Representative:

Andrea L. Nelson
2059 Alice-Pauline Drive
Oregon, Wisconsin 53575

Attorney for Personal Representative:
Alyssa Keogh, Attorney
Florida Bar Number: 0461547
Holmes Fraser, P.A.
711 5th Avenue South, Suite 200
Naples, Florida 34102
Telephone: (239) 228-7273
E-Mail: akeogh@holmesfraser.com
April 4, 11, 2025 25-00349T

FIRST INSERTION

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

Case No. 24001334CA
Trust Bank,
Plaintiff, vs.
The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of
Kenneth M. Brophy, Deceased, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursu-
ant to the Final Judgment and/or
Order Rescheduling Foreclosure Sale,
entered in Case No. 24001334CA
of the Circuit Court of the TWEN-
TIETH Judicial Circuit, in and for
Charlotte County, Florida, wherein
Trust Bank is the Plaintiff and The
Unknown Heirs, Devisees, Grantees,
Assignees, Lienors, Creditors, Trust-
ees, and all other parties claiming
interest by, through, under or against
the Estate of Kenneth M. Brophy, De-
ceased; Kim Ngo Brophy a/k/a Kim
N. Brophy a/k/a Kim Brophy; Ham-
mer Wealth Holdings, Inc. fka Blue
Hammer Roofing Inc. dba Blue Ham-
mer Roofing; Theresa Marie Mead
a/k/a Theresa M. Mead a/k/a Theresa
Mead a/k/a Theresa M. Brophy; Jen-
nifer Anne Vitalo a/k/a Jennifer A.
Vitalo a/k/a Jennifer Anne Brophy
are the Defendants, that I will sell to
the highest and best bidder for cash
at, www.charlotte.realforeclose.com,
beginning at 11:00 AM on the 9th day
of May, 2025, the following described
property as set forth in said Final

Judgment, to wit:
LOT 19, BLOCK 3063, PORT
CHARLOTTE SUBDIVISION,
SECTION FIFTY SEVEN, A
SUBDIVISION, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
5, PAGE 71-A THROUGH 71-C,
INCLUSIVE, OF THE PUBLIC
RECORDS OF CHARLOTTE
COUNTY, FLORIDA.
TAX ID: 402115101019

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

If you are a person with a disabili-
ty 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, 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 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,
call 711.

Dated this 3/27/2025.

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

Brock & Scott PLLC
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Attorney for Plaintiff
File # 24-F00798
April 4, 11, 2025 25-00323T

FIRST INSERTION

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

TWENTIETH JUDICIAL
CIRCUIT IN AND FOR CHARLOTTE
COUNTY, FLORIDA

24001010CA
FIRST HOME MORTGAGE
CORPORATION,
Plaintiff, vs.

MARK BRYANT MOORE; ANY
AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH,
UNDER AND 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, GRANTEEES, OR
OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that
sale will be made pursuant to an Or-
der or Final Judgment. Final Judg-
ment was awarded on March 25,
2025 in Civil Case No. 24001010CA,
of the Circuit Court of the TWENTI-
ETH Judicial Circuit in and for Char-
lotte County, Florida, wherein, FIRST
HOME MORTGAGE CORPORA-
TION is the Plaintiff, and MARK
BRYANT MOORE; ANY AND ALL
UNKNOWN PARTIES CLAIM-
ING BY, THROUGH, UNDER AND
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 SPOU-
SES, HEIRS, DEVISEES, GRANT-
EES, OR OTHER CLAIMANTS are
Defendants.

The Clerk of the Court, Roger D. Eaton
will sell to the highest bidder for
cash at www.charlotte.realforeclose.
com on May 9, 2025 at 11:00:00 AM

EST the following described real prop-
erty as set forth in said Final Judgment,
to wit:

LOT 22, BLOCK 1681, PORT
CHARLOTTE SUBDIVISION
SECTION TWENTYONE, AC-
CORDING TO THE PLAT
THEREOF AS RECORDED IN
PLAT BOOK 5, PAGE 12, PUB-
LIC RECORDS OF CHARLOTTE
COUNTY, FLORIDA.

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

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

WITNESS my hand and the seal of
the court on 03/27/2025.

CLERK OF THE COURT
Roger D. Eaton
B. Lackey (SEAL)
Deputy Clerk

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepите.com
1100-978B
April 4, 11, 2025 25-00322T

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County
name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

1/2/2025 7:26:12 AM

--- SALES ---

FIRST INSERTION

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

Case No. 2023-CA-4198
**RIVER CLUB OF PORT
CHARLOTTE HOMEOWNERS
ASSOCIATION, INC., a Florida Not
for Profit Corporation,**
Plaintiff, v.
LAURENCE V. ALLEN, et.al.,
Defendants.

Notice is hereby given that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause in the Circuit Court of Charlotte County, Florida, I will sell the property situated in Charlotte County, Florida, described as:

Lot 333, RIVER CLUB, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 25A through 25L, of the Public Records of Charlotte County, Florida. Parcel ID #402330127001
Property Address: 24247 Riverfront Drive, Port Charlotte, FL 33980

At public sale, to the highest and best bidder, for cash, on May 16, 2025, beginning at 11:00 a.m. at,

www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS 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: 04/02/2025

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

April 4, 11, 2025 25-00345T

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATES ---

SECOND INSERTION

Notice of Public Sale

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

Sale Date 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 Elizabeth Stein Kramer Lienor: Safe Cove 10450 Winborough Dr Pt Charlotte Mar. 28; Apr. 4, 2025 25-00289T

SECOND 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 representative's attorney are set forth below.

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

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

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

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

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

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

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

Personal Representative:
Kelly Willson

628 Ellicott Street
Apt. 642
Buffalo, New York 14203

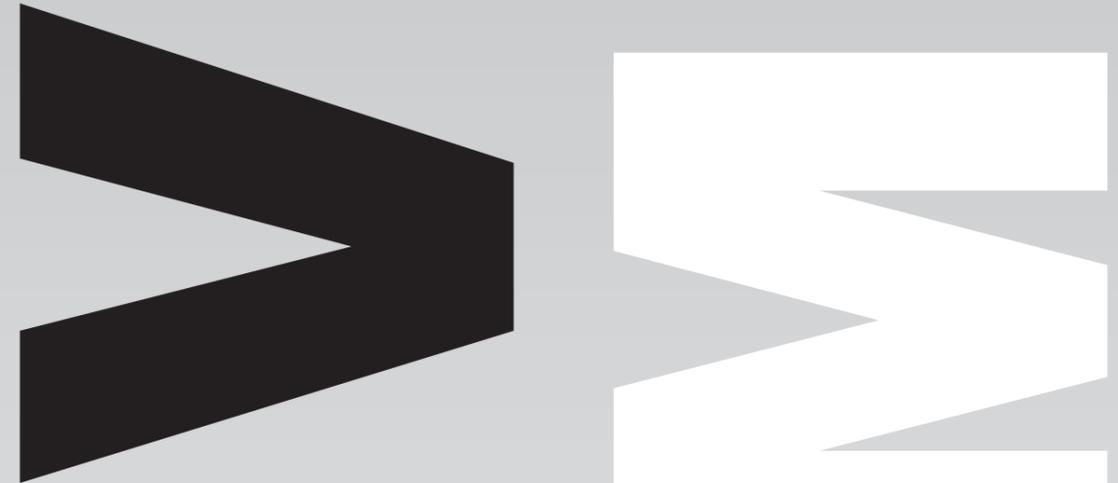
Attorney for Personal Representative:
Jenny C. Hazel, Attorney
Florida Bar Number: 0163562
MCCRORY LAW FIRM
309 Tamiami Trail
PUNTA GORDA, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccrorylaw.com
Secondary E-Mail:
debbie@mccrorylaw.com
Mar. 28; Apr. 4, 2025 25-00307T

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

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

**Business
Observer**

1W4&71



Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

1W20906_V27

--- ESTATE ---

SECOND 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.

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 duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is 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

Mar. 28; Apr. 4, 2025 25-00294T

SECOND 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 representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is 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

Mar. 28; Apr. 4, 2025 25-00298T

SECOND 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. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is 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 E-Mail:

anne@wellbaumlaw.com

Mar. 28; Apr. 4, 2025 25-00300T

SECOND INSERTION

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

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

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

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

The date of first publication is March 28, 2025.

/S/ RAYMOND S. GRIMM, ESQ.

P.O. Box 6746

North Port, FL 34290

941-423-7897

raygrimm@outlook.com

FLA. BAR NO. 0488798

Attorney and Registered Agent for

Personal Representative

Mar. 28; Apr. 4, 2025 25-00293T

SECOND 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 Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court, 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:**Sheryl A. Unwin**

2714 Afar Avenue

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

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

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

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

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

The date of first publication of this notice is 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

SECOND INSERTION

NOTICE TO CREDITORS
IN 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 representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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:**Darrell 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

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

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

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

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

The personal 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 § 732.221.

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

SECOND INSERTION

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

SECOND INSERTION

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

BARRED.

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

The date of first publication of this notice is 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

E-Mail: bsifrit@farr.com

Secondary E-Mail:

ptwardzik@farr.com;

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

SECOND 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 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, 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
 THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED 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 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:
 flrealprop@kelleykronenberg.com
 /s/ Jordan Shealy
 Jordan Shealy, Esq.
 FBN: 1039538
 File No: DOJ1985-JMV
 Mar. 28; Apr. 4, 2025 25-00308T

SECOND INSERTION

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 above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as: Lot(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

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 11:00 AM on April 30th, 2025.
 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 03/24/2025.
 (SEAL) By: B. Lackey
 Roger D. Eaton, Clerk of Court
 Mar. 28; Apr. 4, 2025 25-00304T

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, STATE OF FLORIDA
CIVIL DIVISION
CASE NO.: 2025-CC-000220
PRAIRIE CREEK PARK PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff, vs.
BENEFICIARIES OF THE ESTATE OF EUGENE FICHTER, DECEASED, et al.,
Defendants.
 STATE OF FLORIDA
 TO: BENEFICIARIES OF THE ESTATE OF EUGENE FICHTER, DECEASED;
 YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pasco County, Florida:
 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 County, Florida.
 Property Address: 16305 Ridge-wood Court, Punta Gorda, FL 33982

tion on April 25, 2025.
 KALEI MCELROY BLAIR, Esq., Plaintiff's attorney, whose address is: 812 W. Dr. MLK, Jr. Blvd., Suite 101, Tampa, FL 33603, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 DATED on this 20 day of March, 2025.
 CLERK OF THE CIRCUIT COURT
 (SEAL) By: D. Gerace
 Deputy Clerk

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-

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

SECOND 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, 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 J. COFFEY and UNKNOWN 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

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) 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 notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and seal of this Court 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

SECOND INSERTION

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

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **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

SECOND 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 meeting 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.

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

THIRD 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

SECOND 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 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, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN PARTY IN POSSESSION #1 N/K/A MARCELO SOREANS, are the 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 5 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, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA
 PROPERTY ADDRESS: 23476 HARPER AVENUE, PUNTA GORDA, FLORIDA 33980
 PARCEL 402225427006.
 THE SALE WILL BE MADE PURSUANT TO THE FINAL JUDGMENT.
 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER 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 REMAINING FUNDS.
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and 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

HOW TO PUBLISH YOUR LEGAL NOTICE
 IN THE BUSINESS OBSERVER

CALL 941-906-9386
 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.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
600 Richard Donaldson Tools, Boxes, Walker
317 Amanda Fenton Boxes, Household Items

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

Mar. 28; Apr. 4, 2025

25-00290T

THIRD INSERTION

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

CASE NO.: 25-000231-CA
WHELESS PROPERTIES, LLC,
Plaintiff, vs.
ALEXANDER KAISER AND ANY
AND ALL KNOWN OR UNKNOWN
PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
ANY OF THE HEREIN NAMED
INDIVIDUAL DEFENDANTS,
Defendants.

TO: Alexander Kaiser
13274 Blue Grass Terrace
Punta Gorda, FL 33955

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:

Lot 1, in Block 218, of Unit 10, TROPICAL GULF ACRES, according to the Plat thereof, as recorded in Plat Book 4, at Page(s) 76J, of the Public Records of Charlotte County, Florida.
a/k/a: 13262 Blue Grass Terrace, Punta Gorda, FL 33955

Parcel ID Number
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

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 350 E. Marion Avenue, Punta Gorda, FL 33950 service on Plaintiff or immediately thereafter. If you fail to do so a default may be entered against you for the relief demanded in the Complaint.

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

DATED this 17 day of March, 2025.

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

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

25-00283T

FOURTH INSERTION

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

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

TO: TINA LACARTE

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

YEAR: 2004
MAKE: Coachman motorhome
VIN: 1FCLF53S930A04445
TITLE NO: MI0015884921

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ernest W. Sturges, Jr., Esq., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately

thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

ROGER D, EATON,
CLERK OF COURT
By: (SEAL) G. Colon
Deputy Clerk
ERNEST W. STURGES, JR., Esq.
GOLDMAN, TISEO & STURGES, P.A.
701 JC Center Court, Suite 3
Port Charlotte, FL 33954
esturges@gtslawfirm.com
jgibbs@gtslawfirm.com
Mar. 14, 21, 28; Apr. 4, 2025

25-00223T

THIRD INSERTION

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

CASE NO.: 25-000233-CA
WHELESS PROPERTIES, LLC,
Plaintiff, vs.
ALEXANDER KAISER AND ANY
AND ALL KNOWN OR UNKNOWN
PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
ANY OF THE HEREIN NAMED
INDIVIDUAL DEFENDANTS,
Defendants.

TO: Alexander Kaiser
13274 Blue Grass Terrace
Punta Gorda, FL 33955

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING 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

Parcel ID Number
422311304002

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

Consumer Lawyers, Plaintiffs attorney, at PO Box 341499, Tampa, FL 33694, Phone Number: (813) 282-9330, not less than 28 nor more than 60 days of the First date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E. Marion Avenue, Punta Gorda, FL 33950 service on Plaintiff or immediately thereafter. If you fail to do so a default may be entered against you for the relief demanded in the Complaint.

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

DATED this 17th day of March, 2025.

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

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

25-00284T

FOURTH INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY

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

CASE NO.: 24002400CA
CITICOMMUNITIES, LLC,
Plaintiff, vs.
CHRISTOPHER LOY; LINDA LOY;
ESTATE OF JOSEPH J. SILEO, and
UNKNOWN HEIRS OF JOSEPH
J. SILEO,
Defendants.

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

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

Lot 3, Block 3145, PORT CHARLOTTE SUBDIVISION, SECTION 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 CHARLOTTE SUBDIVISION, SECTION 50, according to the plat thereof, as recorded in Plat Book 5, Pages 64A thru 64F, of the Public Records of Charlotte

County, Florida.
Parcel ID: 402202326017
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before April 10, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on March 5, 2025.

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

FOURTH INSERTION

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

Case No. 24-2366-CA
FINANCIAL FREEDOM LOANS,
INC. A California corporation,
Plaintiff, vs.
WMBC REI LLC,
a dissolved Florida Limited Liability
Company; SECTION 20 PROPERTY
OWNER'S ASSOCIATION,
INC., a Florida not for profit
corporation; ADAM LEADS
LLC; a Texas Domestic Limited
Liability Company; RICHARD
SLOCUM; UNKNOWN PARTY IN
POSSESSION #1; and UNKNOWN
PARTY IN POSSESSION #2,
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, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGES 2A THROUGH 2-Z-42, OF THE

PUBLIC RECORDS OF CHAR-
LOTTE COUNTY, FLORIDA

Parcel No. 402304228004
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Tamsen Hays, Esquire, the Plaintiff's attorney, whose address is 1107 W. Marion Avenue, Unit #111, Punta Gorda, Florida 33950, on or before April 12, 2025, and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Dated on this 6 day of March, 2025.

ROGER D. EATON
As Clerk of Court
By: G. Colon (SEAL)
As Deputy Clerk

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

25-00227T

THIRD INSERTION

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

CASE No.: 25000031CA
SCS TECHNOLOGIES CORP,
Plaintiff, vs.

JEAN SOLCHAGA, and all others
claiming by, through and under
JEAN SOLCHAGA, HIGH CHIEF
JOHNNY WHITEFEATHERS
GREAT AMERICAN LAND
DREAM, LLC, A DELAWARE
LIMITED LIABILITY COMPANY,
CLIFFORD LACHMAN, and all
others claiming by, through and
under CLIFFORD LACHMAN and
STATE OF FLORIDA,
Defendant,
TO: JEAN SOLCHAGA, and all others claiming by, through and under JEAN SOLCHAGA and CLIFFORD LACHMAN, and all others claiming by, through and under CLIFFORD LACHMAN

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 33955 ("Parcel 1").

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

Chrysalis Dr, Punta Gorda, FL 33955 ("Parcel 3").
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 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

FOURTH 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 MIGUELA. PEREZ,
deceased,
Defendant,

TO: MIGUEL A. PEREZ, deceased and all others claiming by, through and under MIGUELA 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 Charlotte Subdivision Section Eighteen, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 8, of the Public Records of Charlotte County, Florida. a/k/a 2459 Ambrose Ln, Port Charlotte, FL 33952.

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

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

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

DATED this 5th day of March 2025.

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

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

25-00251T

FOURTH 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

is 381 Kettle Harbor Drive, Placidia, FL 33946.

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

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

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

Dated: 3/11/2025

Clerk of the CIRCUIT COURT
By: B. Lackey (SEAL)
Charlotte County Clerk

Mar. 14, 21, 28; Apr. 4, 2025

25-00258T

FOURTH INSERTION

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

CASE NO. 25-000068CA
J&CA SERVICE GROUP, LLC,
a Florida Limited Liability
Company,
Plaintiff(s), vs.
VINOD GUPTA, VICTOR J.
RIBERTO, and HELEN M.
RIBERTO,
Defendant(s).

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

VINOD GUPTA:
17962 FOXBOROUGH LANE, BOCA RATON, FL 33496
VICTOR J. RIBERTO and HELEN M. RIBERTO:
5021 N Pin Oak Turn, Bourbonnais, IL 60914-2335

Rural Route #6, Kankakee, IL 60901 if alive, or if dead, their unknown spouses, widows, widowers, heirs, devisees, creditors, grantees, and all parties having or claiming by, through, under or against them, and any and all persons claiming any right, title, interest, claim, lien, estate or demand against the Defendant(s) and has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Charlotte, on January 15, 2025, Case No: 25-000068CA, in regard to the following described property in Charlotte County, Florida: Lots 30 and 31, Amended Plat of South Punta Gorda Heights Subdivision and its First Addition, according to the plat thereof, in Plat Book 5, Pages 17A through 17C, of the Public Records of Charlotte County, Florida.

Parcel Identification Number: 412334311008

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

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

Florida.
Parcel Identification Number:
402310101012
a/k/a: 1126 Highlands Road,
Punta Gorda, Florida 33983 or
1130 Highlands Road, Punta
Gorda, Florida 33983

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

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

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

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